

PHA Plans

5 Year Plan for Fiscal Years 2009 - 2013

Annual Plan for Fiscal Year 2009

Washington County Housing Authority
Washington, Pennsylvania

Stephen K. Hall
Executive Director

Table of Contents

Table of Contents		<u>Page #</u>
1.0 PHA Information		4
2.0 Inventory		4
3.0 Submission Type		4
4.0 PHA Consortia		4
5.0 Five Year Plan		
5.1 Mission Statement		4
5.2 Goals and Objectives		5
6.0 PHA Plan Update		
1. Eligibility, Selection and Admission Policies including Deconcentration and Waiting List Procedures		8
2. Financial Resources		16
3. Rent Determination		17
4. Operations and Management		20
5. Grievance Procedures		21
6. Designated Housing for Elderly and Disabled Families		22
7. Community Service and Self-Sufficiency		23
8. Safety and Crime Prevention		26
9. Pets		28
10. Civil Rights Certifications		29
11. Fiscal Year Audit		30
12. Asset Management		31
a. County Coordination		31
b. Vacancy Reduction		32
c. Section 504 Accessibility Improvements		33
13. Violence Against Women Act (VAWA)		33
7.0 Special Programs		
a. Hope VI or Mixed Financing Modernization or Development		36
b. Demolition and/or Disposition		37
c. Conversion of Public Housing		39
d. Homeownership		40
e. Project-Based Vouchers		41
8.0 Capital Improvements		
8.1 Capital Fund Annual Statement/P&E Reports		42
8.2 Capital Fund Program Five-Year Action Plan		44
8.3 Capital Fund financing Program (CFFP)		44
9.0 Housing Needs		45
9.1 Strategy for Addressing Housing Needs		49
10.0 Additional Information		
a. Progress in Meeting Mission and Goals		51
b. Significant Amendment and Substantial Deviation/Modification		52
c. Agreement with HUD		53

Attachments	<u>Page#</u>
A. Comments of Resident Advisory Board	55
B. Admissions Policy for Deconcentration	62
C. List of Resident Advisory Board Members	66
D. Resident Board Member	67
E. Community Service Description of Implementation	68
F. Identified Projects for Asset Management (AMPs)	74
G. Challenged Elements Include any element(s) of the PHA Plan that is challenged.	75
H. Civil Rights Certification	76
I. Section 8 Homeownership Program and Capacity Statement	78
J. Capital Fund Capital Fund Program Original Annual Statement Capital Fund Program 5-Year Action Plan Performance and Evaluation Reports	

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Washington County Housing Authority</u> PHA Code: <u>PA-17</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2009</u>												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>917</u> Number of HCV units: <u>939 (includes 8 Mod Rehab.units)</u>												
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <thead> <tr> <th>PH</th> <th>H C V</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </tbody> </table>	PH	H C V	PHA 1:		PHA 2:		PHA 3:	
PH	H C V												
PHA 1:													
PHA 2:													
PHA 3:													
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.												
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The mission of the Washington County Housing Authority is to develop, manage, and administer quality housing for low and moderate-income persons and to promote economic growth and quality living environments in our communities. We strive to pursue this mission within the context of limited government resources by providing assistance to our clients (residents) that results in (1) leveraging HUD resources with those of the private sector and other public agencies, (2) efficient program administration, and (3) creative approaches to problem solving.												

5.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

- The Housing Authority will attempt to expand the supply of assisted housing by applying for additional Section 8 vouchers based on availability, demand and the Authority's eligibility to apply. A target of applying for 100 or less new units has been established.
- Develop strategies, change policies and commit funding to reduce public housing vacancies to meet HUD PHAS performance requirements.
- The Housing Authority will explore leveraging private or other public funds to create additional housing opportunities by continuing to partner with the Washington County Redevelopment Authority and their use of CDBG funding in providing and supporting housing opportunities.
- The Authority will explore tax credit funding for new or substantially rehabilitated assisted housing.
- Using various federal and/or state financing programs, the Housing Authority will explore the expansion of assisted housing into communities not currently served or underserved.
- The Authority will continue to evaluate and implement management strategies designed to attain the high performer PHAS and SEMAP designations and scores of 95 or above.
- The Housing Authority will continue to emphasize timely response to maintenance requests and take actions on tenant concerns and recommendations in an effort to increase customer satisfaction.
- By implementing the 5-Year Capital Fund program within prescribed obligation and expenditure dates, the Housing Authority will continue its commitment to improve the quality of assisted housing
- The Housing Authority believes demolition and disposition activities are useful and effective tools to reduce density and overcrowding, eliminate dangerous and obsolescent conditions, put vacant buildings to a better use and reduce the overall vacancy rate. The Authority will continue to evaluate demolition and disposition activities, principally in family developments, when necessary and warranted.
- The Authority will increase assisted housing choices by expanding the Section 8 Project Based Voucher Program into areas of the County where housing needs are currently not being addressed.
- The Authority will implement public housing security improvements by continuing existing cooperative relationships and above base line contracting with local police and PA Constables within the confines of limited budgets. As funding permits security cameras, recorders and additional lighting will be added.
- Continue to provide an improved living environment by working with the Redevelopment Authority and Community Action Southwest to identify sites/buildings where Head Start Programs or other tenant based services or training (i.e.: Family Development Programs) can be initiated.

	<ul style="list-style-type: none"> • The Housing Authority will promote self-sufficiency and asset development of assisted households by providing employment opportunities as they become available in those areas where the Authority has played a role in establishing programs or services or as part of ongoing operations. This would include the Head Start Programs, project maintenance activities and resident employment in assisting in preparing units for occupancy. • By developing and implementing a strategy and timetable to meet the requirements of Section 504 of the Rehabilitation Act of 1973, ensuring at least 5% of all public housing units within each development are accessible to persons with mobility impairments, the Authority has undertaken affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required. • The Housing Authority is committed to maintaining compliance with the requirements of the Violence Against Women Act of 2005. Toward meeting these requirements the Authority has and will continue to adopt policies and explore other activities to assure resident victims of domestic violence, dating violence, sexual assault or stalking will continue to have access to the housing opportunities available through the Housing Authority. Also assure public housing residents have a living environment that protects the safety of victims of these crimes. • The Housing Authority will meet the condensed Capital Fund “obligation and expenditure” time frames established for public housing modernization and other improvements funded by the American Recovery and Reinvestment Act of 2009.
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6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>See Attached 6.0</p>
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7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>See Attached 7.0</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>The Capital Fund Annual Statement and Applicable Performance and Evaluation Reports are Attached.</p>

8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>The Capital Fund Five-Year Action Plan is Attached.</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>See Attached 9.0</p>
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9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>See Attached 9.1</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>See Attached 10.0</p>

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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HUD Notice PIH 2008-41 advises Housing Authorities: “HUD’s scope of review of the PHA Plan (and any significant amendments or modifications to the Plan) will also continue to be limited to four elements: capital improvements, demolition and/or disposition, deconcentration, and Civil Rights Certification, as required by statute, and any other element that is challenged”.

The four elements subject to HUD review have been extracted from the 2009 PHA Plan and are included with this submission of Form HUD 50075 (4/2008). The elements not included with this submission (entire PHA Plan) are available upon request at the principal offices of the Housing Authority located at 100 Crumrine Tower, Franklin Street, Washington, PA 15301-6995. Telephone 724-228-6060.
email: wcha@pulsenet.com

WASHINGTON COUNTY HOUSING AUTHORITY

PHA Plan Elements (24 CFR 903.7)

Deconcentration and Income mixing

- The concentration of low-income families into a public housing development(s) is prohibited. The deconcentration of poverty and income mixing is promoted by a policy that provides for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. A copy of that Authority’s Deconcentration Plan appears as an attachment to this Plan.

To implement the statutory requirement to deconcentrate poverty and provide for income mixing in covered public housing developments, the Housing Authority as part of the Annual Plan process, and in compliance with 24 CFR 903 Subpart A, undertakes a required multi-step income analysis to determine if any covered development(s) are outside(above or below) an established income range (EIR). If outside the EIR the Authority must implement the deconcentration strategy(s) in the policy. Following are the results of the most recent analysis:

- The Housing Authority has general occupancy (family) public housing developments covered by the deconcentration rule.
- Of the covered developments 2 have average incomes above or below 85% to 115% of the average incomes of all such developments.
- The income analysis of covered family developments performed in April 2009 indicates the residents of Valley View Terrace have incomes averaging \$16,432. Although outside (above) the established income range, the average income is below 30% of the area median income of \$62,500 (\$18,750) and

therefore is not considered high income. (24CFR Part 903). Therefore, the only development subject to the deconcentration rule is Jollick Manor

Deconcentration Policy for Covered Developments

Development Name:	Number of Units	Explanation (if any)	Deconcentration policy (if no explanation) (see step 5 at 903.2(c)(1)(v))
Jollick Manor	140		Targeted for higher income

- The Authority’s Deconcentration Policy is amended annually through the Resolution adopting the Annual Plan. Amendments and additions to the Policy, allow for changes in the developments determined to be subject to the deconcentration and income mixing requirement.
- To achieve deconcentration of poverty or income mixing goals at targeted developments the Authority will employ waiting list “skipping” at Jollick Manor.
- Based on the results of the required analysis, the Authority will make special efforts to attract or retain higher-income families at Jollick Manor. This includes encouraging higher income applicants to move into Jollick Manor and implementing the preference for admission of working families in developments below the EIR.

The Washington County Housing Authority Admissions and Continued Occupancy Policy (ACOP) will be reviewed annually and updated periodically.

10. CIVIL RIGHTS CERTIFICATIONS

A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

The Housing Authority's Public Housing Admissions and Continued Occupancy Policy and the Section 8 – Housing Choice Voucher Administrative Plan are reviewed annually to assure they comply with current Fair Housing Act requirements and with regulations to affirmatively further fair housing. Additionally, the Housing Authority has carried out implementation of its PHA Plan in conformity with the nondiscrimination requirements in federal civil rights laws, including Title VI of the Civil Rights Act of 1964 and the Fair Housing Act.

In conformance with, and as an indication of the Housing Authority's actions in addressing non-discrimination issues are the activities related to accessible housing. Over the past 5 years the Housing Authority has significantly increased the number and bedroom distribution of accessible units available to those with mobility impairments in all public housing developments. Further, policy commitments have been made related to providing a reasonable accommodation to persons with mobility impairments. In addition, in both the public housing and Section 8 programs, the Housing Authority has adopted optional policies not to discriminate on the basis of sexual orientation.

More recently with the implementation of the Violence Against Women Act the Housing Authority, has taken positive steps to assure that the protections of the Act are known to current residents as well as applicants.

The following nondiscrimination policy statement has been adopted:

The Housing Authority will not use race, color, sex, religion, familial status, age, disability, national origin or sexual orientation to:

- Deny to any family the opportunity to apply for housing, nor deny to any qualified applicant the opportunity to participate in the housing programs administered by the Housing Authority
- Provide housing that is different from that provided to others
- Subject anyone to segregation or disparate treatment
- Restrict anyone's access to any benefit enjoyed by others in connection with the housing programs
- Treat a person differently in determining eligibility or other requirements for admission
- Steer an applicant or tenant toward or away from a particular area based on any of the above factors
- Deny anyone access to the same level of services

- Deny anyone the opportunity to participate in a planning or advisory group that is an integral part of the housing programs
- Discriminate in the provision of residential real estate transactions
- Discriminate against someone because they are related to or associated with a member of a protected class
- Publish or cause to be published an advertisement or notice indicating the availability of housing that prefers or excludes persons who are members of a protected class

The coordination of the Housing Authority's fair housing and nondiscrimination efforts with Washington County is done on various levels including through the Consolidated Plan. Annually, representatives from the Housing Authority meet with County staff involved in the preparation of the County's Consolidated and proposed Action Plans. These meetings cover a wide spectrum of activities including funding and policy issues. If/when necessary adjustments are made to Housing Authority policies to reflect changes in County initiatives.

Following this coordination Washington County provides the Housing Authority with a written Certification indicating the Annual and Five-Year Plans of the Housing Authority are consistent with Washington County's Consolidated Plan.

The required Civil Rights Certifications and Washington County's Certification of Consistency with the Consolidated Plan are part of this Plan.

7.0 HOPE VI, MIXED FINANCING MODERNIZATION OR DEVELOPMENT, DEMOLITION AND/OR DISPOSITION, CONVERSION OF PUBLIC HOUSING, HOMEOWNERSHIP PROGRAMS, AND PROJECT BASED VOUCHERS

b. DEMOLITION AND/OR DISPOSITION

With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm

Note: This statement must be submitted to the extent **that approved and/or pending** demolition and/or disposition has changed.

1. A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and

- Due to the lack of public transportation, few employment opportunities, obsolete buildings, and problems associated with the steep topography, there is very limited interest from low-income families in occupying public housing units in Frederick Terrace. To eliminate these obsolete units the Housing Authority will explore the demolition of up to 3 buildings (not to exceed 20 units) at Frederick Terrace (Buildings A-3, B-3 and C-2).

Based on site reviews/analysis, building conditions, and funding availability the option of identifying additional units for demolition or disposition is possible. The Housing Authority will consider options from public or private housing providers relative to the disposition of a portion or the entire Frederick Terrace development.

- With an exceptionally high vacancy rate (42%) at California Apartments California, PA, the Housing Authority intends to discuss with the local University or other interested and financially capable buyers including the Housing Authority's non-profit housing provider, the applicability and desirability of disposing of California Apartments.
- During the 2009 Plan Year the Housing Authority will evaluate and take action, as necessary, on the requests of residents, police, constables, and social service agencies and others for the disposition/conversion (reconfiguration) of space for non-dwelling purposes.
- The Housing Authority is reserving its option to demolish unspecified units at any location under the de minimus exception for demolition provided by the QHWRA.

Demolition/Disposition Activity Description
1a. Development name: Frederick Terrace 1b. Development (project) number: PA02817003
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>Sept. 2009-March 2010</u>
5. Number of units affected: 20 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development (Buildings A-3, B-3 and C-2) <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <u>April-June 2010</u> b. Projected end date of activity: <u>July-Sept. 2010</u>

Demolition/Disposition Activity Description
1a. Development name: California Apartments 1b. Development (project) number: PA02817010
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>Oct. 2009-Jan. 2010</u>
5. Number of units affected: 14 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <u>Jan-March 2010</u> b. Projected end date of activity: <u>July -September 2010</u>

8.0 CAPITAL IMPROVEMENTS

This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report (form HUD-50075.1)

PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes: (a) To submit the initial budget for a new grant or CFFP; (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times: 1. At the end of the program year; until the program is completed or all funds are expended; 2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and 3. Upon completion or termination of the activities funded in a specific capital fund program year.

- The Housing Authority believes the long term physical and social viability of the public housing developments managed and administered by the Housing Authority will be maintained through continued federal funding and the Authority's implementation of the capital improvements identified in the Annual Statement, the P&E Reports and the Five-Year Action Plan.
- Capital Fund Program Annual Statement for the fiscal beginning 10/01/2009 and the Performance and Evaluation Reports for the period ending March 2009 are attached.
- In February 2009 HUD advised the Housing Authority of its eligibility to receive \$1,570,259 (formula share) in recovery funding provided by the American Recovery and Reinvestment Act of 2009. Congress has provided HUD with \$4 billion to invest in energy efficient modernization and renovation of the nation's public housing inventory. These funds are to be used for public housing capital and management activities, including modernization and development of public housing funded through the Housing Authority's Capital Fund. The funds cannot be used for operations or rental assistance.

HUD as advised public housing authorities to give priority consideration to the rehabilitation of vacant rental units and capital projects that are already underway or included in the 5-year capital fund plans. Funds provided shall supplement and not supplant expenditures from other Federal, State, or local sources or funds independently generated by the grantee. Public housing

agencies are required to obligate 100 percent of the funds within one year of the date on which funds become available to the agency for obligation and shall expend at least 60 percent of funds within two years of the date on which funds become available to the agency for obligation, and shall expend 100 percent of the funds within three years of such date. The timeline for the obligation and expenditure of the Recovery Funding is considerably shorter than provided with the Annual Capital Fund grant.

Private companies, organizations, and contractors receiving this assistance are required to meet additional new federal requirements available at the following web. site: www.ccr.gov/startregistration.aspx.

With funding provided by American Recovery and Reinvestment Act of 2009, the Housing Authority anticipates funding the following activities (the work activities identified below are subject to change and modification based on architectural design considerations/costs, bidding requirements and results, contractor availability, HUD approval, Housing Authority timing etc):

AMP	Development	Activity
17-100	Maple Terrace	Replace windows and siding, roofs, gutters, soffit, fascia and trim
	Maple Terrace View	Replace doors, windows, roofs, trim and siding
17-200	Jollick Manor	Replace siding, re-point brick, new porch roofs
	Crumrine Towers	Replace make-up air unit
	Bassettown Manor	Replace membrane roof
17-300	Canonsburg Scat. Sites	Replace vinyl siding, trim and windows
	Bentley Towers	Replace elevator controls, traction machines and cables, remodel elevator cabs, replace bldg. fire alarm system (phase II)
17-400	Frederick Terrace	Replace roofs, gutters, soffit, downspouts and trim
17-500	Donora Scat. Sites	Install new storm management system, replace floors (McKean Ave), replace Arch finishes and mechanicals
	Nathan Goff Apts.	Replace/refurbish stucco and replace exterior doors
	Monongahela Townhouses	Replace roofs, gutters, soffit, fascia, downspouts and trim

8.2 Capital Fund Program Five-Year Action Plan (form HUD-50075.2)

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

The Capital Fund Program Five-Year Action Plan is attached.

8.3 Capital Fund Financing Program (CFFP)

Separate, written HUD approval is required if the PHA proposes to pledge any portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

The Housing Authority does not have a CFFP

11.0 REQUIRED SUBMISSION FOR HUD FIELD OFFICE REVIEW

In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* -Attached
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments - Attached.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

Attachment A

Comments of the Resident Advisory Board

Minutes
Meeting With the Washington County Housing Authority
Resident Advisory Board (RAB)
2009 Annual Plan and the 5-Year Plan
June 5, 2009
William E. Davis Community Room
Jollick Manor - Washington, PA

Mr. Steve Hall, Housing Authority Executive Director called the meeting to order at 11:01 a.m. He thanked everyone for attending and introduced Mr. James Robinson a consultant assisting the Housing Authority with the preparation of the Annual and 5-Year Plans.

Mr. Robinson discussed the PHA Annual Plan for the period October 1, 2009 to September 30, 2010 and the 5-Year Plan (2009-2013). He indicated the PHA Plan format has been changed by HUD and the current Plan incorporates the new format. He believes the current narrative format is more informative and less detailed than previously. This is the 10th PHA Annual and 5-Year Plans that has been developed. He then gave an overview of the contents and explained the Capital Fund is used for repair and upgrading of Housing Authority properties. He indicated the Annual and 5-Year Plans are developed to tell the residents, the public and HUD the activities planned and the operating procedures to be used in the coming fiscal year. Mr. Robinson mentioned that all RAB members had been sent a copy of the Plan in early May 2009 and the purpose of providing copies of the Plan and this meeting was to solicit RAB comments on the activities discussed in the Plan. Mr. Robinson then indicated that in addition to discussing the PHA Plans and Capital Fund another purpose of today's meeting is to discuss the \$1.5 million dollars in Capital Funds the Housing Authority has received through the American Recovery and Reinvestment Act of 2009. He indicated the Annual Plan contained information on the Recovery Funding and directed everyone to the back portion of the Plan containing an Annual Statement marked "Stimulus". He hoped that everyone had a chance to read the Plan and he and Mr. Hall and other Authority staff in attendance are available to answer any questions. Mr. Robinson discussed the Plan schedule and indicated the Plan is in draft form and has not been adopted by the Housing Authority. Comments from this meeting and an upcoming public hearing will be considered prior to the final adoption of the Plan.

Mr. Robinson indicated this was to be a busy year in terms of improvements generated through the Capital Fund. Funds received from previous years have been contracted and work activities will be completed. Recovery Funds will be contracted and expended and funding for the new fiscal year beginning October 1, 2009 will be received and design and construction initiated.

Mr. Robinson mentioned that his comments up to this point have dealt with public housing. In terms of Section 8 operations the activities currently taking place at Monongahela Manor will be a priority work item. In October 2008 residents of Monongahela Manor were advised of the October 2009 expiration of the Section 8 project based contract. He indicated that residents were advised of the Housing Authority's interest in renewing the contract and continuing the subsidy from the federal government.

Mr. Hall again indicated his appreciation for everyone attending and began his comments with a status on Monongahela Manor. This development has been part of the Housing Authority operations for 30 years. The Section 8 contract and funding from the federal government will end in October 2009. In order for the residents to continue to receive the low subsidized rental rate the Housing Authority would like to extend the contract. A minor problem has developed in terms of finding funds to make improvements to the building. There is no capital fund type funding for this type of housing. Options are being considered to maintaining some type of subsidy and institute repairs. This includes extending the Section 8 contract; the Housing Authority's non-profit organization might take ownership; conversion to a Housing Authority development and attempt to secure grants from outside sources such as the Redevelopment Authority. A rent comparability study will be undertaken dealing with the "Mark to Market" issue.

Concerning the American Recovery and Reinvestment Act funding, the Authority has received its formula share and will decide on applying for additional competitive funding. One of the priority categories when applying for additional Recovery funding is the creation of energy efficient, green communities. Installing new savings devices creates a problem in terms of the Housing Authority's recent completion of an Energy Performance Contract and the need to maintain a baseline to establish energy savings. The Energy Performance Contract has resulted in new thermostats, new toilets and other energy savings devices. The cost of these improvements is paid from the guaranteed energy savings.

Mr. Hall commented that the Housing Authority is basically a bricks and mortar organization concerned with resident safety and adding and expanding additional securing cameras has been and will continue to be priority. He cautioned that the cost of cameras in family developments is extremely expensive. Constable patrols will continue, with special police patrols in Donora. The City of Washington Police Department has designated a coordinator to work with the Housing Authority. This designation has helped with the flow of information to and from the Police Department. We continue to impress on the residents to follow security measures, keep doors locked and report strangers in the buildings or on the premises.

In addition to these types of activities Mr. Hall encouraged residents to get involved in outside activities and supported the establishment of resident gardens. A successful effort in this area is taking place adjacent to the Lincoln Terrace development. He indicated he was very impressed what has been done with the garden. He encouraged others to undertake similar activities in other developments. Mr. Hall indicated he would like to

see more people getting out of the units and participating in events sponsored by local Community Centers, taking a bus trip and other activities is healthful. He indicated his door is open to discuss with anyone the creation of an activity that expands opportunities and make public housing more community orientated for the many good residents.

Mr. Hall introduced other staff in attendance: Barbara Hixenbaugh, Deputy Executive Director; Dottie Kesneck, Supervisory Occupancy Specialist, Dave Zywan, Engineer and meeting facilitator Christy Kemp. He also mentioned that a representative from the Census would provide a short presentation on the need for all public housing residents to participate in the 2010 U.S. Census.

A comment was made that when considering resident safety, additional security should be provided for the Housing Authority receptionist sitting near the inside entrance to Crumrine Tower. He suggested the current glass enclosure should be ungraded to bullet proof glass. Mr. Hall indicated security upgrades, including bullet proof glass have been made in some of the family developments and additional staff security would be considered as part of the 5-Year Plan.

A comment was also made concerning the elimination of the balconies at Crumrine Tower as a way to increase resident safety. With the exception of the person making the comment all others in attendance disagreed, believing the balconies in all the elderly developments were a popular amenity and should be retained. Mr. Hall agreed that it was very unlikely anything would be done with the balconies but acknowledged the comment. He indicated balconies like central air-conditioning are amenities HUD has allowed or disallowed over time. We are permitted and obligated to follow the regulations in affect at any point in time. A good example of the need to meet federal requirements is the accessible mobility impaired units currently being developed in many of the Housing Authority developments.

Mr. Hall introduced Mr. Zywan and asked that he comment on the Capital Fund improvements that will be undertaken with the Recovery Funds, a brief status on previous ongoing grants, and activities to be undertaken using Capital Funds for the fiscal year beginning October 1, 2009.

Mr. Zywan highlighted some of the improvements to be undertaken using Recovery and 2009 Capital Funds. This included new air conditioning in the hallways at Crumrine Tower, facelifts to 8 or 9 buildings at Jollick Manor; this will include new siding and repairing the brick. This is the first of a number of phases that when completed will completely renew Jollick Manor. Accessible units, in addition to those recently completed will also be developed. Two additional accessible units will be created at Valley View Terrace this year. The process of providing accessible mobility impaired units throughout the county will be continued until the number and type is met. An exterior makeover of units at Lincoln Terrace has recently been completed; this included new siding and new roofs. Replacing windows and siding on buildings at California will be accomplished using Recovery Funds. Maple Terrace View and the larger Maple Terrace will likewise receive new siding and windows. Many of these improvements are

meant to make public housing move comfortable and enjoyable while at the same time saving the Housing Authority scarce operating dollars – everyone benefits.

A question was asked about centralized air-conditioning in the two-story family buildings in Jollick Manor, specifically the F building. Mr. Hall indicated centralized air-conditioning was placed only in the high-rise buildings and due to the tremendous cost no thought is being given to putting central air-conditioning in the family units. As in the past window air-conditioning units are permitted in the family units. Mr. Zywan commented that the 2-story family buildings throughout the Housing Authority's inventory would require complete rewiring to support centralized air-conditioning. The current electrical system is inadequate to carry a significant increase in load.

Mr. Zywan continued to enumerate the activities to be funded over the short and long period of time including new gas stoves at Jollick Manor. Refrigerators were replaced 2 years ago. A question was asked if the stoves at Crumrine Tower would soon be replaced. Mr. Zywan indicated no replacement was scheduled since stoves were replaced as part of unit conversions that took place in 2001. The person commenting indicated that her stove was last replaced in 1993. Mr. Hall indicated he would look into stove replacement at Crumrine Tower believing only the converted units received new stoves and not the existing units. He indicated he would follow-up on the suggestion.

Mr. Zywan then discussed the accelerated time period for expending the Recovery Funding. This reduced time period has determined the type of activities that can be undertaken. Those "shovel ready" were given preference. Projects with long planning, engineering or design requirements have been deferred to our annual Capital Fund allocation.

A resident from Crumrine Tower/Jollick Manor commented on the developments improved looks; indicating "it looks better today than it has for many years". Mr. Zywan stated he has received a number of such comments and appreciated that residents recognized the improvements being made.

A resident from Maple Terrace commented on the safety of the children playing on a playground adjacent to a city owned street. The speed limit is 10 mph. There are many young careless drivers in the area. Mr. Hall indicated that although the playground is set back off the road, he would look into the ownership of the property and if possible put some large rocks on the grass separating the street, the pavement and the playground. These would be both protective and decorative.

After reading and providing a short elaboration on each item, Mr. Richard Sunday, a resident of Valley View Terrace family development presented Mr. Hall with a list of 8 maintenance and safety items he believed should be addressed. The Valley View Terrace items listed were:

1. Sidewalks – especially in the lower portion of the development are in poor condition and are difficult for children and persons with mobility problems.

2. Retaining Walls- many of the retaining walls are collapsing, these can easily be identified
3. Perimeter Fencing – is in bad shape
4. Parking – more resident parking is necessary, the lower lot should be graded differently. Mr. Hall commented this is was an ongoing problem. The development is built into a hillside; there is no additional land for parking. The Housing Authority Board does not want to demolish buildings to provide parking. He has walked the site and could not locate additional parking space.
5. Lights – more lighting is necessary
6. Handicapped Accessible Units – additional units are necessary. He indicated he was pleased to hear Mr. Zywan’s comment concerning 2 additional accessible units to be created at Valley View Terrace.
7. Maintenance Building Fumes – when sitting in the Manager’s office the fumes from the downstairs lawn tractors and mowers is unhealthy for both the Manager and the residents.
8. New Maintenance Shop- suggested using a portion of building 7 for a new maintenance building. This would eliminate the problem of the fumes in the Manager’s office and provide needed storage space.

Although not on his list Mr. Sunday also commented on:

1. The lack of a local police presence at Valley View Terrace. Public housing is treated differently than other portions of the Borough. Response time by the police is poor.
2. Persons dropping-off their children at the Daycare Center, located in Valley View Terrace, do not obey the parking restrictions or the posted speed limit. With the expansion of the Daycare Center the problem will only worsen. Additional signage would be helpful

Mr. Hall acknowledged the list and other comments and provided a brief response.

A Section 8 resident suggested the Housing Authority meet with the recently formed Washington Area Building Owners and Managers Association. This would be a way to explain the benefits of Section 8 to the owners and managers. Mr. Hall indicated he has already spoken before the group. One of their interests was obtaining criminal history of potential residents. At this point that was not possible. He thanked the gentleman and agreed with the comment and indicated he would again contact the Association and offer his assistance.

A resident from Maple Terrace commented on the number of wild cats in the development. Most come onto the property from an adjacent house. Dottie Kesneck indicated that Animal Control had been contacted and set traps. A conversation took place on the problems created by animals in and around many of the developments and the role and responsibility of Animal Control.

There being no additional comments Mr. Hall suggested we have lunch and following lunch we would reconvene.

Following lunch Mr. Hall called the meeting to order and introduced Ms. Benita Johnson a Partnership Specialist with the U.S. Census Bureau, Department of Commerce. Ms. Johnson discussed the upcoming 2010 census and the importance in being counted. Only by everyone being counted can Washington County, PA get its fair share of federal funding. Ms. Johnson spent about 20 minutes with her informative presentation, provided numerous handouts, asked everyone to participate and encourage others to do their part and ended her presentation by indicating the Census would need part-time employees to help with taking the Census. The method for securing these part-time temporary federal jobs was in the handouts.

Mr. Robinson discussed and agreed with Ms. Johnson on the need for everyone to be counted and the information generated is used by him and others in much of their work activities.

Mr. Hall again asked if there were any questions. He indicated this meeting was good from his standpoint and a lot of good information was discussed and recommendations made. The meeting was adjourned at 1:15 p.m.

A list of Resident Advisory Board attendees is attached.

The Housing Authority responded to resident comments on the 5-Year and Annual Plans and the items to be funded through the American Recovery and Reinvestment Act of 2009 at the June 5, 2009 RAB meeting and again considered the comments at the time of the review of the meeting minutes. The Housing Authority determined that no change to the PHA Plan were necessary.

WASHINGTON COUNTY HOUSING AUTHORITY

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Oliver M. Kline
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STEPHEN K. HALL
Executive Director

ERIC J. HELL
Secretary

Sign-In Sheet

Resident Advisory Board Meeting for the Annual Plan
Friday, June 5, 2009 @ 11:00 a.m.

Richard J. Ball
Christina Robinson
Capt. T. Hill
Jim Gittis
Allyson Stegwe
Susan Sullivan
Wynne Smith
Richard D. Samuels

Christina Robinson
390 Maple Terrace
105 Bollick Manor
100 Gallop's Manor
100 S. Transportation Blvd
100 S. Franklin St 140 day 5/5

Attachment B

Admission Policy for Deconcentration

Washington County Housing Authority Economic Deconcentration Program and Policy

The Quality Housing and Work Responsibility Act (QHWRA) became law in October 1998. Many of the provisions of this Act are revisions to the United States Housing Act of 1937 (USHA) which has guided public housing policy for over 60 years.

One of the purposes of the QHWRA is to facilitate the balance of mixed income families in assisted communities in order to decrease the concentration of poverty in public housing. Section 513 of the QHWRA establishes, among other things, "annual requirements for admitting families with incomes below 30% of area median income, and related income targeting requirements."

In as much as the concentration of low-income families is now prohibited in public housing, Housing Authorities must develop an Admission Policy designed to provide for deconcentration of poverty and income mixing by bringing higher income tenants into lower income public housing projects and bringing lower income tenants into higher income public housing projects.

To further this objective the following rule has been established taking into account HUD's final rule published on this subject and dated December 22, 2000:

With respect to income targeting, the general rule is that in each fiscal year, at least 40% of families admitted to public housing by a PHA must have incomes that do not exceed 30% of area median. The "fungibility" provisions allow a PHA to admit less than 40% of families with incomes below 30% of median (very poor families) in a fiscal year, to the extent the PHA has provided more than 75% of newly available (Section 8) vouchers and certificates (including those resulting from turnover) to very poor families.

In August 2002 HUD's Deconcentration rules changed requiring that developments with an average family income at or below 30% of the area median income should not be categorized as higher income.

PHAs are permitted to consider a number of approaches in designing an Admission Policy to achieve the goals of deconcentration and income mixing, included are the use of skipping over certain families on the waiting lists based on incomes; the establishment of certain preferences such as worker preferences; appropriate affirmative marketing efforts; additional applicant consultation and information; provision of additional supportive services and amenities; and rent incentives authorized by the QHWRA. Site based waiting lists may also be used as an integral part of the Admissions Policy to promote deconcentration.

To implement these requirements Housing Authorities must:

Determine and compare the average tenant family incomes of each family development;
and

Consider what Admission Policy measures or incentives, if any, will be needed to bring higher income families into lower income developments and lower income families into higher income developments. PHA policies must devote appropriate attention to both of these goals. PHA policies must affirmatively further fair housing

Following is the Washington County Deconcentration Policy as it appears in the Admissions and Continued Occupancy Policy

Deconcentration of Poverty and Income-Mixing

The PHA's admission policy must be designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. A statement of the PHA's deconcentration policies must be included in its annual plan [24 CFR 903.7(b)].

The PHA's deconcentration policy must comply with its obligation to meet the income targeting requirement [24 CFR 903.2(c)(5)].

Developments subject to the deconcentration requirement are referred to as 'covered developments' and include general occupancy (family) public housing developments. The following developments are not subject to deconcentration and income mixing requirements: developments operated by a PHA with fewer than 100 public housing units; mixed population or developments designated specifically for elderly or disabled families; developments operated by a PHA with only one general occupancy development; developments approved for demolition or for conversion to tenant-based public housing; and developments approved for a mixed-finance plan using HOPE VI or public housing funds [24 CFR 903.2(b)].

Steps for Implementation [24 CFR 903.2(c)(1)]

To implement the statutory requirement to deconcentrate poverty and provide for income mixing in covered developments, the PHA must comply with the following steps:

Step 1. The PHA must determine the average income of all families residing in all the PHA's covered developments. The PHA may use the median income, instead of average income, provided that the PHA includes a written explanation in its annual plan justifying the use of median income.

PHA Policy

The PHA will determine the average income of all families in all covered developments on an annual basis.

Step 2. The PHA must determine the average income (or median income, if median income was used in Step 1) of all families residing in each covered development. In

determining average income for each development, the PHA has the option of adjusting its income analysis for unit size in accordance with procedures prescribed by HUD.

PHA Policy

The PHA will determine the average income of all families residing in each covered development (not adjusting for unit size) on an annual basis.

Step 3. The PHA must then determine whether each of its covered developments falls above, within, or below the established income range (EIR), which is from 85% to 115% of the average family income determined in Step 1. However, the upper limit must never be less than the income at which a family would be defined as an extremely low income family (30% of median income).

Step 4. The PHA with covered developments having average incomes outside the EIR must then determine whether or not these developments are consistent with its local goals and annual plan.

Step 5. Where the income profile for a covered development is not explained or justified in the annual plan submission, the PHA must include in its admission policy its specific policy to provide for deconcentration of poverty and income mixing.

Depending on local circumstances the PHA's deconcentration policy may include, but is not limited to the following:

- Providing incentives to encourage families to accept units in developments where their income level is needed, including rent incentives, affirmative marketing plans, or added amenities
- Targeting investment and capital improvements toward developments with an average income below the EIR to encourage families with incomes above the EIR to accept units in those developments
- Establishing a preference for admission of working families in developments below the EIR
- Skipping a family on the waiting list to reach another family in an effort to further the goals of deconcentration
- Providing other strategies permitted by statute and determined by the PHA in consultation with the residents and the community through the annual plan process to be responsive to local needs and PHA strategic objectives

A family has the sole discretion whether to accept an offer of a unit made under the PHA's deconcentration policy. The PHA must not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the PHA's deconcentration policy [24 CFR 903.2(c)(4)].

If, at annual review, the average incomes at all general occupancy developments are within the EIR, the PHA will be considered to be in compliance with the deconcentration requirement and no further action is required.

PHA Policy

For developments outside the EIR the PHA will take the following actions to provide for deconcentration of poverty and income mixing:

- Employ waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
- Establishing a preference for admission of working families in developments below the EIR
- Encourage lower income applicants to move to developments with higher EIR.
- Encourage higher income applicants to move to developments with lower EIR.

Attachment H

Civil Rights Certifications

PHA Certifications of Compliance with PHA Plans and Related Regulations	U.S. Department of Housing and Urban Development Office of Public and Community Housing Expires 4/30/2011
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Resolution No. 1195

PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or 5 Annual PHA Plan for the PHA fiscal year beginning 10/1/08, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and representations thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan strategy or such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local official that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (not Capital Fund Program-Replacement Housing Fund) Annual Statements, since such submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board of Housing in developing the Plan, and considered the recommendations of the Board of Housing (24 CFR 903.15). The PHA has included in the Plan submission a copy of the communications made by the Resident Advisory Board or Boards and a description of the manner in which the PHA addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held, and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in accordance with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by existing, their programs or proposed programs, identify any impediments to fair housing choice within these programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 HOVIMS Module in a complete, complete and timely manner (as specified in F.H. Notice 2006-14)
 - The system of site-based waiting lists provides for fair disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at such sites
 - Adoption of site-based waiting list would not violate any court order or settlement agreement, or be inconsistent with a pending complaint brought by HUD.
 - The PHA shall take reasonable measures to ensure that such waiting list is consistent with affirmatively furthering fair housing.
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(4).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1954, Employment Opportunities for Lower-Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

13. The PHA will comply with segregation and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD made to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 90, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD Determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Central Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 98.20 and facilitate on-site visits to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 25.
19. The PHA will comply with the policies, guidelines, and recommendations of OMB Circular No. A-87 (General Principles for State, Local and Tribal Governments), 2 CFR Part 225, and 24 CFR Part 185 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are allowable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements of the primary business office of the PHA, and at all other times and locations identified by the PHA in its PHA Plan, and will continue to be made available at least at the primary business office of the PHA.
22. The PHA provides assurance as part of its certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
23. The PHA certifies that it is in compliance with all applicable federal statutory and regulatory requirements.

Washington County Housing Authority

PA017

PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2009 - 2013

Annual PHA Plan for Fiscal Years 2009 - 2010

Please verify that all information on this form, as well as any information provided in the accompanying attachments, is true and accurate. Warning: HUD will prosecute false and deceptive practices, even with limited and/or no penalty. (24 CFR 1.104, 109, 112, 3, 1.13, 1.14, 1.15, 1.16, 1.17, 1.18, 1.19, 1.20, 1.21, 1.22, 1.23, 1.24, 1.25, 1.26, 1.27, 1.28, 1.29, 1.30, 1.31, 1.32, 1.33, 1.34, 1.35, 1.36, 1.37, 1.38, 1.39, 1.40, 1.41, 1.42, 1.43, 1.44, 1.45, 1.46, 1.47, 1.48, 1.49, 1.50, 1.51, 1.52, 1.53, 1.54, 1.55, 1.56, 1.57, 1.58, 1.59, 1.60, 1.61, 1.62, 1.63, 1.64, 1.65, 1.66, 1.67, 1.68, 1.69, 1.70, 1.71, 1.72, 1.73, 1.74, 1.75, 1.76, 1.77, 1.78, 1.79, 1.80, 1.81, 1.82, 1.83, 1.84, 1.85, 1.86, 1.87, 1.88, 1.89, 1.90, 1.91, 1.92, 1.93, 1.94, 1.95, 1.96, 1.97, 1.98, 1.99, 2.00, 2.01, 2.02, 2.03, 2.04, 2.05, 2.06, 2.07, 2.08, 2.09, 2.10, 2.11, 2.12, 2.13, 2.14, 2.15, 2.16, 2.17, 2.18, 2.19, 2.20, 2.21, 2.22, 2.23, 2.24, 2.25, 2.26, 2.27, 2.28, 2.29, 2.30, 2.31, 2.32, 2.33, 2.34, 2.35, 2.36, 2.37, 2.38, 2.39, 2.40, 2.41, 2.42, 2.43, 2.44, 2.45, 2.46, 2.47, 2.48, 2.49, 2.50, 2.51, 2.52, 2.53, 2.54, 2.55, 2.56, 2.57, 2.58, 2.59, 2.60, 2.61, 2.62, 2.63, 2.64, 2.65, 2.66, 2.67, 2.68, 2.69, 2.70, 2.71, 2.72, 2.73, 2.74, 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Insert File Attachment pa017a01 – FFY 2009 Capital Fund Program Original Annual Statement.

Insert File Attachment pa017b01 – Capital Fund Program 5-Year Action Plan.

Insert File Attachments pa017c01 thru pa017f01 – Performance and Evaluation Reports.

As part of the PHA Plan review process HUD staff requested the submission of the following information in September 2009:

9.0 HOUSING NEEDS

Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs.

(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

The type of housing need has been rated based on the impact of that factor on the housing needs for each family type. A scale of 1 to 5 has been used, 1 being “no impact” and 5 being “severe impact”.

Housing Needs of Families in the Jurisdiction by Family Type and Identified Housing Needs of Each Group

Housing Needs of Renter Families in the Jurisdiction by Family Type		Type of Housing Need					
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	3,399	5	4	3	1	2	2
Income >30% but <=50% of AMI	2,132	5	3	3	1	2	2
Income >50% but <80% of AMI	2,926	3	3	3	1	2	2
Elderly	4,333	4	3	3	1	2	4
Families with Disabilities *	18,549	4			5		
Race/Ethnicity (White)	11,530						
Race/Ethnicity (Black)	970						
Race/Ethnicity (Hispanic)	98						
Race/Ethnicity (Other)							

* Low and Moderate Income Elderly and Non-elderly Households with Mobility and Self Care Limitations (2000)

The Washington County Five-Year Consolidated Plan (2005-2010) provides a synopsis of the CHAS data tables (derived from the 2000 census) and indicates the following conclusions can be made relative to the affordability and adequacy of housing in Washington County for all income groups:

- Large family households, both renters and owners were more likely to experience the greatest degree of housing problems and cost burden than all other household groups.
- Elderly households, both owners and renters, were the least likely to experience the greatest degree of housing problems and cost burden.
- Overall, the rates of housing problems and cost burden were slightly higher among owners than renters across all income levels and household types.
- Black non-Hispanic households experienced greater degrees of housing problems and cost burden than white non-Hispanic households.

The above estimates (chart) were derived from 2 sources:

- The Washington County Consolidated Plan 2005-2010, including the current Action Plan. (The above Housing Needs chart is reviewed annually as part of the Annual Plan process. No additional data has been developed or is available through updated census figures or elsewhere indicating any significant change in housing needs).
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset (HUD Table 1C – HUD State of the Cities Data Base System; CHAS Data 2000)

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	208		110
Extremely low income <=30% AMI	171	82.2%	
Very low income (>30% but <=50% AMI)	27	12.9%	
Low income (>50% but <80%	10	4.8%	

Housing Needs of Families on the Waiting List			
AMI)			
Families with children	56	26.9%	
Elderly families	8	3.8%	
Families with Disabilities	42	20.1%	
Race/ethnicity (White)	136	65.3%	
Race/ethnicity (Black)	69	33.1%	
Race/ethnicity (Hispanic)	0	0	
Race/ethnicity (Other)	3	1.4%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	152	73%	
2 BR	53	25.4%	
3 BR	1	.4%	
4 BR	2	.9%	
5 BR	0		
5+ BR	0		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover

Housing Needs of Families on the Waiting List			
Waiting list total	342		125
Extremely low income <=30% AMI	32	9.3%	
Very low income (>30% but <=50% AMI)	267	78%	
Low income (>50% but <80% AMI)	43	12.5%	
Families with children	151	44.1%	
Elderly families	127	37.1%	
Families with Disabilities	39	11.4%	
Race/ethnicity (White)	244	71.3%	
Race/ethnicity (Black)	94	27.4%	
Race/ethnicity (Hispanic)	3	.8%	
Race/ethnicity (Other)	1	.3%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>If yes: How long has it been closed (# of months)? The Waiting List was opened between July 1 and July 11, 2008- 566 applicaton received)</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p>			

9.1 Strategy for Addressing Housing Needs

Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year.

(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

In addition to the continued support of and participation in the 3 activities identified in the Consolidate Plan as being important in meeting county-wide low income housing needs (identified earlier in element 9.0), the Housing Authority will maintain previously established needs and will target strategies that meet those needs.

Need: Shortage of Affordable Housing for All Eligible Populations

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

- Employing effective maintenance and management policies to minimize the number of public housing units off-line
- Reducing turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Convert existing vacant larger bedroom units, for which there is limited/no demand, to smaller (1 and 2 bedroom) units. This response to market conditions will take place in Canonsburg-Valley View Terrace and Donora-Highland Terrace where up to 20 units will be converted. Other sites will be examined for similar conversion opportunities and resulting vacancy reduction.
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Participating in the Consolidated Plan development process to ensure coordination with broader community strategies

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

- Applying for additional section 8 units should they become available
Expand the use of Section 8 Project Based Assistance in cooperation with the Washington County Redevelopment Authority and private developers.
- Leveraging affordable housing resources in the community through the creation of mixed - finance housing
- Pursuing housing resources other than public housing or Section 8 tenant-based assistance.
Consider use of PA tax credit financing combined with Section 8 project based assistance to create low income housing opportunities in areas currently not served or underserved.

Need: Assistance to Families at or Below 30% and 50% of Median Income)

Strategy: Target assistance by:

- Adopting rent policies that support and encourage work

Need: Assist Elderly Families

Strategy: Target available assistance to the elderly by:

- Expand the use of the Housing Choice Voucher Program, including the use of project based assistance to better serve the elderly residents of new or rehabilitated developments that can be produced with a partner agency/developer.

Need: Assist Families with Disabilities

Strategy: Target available assistance to Families with Disabilities by:

- Carrying out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Applying for special-purpose vouchers targeted to families with disabilities, should they become available
- Based on availability the Housing Authority hopes to pursue special purpose Section 8 assistance for persons with disabilities. This would include scattered site housing and the use of PA tax credits if feasible.
- Implement a Section 8 Homeownership program aimed at families with disabilities.

Need: Assist Races or Ethnicities with Disproportionate Housing Needs

Strategy: Conduct activities to affirmatively further fair housing

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

10.0 ADDITIONAL INFORMATION

Describe the following, as well as any additional information requested by HUD:

a. Progress in Meeting Mission and Goals. PHA's must include

- (i) a statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan;
- (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan.

(Note: Standard and Troubled PHA's complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

The Housing Authority continues efforts to meet goals established in the Five-Year Plan:

1. Although demand is high there has been no opportunity to apply for additional Section 8 assistance.
2. The Housing Authority continues to seek leverage opportunities with the Redevelopment Authority and others in an effort to expand the supply of assisted housing in underserved areas. The recent success in Claysville is encouraging.
3. The reduction in the unit turnaround time continues to fluctuate.
4. The Section 8 and public housing programs have been assigned the standard performer designation.
5. The additional capital improvements to be funded by the American Recovery and Reinvestment Act of 2009 will positively impact the Authority's ability to "catch-up" on improvements delayed due to required accessibility improvements.
6. Demolition objectives have been altered. Demolition will continue to be a priority in selected developments.
7. Efforts to increase assisted housing choices will continue. A Section 8 homeownership program has been established and is ready for implementation.
8. Meeting deconcentration goals continues to be a priority. Limited application pools and the unwillingness of residents to consider other developments outside of their home communities are persistent problems.
9. The use of PA Constables, above base line police protection in Donora along with security camera monitoring has significantly impacted public housing security.
10. The Housing Authority continues to research opportunities aimed at increasing the number of employed assisted families. The cooperation between the Housing Authority and the TANF continues. Providing increased employment opportunities within current economic conditions is difficult.
11. 504 implementation continues. Creating large family accessible units is both a design and financial challenge.
12. The initiatives established to deal with violence against women and accessible housing has taken a more prominent role in program operations.

- **Significant Amendment and Substantial Deviation/Modification.**
PHA must provide the definition of “significant amendment” and “substantial deviation/modification”. (Note: Standard and Troubled PHA’s complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)

The definitions established in prior years remain unchanged.

Substantial Deviation and Significant Amendment or Modification Definitions

a. Substantial Deviation from the 5-Year Plan

The 5-Year Plan is subject to modification and change. A change to the 5-Year Plan may be considered a substantial deviation if it is inconsistent with or fundamentally changes the Housing Authority’s Mission Statement. Changes will be incorporated in subsequent Plans and will be subject to review by the residents, the Resident Advisory Board (RAB) and the Public Hearing.

b. Significant Amendment or Modification to the Annual Plan

The Annual Plan is subject to modification and change during the Plan year. A change to the Annual Plan may be considered a Significant Amendment or Modification if it represents a shift in policies or a major change of strategy or work activities enumerated in the Annual Plan. Changes other than those specified below will be undertaken by the PHA staff and reported in the subsequent Annual Plan that is subject to full public disclosure.

A significant change in policy with regard to demolition, disposition, designation, homeownership programs or conversion activities (conversion as defined at 24 CFR Part 972.3). The submission of an application or proposal to HUD in any of these areas requiring disclosure to the public/residents, the RAB and action by the PHA Board prior to submission, that may contain minor changes to the Annual Plan, will not be considered a Significant Amendment or Modification.

A change or addition to the Capital Fund Annual Statement (non-emergency work item) or 5-Year Action Plan that is outside of HUD’s fungibility regulations and/or represents a change of use of more than 50% of the current HUD grant award.

Any program or policy change or modification (including the implementation of new program activities) permitted or required under federal program instructions or regulations, or required by HUD based on an operational review or implemented as a result of a national or local emergency will not be considered a Substantial Deviation or Significant Amendment or Modification.

c. Agreements

PHA's must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. (Note: Standard and Troubled PHAs complete annually).

There are no outstanding memorandums of agreement with HUD to improve performance.

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report

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

PHA Name: Washington County Housing Authority 100 Crumrine Tower, Franklin Street Washington, PA 15301-6995	Grant Type and Number Capital Fund Program Grant No: PA28PO1750109 Replacement Housing Factor Grant No:	Federal FY of Grant: 2009
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X Original Annual Statement	Reserve for Disasters/ Emergencies:	REV 0	9/15/09
Performance and Evaluation Report for Period Ending:	Final Performance and Evaluation Report:		\$1,213,869

line No	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$120,000.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$125,000.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$100,000.00	\$0.00	\$0.00	\$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$65,000.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$778,869.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$15,000.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$5,000.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$5,000.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,213,869.00	\$0.00	\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	\$181,869.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Washington County Housing Authority 100 Crumrine Tower, Franklin Street Washington, PA 15301-6995				Grant Type and Number: Capital Fund Program Grant No: PA28P01750109 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009		
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	
AMP 17-100 Maple Terrace Maple Terr. View Lincoln Terrace Highland Ave Apts								
AMP 17-100	Vacancy Reduction	1460		\$1,000.00				
PA17-01 Maple Terrace	Replace Porch roofs, Windows, Siding and trim	1460		\$50,000.00				
PA17-15 Maple Terrace View	Replace Doors and Storm doors	1460	36 units	\$20,000.00				
	Replace windows and siding, point brick	1460	36 units	\$20,000.00				
	Replace roofs, gurtter, D-S, soffit, fascia and trim	1460	36 units	\$20,000.00				
				\$60,000.00				
PA17-02 Lincoln Terrace								
PA17-14 Highland Avenue Apts								

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Washington County Housing Authority 100 Crumrine Tower, Franklin Street Washington, PA 15301-6995				Grant Type and Number: Capital Fund Program Grant No: PA28PO1750109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009	
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	
AMP 17-400 California Manor California Apartments Riverview Apartments California Terrace Frederick Terrace								
AMP 17-400	Vacancy Reduction	1460		\$1,000.00				
PA17-10A California Manor								
PA17-10B California Apartment								
PA17-09A Riverview Apts.	Refurbish two 1-BR H/C Units	1460	2 units	\$22,000.00				
PA17-09B California Terrace	Replace siding	1460	11 buildings	\$50,000.00				
	Replace Windows	1460	11 buildings	\$50,000.00				
	Convert one 3-BR H/C Unit	504	1460	one apt	\$120,000.00			
	Refurbish one 1-BR H/C Units	504	1460	1 unit	\$11,869.00			
PA17-03 Frederick Terrace	Demolition	1485	as reqd	\$5,000.00				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Washington County Housing Authority 100 Crumrine Tower, Franklin Street Washington, PA 15301-6995				Grant Type and Number: Capital Fund Program Grant No: PA28PO1750109 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009		
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	
AMP 17-500								
Highland Terrace								
Donora Scattered Sites								
Nathan Goff Apartments								
Monongahela Twnhse								
AMP 17-500	Vacancy Reduction	1460		\$1,000.00				
PA17-04 Highland Terrace	Re-Hab four-2BR H/C units 504	1460		\$50,000.00				
PA17-16 Donora Scat'd Sites	Structural repair of floor slabs	1460	1 bldg	\$175,000.00				
	Replace mech equipment/kitchens/doors	1460	1 bldg	\$40,000.00				
PA17-17 Nathan Goff Apts	Remodel first floor corridor	1460	as reqd	\$5,000.00				
PA17-19 Monongahela Townho								

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Washington County Housing Authority 100 Crumrine Tower, Franklin Street Washington, PA 15301-6995				Grant Type and Number Capital Fund Program Grant No: PA28PO1750109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009	
Development Number Name / HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Activities								
1406 Operations	General Operations	1406		\$120,000.00				
1408 Mgmt. Improvements	Communications Support	1	1408	\$0.00				
	Development Coordinator	2	1408	\$40,000.00				
	Computer Software	3	1408	\$4,000.00				
	Computer Training	4	1408	\$4,000.00				
	Management Update Consultant	5	1408	\$17,000.00				
	Computer Consultant	6	1408	\$2,000.00				
	Vacancy Reduction	7	1408	\$0.00				
	Inventory Review	8	1408	\$0.00				
	Computer Maintenance Agreement	9	1408	\$23,000.00				
	Constable Patrol	10	1408	\$20,000.00				
	Police Patrol	11	1408	\$15,000.00				
	Other	12	1408	\$0.00				
			TOTAL	\$125,000.00				
1410 Administration	Salaries		1410	\$80,000.00				
	Fringe Benefits		1410	\$20,000.00				
			TOTAL	\$100,000.00				
1430 A& E Costs and Fees	A/E Fees		1430	\$50,000.00				
	Sundry Expenses		1430	\$8,000.00				
	Surevey Fees		1430	\$7,000.00				
			TOTAL	\$65,000.00				
Non-Dwelling Equipment	Computer/Security hardware		1475	\$15,000.00				
1495 Relocation	Relocation Expense		1495	\$5,000.00				

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Washington County Housing Authority				Grant Type and Number Capital Fund Program Grant No: PA28PO1750109 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009	
Development Number / Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA17-01	9/14/2011			9/14/2013			
PA17-02	9/14/2011			9/14/2013			
PA17-03	9/14/2011			9/14/2013			
PA17-04	9/14/2011			9/14/2013			
PA17-05	9/14/2011			9/14/2013			
1406 Operations	9/14/2011			9/14/2013			
1408 Mgmt. Improvements	9/14/2011			9/14/2013			
1410 Administration	9/14/2011			9/14/2013			
1430 Fees and Costs	9/14/2011			9/14/2013			
1475 Nondwelling Equipment	9/14/2011			9/14/2013			
1495 Relocation	9/14/2011			9/14/2013			

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name: Washington County Housing Authority				X Original 5-Year Plan	
Revision No.					
Development Number / Name HA-Wide Activities	Year 1 Annual Stmnt	Work Statement for Year 2 FFY Grant: 2010 PHA FY: 2011	Work Statement for Year 3 FFY Grant: 2011 PHA FY: 2012	Work Statement for Year 4 FFY Grant: 2012 PHA FY: 2013	Work Statement for Year 5 FFY Grant: 2013 PHA FY: 2014
AMP 17-100		\$360,000.00	\$585,000.00	\$330,000.00	\$250,000.00
Maple Terrace					
Maple Terrace View					
Lincoln Terrace					
Highland Avenue Apts					
AMP 17-200		\$450,000.00	\$320,000.00	\$395,000.00	\$485,000.00
Jollick Manor					
Crumrine Tower					
Bassetown Manor					
AMP 17-300		\$335,000.00	\$50,000.00	\$625,000.00	\$135,000.00
Valley View Terrace					
C'burg Scattered Sites					
Bentley Tower					
AMP 17-400		\$425,000.00	\$340,000.00	\$375,000.00	\$95,000.00
California Terrace					
Riverview Apartments					
California Manor					
California Apts.					
AMP 17-500		\$280,000.00	\$275,000.00	\$575,000.00	\$400,000.00
Highland Terrace					
Donora Townhouses					
Nathan Goff, Jr. Apts					
Monongahela Townhouses					
HA-Wide 1406 Account		\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00
HA-Wide 1408 Account		\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00
HA-Wide 1410 Account		\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00
HA-Wide 1430 Account		\$125,000.00	\$90,000.00	\$90,000.00	\$90,000.00
HA-Wide 1475 Account		\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
HA-Wide 1495 Account		\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
CFP Funds Listed for 5-year planning		\$2,465,000.00	\$2,150,000.00	\$2,880,000.00	\$1,945,000.00
Replacement Housing Factor Funds		\$0.00	\$0.00	\$0.00	\$0.00

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

Activities for Year 1	Activities for Year: 2 FFY Grant: 2010 PHA FY: 2011			Activities for Year: 3 FFY Grant: 2011 PHA FY:2012		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 17-100	Acquire/Develop new properties		AMP 17-100	Acquire/Develop new properties	
	Maple Terrace	Demolish/Depose Existing Stock		Maple Terrace	Demolish/Depose Existing Stock	\$50,000.00
	Maple Terrace View	Replace Site Utilities	\$150,000.00	Maple Terrace View	Replace Site Utilities	
	Lincoln Terrace	(gas, wtr, sewers,elect, etc)		Lincoln Terrace	(gas, wtr, sewers,elect, etc)	
See Annual Statement	Highland Avenue Apts	Install/Replace site Structures (drive roads, lights, walks, fences, walls etc)	\$50,000.00	Highland Avenue Apts	Install/Replace site Structures (drive roads, lights, walks, fences, walls etc)	
		Install/Replace Playground Equip			Install/Replace Playground Equip	
		Regrade/Landscape Site Areas	\$25,000.00		Regrade/Landscape Site Areas	
		Repair/Replace Bldg Envelope Components			Repair/Replace Bldg Envelope Components	\$350,000.00
		Replace Bldg Utilities/Mech&Elec Systems	\$100,000.00		Replace Bldg Utilities/Mech&Elec Systems	
		Replace Finishes, Fixtures and Equip			Replace Finishes, Fixtures and Equip	\$135,000.00
		Install Life/Fire Safety Improvements	\$35,000.00		Install Life/Fire Safety Improvements	
		Develop/Convert/Re-Hab Accessible Units			Develop/Convert/Re-Hab Accessible Units	
		Repair Bldg Structural Elements			Repair Bldg Structural Elements	
		Replace Mechanical/Electrical Equipment			Replace Mechanical/Electrical Equipment	\$50,000.00
			\$360,000.00			\$585,000.00
	AMP 17-200	Acquire/Develop new properties		AMP 17-200	Acquire/Develop new properties	
	Jollick Manor	Demolish/Depose Existing Stock		Jollick Manor	Demolish/Depose Existing Stock	
	Crumrine Tower	Replace Site Utilities	\$50,000.00	Crumrine Tower	Replace Site Utilities	
	Bassetstown Manor	(gas, wtr, sewers,elect, etc)		Bassetstown Manor	(gas, wtr, sewers,elect, etc)	
		Install/Replace site Structures (drive roads, lights, walks, fences, walls etc)	\$75,000.00		Install/Replace site Structures (drive roads, lights, walks, fences, walls etc)	
		Install/Replace Playground Equip			Install/Replace Playground Equip	
		Regrade/Landscape Site Areas			Regrade/Landscape Site Areas	\$75,000.00
		Repair/Replace Bldg Envelope Components			Repair/Replace Bldg Envelope Components	
		Replace Bldg Utilities/Mech&Elec Systems			Replace Bldg Utilities/Mech&Elec Systems	\$95,000.00
		Replace Finishes, Fixtures and Equip			Replace Finishes, Fixtures and Equip	\$150,000.00
		Install Life/Fire Safety Improvements			Install Life/Fire Safety Improvements	
		Develop/Convert/Re-Hab Accessible Units	\$325,000.00		Develop/Convert/Re-Hab Accessible Units	
		Repair Bldg Structural Elements			Repair Bldg Structural Elements	
		Replace Mechanical/Electrical Equipment			Replace Mechanical/Electrical Equipment	
			\$450,000.00			\$320,000.00
		Sub-Total CFP Est Cost:	\$810,000.00		Sub-Total CFP EstCost:	\$905,000.00

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

Activities for Year 1	Activities for Year: 2 FFY Grant: 2010 PHA FY: 2011			Activities for Year: 3 FFY Grant: 2011 PHA FY:2012		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 17-300	Acquire/Develop new properties		AMP 17-300	Acquire/Develop new properties	
	Valley View Terrace	Demolish/Depose Existing Stock		Valley View Terrace	Demolish/Depose Existing Stock	
	C'burg Scattered Sites	Replace Site Utilities		C'burg Scattered Sites	Replace Site Utilities	
	Bentley Tower	(gas, wtr, sewers,elect, etc)		Bentley Tower	(gas, wtr, sewers,elect, etc)	
See		Install/Replace site Structures			Install/Replace site Structures	
Annual		(drive roads, lights, walks, fences, walls etc)			(drive roads, lights, walks, fences, walls etc)	
Statement		Install/Replace Playground Equip			Install/Replace Playground Equip	
		Regrade/Landscape Site Areas			Regrade/Landscape Site Areas	
		Repair/Replace Bldg Envelope Components	\$200,000.00		Repair/Replace Bldg Envelope Components	
		Replace Bldg Utilities/Mech&Elec Systems	\$125,000.00		Replace Bldg Utilities/Mech&Elec Systems	
		Replace Finishes, Fixtures and Equip			Replace Finishes, Fixtures and Equip	\$50,000.00
		Install Life/Fire Safety Improvements	\$10,000.00		Install Life/Fire Safety Improvements	
		Develop/Convert/Re-Hab Accessible Units			Develop/Convert/Re-Hab Accessible Units	
		Repair Bldg Structural Elements			Repair Bldg Structural Elements	
		Replace Mechanical/Electrical Equipment			Replace Mechanical/Electrical Equipment	
			\$335,000.00			\$50,000.00
	AMP 17-400	Acquire/Develop new properties		AMP 17-400	Acquire/Develop new properties	
	Frederick Terrace	Demolish/Depose Existing Stock	\$50,000.00	Frederick Terrace	Demolish/Depose Existing Stock	
	California Terrace	Replace Site Utilities	\$100,000.00	California Terrace	Replace Site Utilities	
	Riverview Apartments	(gas, wtr, sewers,elect, etc)		Riverview Apartments	(gas, wtr, sewers,elect, etc)	
	California Manor	Install/Replace site Structures		California Manor	Install/Replace site Structures	
	California Apartments	(drive roads, lights, walks, fences, walls etc)		California Apartments	(drive roads, lights, walks, fences, walls etc)	
		Install/Replace Playground Equip			Install/Replace Playground Equip	
		Regrade/Landscape Site Areas			Regrade/Landscape Site Areas	\$40,000.00
		Repair/Replace Bldg Envelope Components			Repair/Replace Bldg Envelope Components	\$100,000.00
		Replace Bldg Utilities/Mech&Elec Systems			Replace Bldg Utilities/Mech&Elec Systems	\$100,000.00
		Replace Finishes, Fixtures and Equip			Replace Finishes, Fixtures and Equip	\$100,000.00
		Install Life/Fire Safety Improvements	\$25,000.00		Install Life/Fire Safety Improvements	
		Develop/Convert/Re-Hab Accessible Units			Develop/Convert/Re-Hab Accessible Units	
		Repair Bldg Structural Elements			Repair Bldg Structural Elements	
		Replace Mechanical/Electrical Equipment	\$250,000.00		Replace Mechanical/Electrical Equipment	
			\$425,000.00			\$340,000.00
		Sub-Total CFP Est Cost:	\$760,000.00		Sub-Total CFP Est Cost:	\$390,000.00

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

Activities for Year 1	Activities for Year: 4 FFY Grant: 2012 PHA FY: 2013			Activities for Year: 5 FFY Grant: 2013 PHA FY: 2014		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 17-100	Acquire/Develop new properties	\$25,000.00	AMP 17-100	Acquire/Develop new properties	
	Maple Terrace	Demolish/Depose Existing Stock		Maple Terrace	Demolish/Depose Existing Stock	\$50,000.00
	Maple Terrace View	Replace Site Utilities	\$100,000.00	Maple Terrace View	Replace Site Utilities	
	Lincoln Terrace	(gas, wtr, sewers,elect, etc)		Lincoln Terrace	(gas, wtr, sewers,elect, etc)	
See	Highland Avenue Apts	Install/Replace site Structures		Highland Avenue Apts	Install/Replace site Structures	
Annual		(drive roads, lights, walks, fences, walls etc)			(drive roads, lights, walks, fences, walls etc)	
Statement		Install/Replace Playground Equip	\$30,000.00		Install/Replace Playground Equip	
		Regrade/Landscape Site Areas			Regrade/Landscape Site Areas	
		Repair/Replace Bldg Envelope Components			Repair/Replace Bldg Envelope Components	\$150,000.00
		Replace Bldg Utilities/Mech&Elec Systems	\$100,000.00		Replace Bldg Utilities/Mech&Elec Systems	
		Replace Finishes, Fixtures and Equip			Replace Finishes, Fixtures and Equip	
		Install Life/Fire Safety Improvements			Install Life/Fire Safety Improvements	
		Develop/Convert/Re-Hab Accessible Units	\$75,000.00		Develop/Convert/Re-Hab Accessible Units	
		Repair Bldg Structural Elements			Repair Bldg Structural Elements	\$50,000.00
		Replace Mechanical/Electrical Equipment			Replace Mechanical/Electrical Equipment	
			\$330,000.00			\$250,000.00
	AMP 17-200	Acquire/Develop new properties	\$35,000.00	AMP 17-200	Acquire/Develop new properties	
	Jollick Manor	Demolish/Depose Existing Stock		Jollick Manor	Demolish/Depose Existing Stock	\$50,000.00
	Crumrine Tower	Replace Site Utilities	\$100,000.00	Crumrine Tower	Replace Site Utilities	
	Bassettown Manor	(gas, wtr, sewers,elect, etc)		Bassettown Manor	(gas, wtr, sewers,elect, etc)	
		Install/Replace site Structures			Install/Replace site Structures	
		(drive roads, lights, walks, fences, walls etc)			(drive roads, lights, walks, fences, walls etc)	
		Install/Replace Playground Equip			Install/Replace Playground Equip	\$50,000.00
		Regrade/Landscape Site Areas			Regrade/Landscape Site Areas	\$35,000.00
		Repair/Replace Bldg Envelope Components	\$150,000.00		Repair/Replace Bldg Envelope Components	\$300,000.00
		Replace Bldg Utilities/Mech&Elec Systems			Replace Bldg Utilities/Mech&Elec Systems	
		Replace Finishes, Fixtures and Equip			Replace Finishes, Fixtures and Equip	
		Install Life/Fire Safety Improvements	\$60,000.00		Install Life/Fire Safety Improvements	
		Develop/Convert/Re-Hab Accessible Units			Develop/Convert/Re-Hab Accessible Units	
		Repair Bldg Structural Elements			Repair Bldg Structural Elements	\$50,000.00
		Replace Mechanical/Electrical Equipment	\$50,000.00		Replace Mechanical/Electrical Equipment	
			\$395,000.00			\$485,000.00
		Sub-Total CFP Est Cost:	\$725,000.00		Sub-Total CFP Est Cost:	\$735,000.00

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

Activities for Year 1	Activities for Year: 4 FFY Grant: 2012 PHA FY: 2013			Activities for Year: 5 FFY Grant: 2013 PHA FY: 2014		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 17-300	Acquire/Develop new properties	\$20,000.00	AMP 17-300	Acquire/Develop new properties	
	Valley View Terrace	Demolish/Depose Existing Stock	\$50,000.00	Valley View Terrace	Demolish/Depose Existing Stock	
	C'burg Scattered Sites	Replace Site Utilities	\$50,000.00	C'burg Scattered Sites	Replace Site Utilities	
	Bentley Tower	(gas, wtr, sewers,elect, etc)		Bentley Tower	(gas, wtr, sewers,elect, etc)	
See		Install/Replace site Structures			Install/Replace site Structures	\$65,000.00
Annual		(drive roads, lights, walks, fences, walls etc)			(drive roads, lights, walks, fences, walls etc)	
Statement		Install/Replace Playground Equip			Install/Replace Playground Equip	\$20,000.00
		Regrade/Landscape Site Areas	\$75,000.00		Regrade/Landscape Site Areas	
		Repair/Replace Bldg Envelope Components			Repair/Replace Bldg Envelope Components	
		Replace Bldg Utilities/Mech&Elec Systems			Replace Bldg Utilities/Mech&Elec Systems	
		Replace Finishes, Fixtures and Equip			Replace Finishes, Fixtures and Equip	
		Install Life/Fire Safety Improvements			Install Life/Fire Safety Improvements	
		Develop/Convert/Re-Hab Accessible Units	\$400,000.00		Develop/Convert/Re-Hab Accessible Units	
		Repair Bldg Structural Elements			Repair Bldg Structural Elements	\$50,000.00
		Replace Mechanical/Electrical Equipment	\$30,000.00		Replace Mechanical/Electrical Equipment	
			\$625,000.00			\$135,000.00
	AMP 17-400	Acquire/Develop new properties		AMP 17-400	Acquire/Develop new properties	\$10,000.00
	Frederick Terrace	Demolish/Depose Existing Stock		Frederick Terrace	Demolish/Depose Existing Stock	
	California Terrace	Replace Site Utilities	\$75,000.00	California Terrace	Replace Site Utilities	
	Riverview Apartments	(gas, wtr, sewers,elect, etc)		Riverview Apartments	(gas, wtr, sewers,elect, etc)	
	California Manor	Install/Replace site Structures		California Manor	Install/Replace site Structures	\$85,000.00
	California Apartments	(drive roads, lights, walks, fences, walls etc)		California Apartments	(drive roads, lights, walks, fences, walls etc)	
		Install/Replace Playground Equip	\$25,000.00		Install/Replace Playground Equip	
		Regrade/Landscape Site Areas			Regrade/Landscape Site Areas	
		Repair/Replace Bldg Envelope Components			Repair/Replace Bldg Envelope Components	
		Replace Bldg Utilities/Mech&Elec Systems			Replace Bldg Utilities/Mech&Elec Systems	
		Replace Finishes, Fixtures and Equip			Replace Finishes, Fixtures and Equip	
		Install Life/Fire Safety Improvements			Install Life/Fire Safety Improvements	
		Develop/Convert/Re-Hab Accessible Units	\$250,000.00		Develop/Convert/Re-Hab Accessible Units	
		Repair Bldg Structural Elements	\$25,000.00		Repair Bldg Structural Elements	
		Replace Mechanical/Electrical Equipment			Replace Mechanical/Electrical Equipment	
			\$375,000.00			\$95,000.00
		Sub-Total CFP Est Cost:	\$1,000,000.00		Sub-Total CFP Est Cost:	\$230,000.00

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report

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

PHA Name: Washington County Housing Authority 100 Crumrine Tower, Franklin Street Washington, PA 15301-6995	Grant Type and Number Capital Fund Program Grant No: PA28S01750109 Replacement Housing Factor Grant No:	Federal FY of Grant: 2009 STIMULUS
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X Original Annual Statement	Reserve for Disasters/ Emergencies:	REV 0	4/10/2009
Performance and Evaluation Report for Period Ending:	Final Performance and Evaluation Report:		\$1,570,259

line No	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated (3/17/2010)	Expended (60% BY 3/17/2011)
1	Total non-CFP Funds				
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$18,000.00	\$0.00	\$15,000.00	\$0.00
4	1410 Administration	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$110,000.00	\$0.00	\$110,300.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$25,000.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$1,412,259.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$5,000.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,570,259.00	\$0.00	\$125,300.00	\$0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Washington County Housing Authority 100 Crumrine Tower, Franklin Street Washington, PA 15301-6995				Grant Type and Number: Capital Fund Program Grant No: PA28S01750109 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009 STIMULUS		
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	
GROUP 17-100								
Maple Terrace								
Maple Terr. View								
Lincoln Terrace								
Highland Ave Apts								
PA17-01 Maple Terrace	Replace roofs, gutters, soffit, fascia and trim	1460	11 bldgs	\$372,000.00				(2008 5-yr plan/year 2)
PA17-02 Lincoln Terrace				\$0.00				
PA17-14 Highland Avenue Apts				\$0.00				
PA17-15 Maple Terrace View	Replace doors and windows	1460	9 bldgs	\$0.00				move to 2009 Cap Fund
	Replace roofs and trim	1460	9 bldgs	\$0.00				move to 2009 Cap Fund
	Replace siding	1460	9 bldgs	\$0.00				move to 2009 Cap Fund

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Washington County Housing Authority 100 Crumrine Tower, Franklin Street Washington, PA 15301-6995				Grant Type and Number: Capital Fund Program Grant No: PA28S01750109 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009 STIMULUS		
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	
GROUP 17-500								
Highland Terrace								
Donora Scattered Sites								
Nathan Goff Apartments								
Monongahela Twnhse								
PA17-04 Highland Terrace				\$0.00				
PA17-16 Donora Scat'd Sites	Install new storm water management system	1450	2 bldgs	\$25,000.00				(2007 Cap Fund)
	Replace floors - McKean Ave	1460	6 units	\$310,000.00				
	Replace Arch finishes and mechanicals	1460	6 units	\$60,000.00				
	total			\$395,000.00				
PA17-17 Nathan Goff Apts	Replace/refurbish stucco. Replace exter doors.	1460	as reqd	\$140,000.00				(2008 5-yr plan/year 5)
PA17-19 Monongahela Townho	Replace roofs, gutters, soffit, fascia, d'spouts and tri	1460	5 bldgs	\$0.00				move to 2009 Cap Fund

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Washington County Housing Authority 100 Crumrine Tower, Franklin Street Washington, PA 15301-6995				Grant Type and Number Capital Fund Program Grant No: PA28S01750109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009 STIMULUS	
Development Number Name / HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Activities								
1406 Operations	General Operations	1406						
1408 Mgmt. Improvements		1408		\$18,000.00				
1410 Administration	Salaries	1410						
	Fringe Benefits	1410						
1430 A& E Costs and Fees	A/E Fees	1430		\$100,300.00	\$0.00	\$110,300.00	\$0.00	
	Sundry Expenses	1430		\$9,700.00	\$0.00	\$0.00	\$0.00	
	Surevey Fees	1430		\$0.00	\$0.00	\$0.00	\$0.00	
			TOTAL	\$110,000.00	\$0.00	\$110,300.00	\$0.00	
1475 Non-Dwelling Equipment	Computer/Security hardware	1475						
1495 Relocation	Relocation Expense	1495	as reqd	\$5,000.00	\$0.00	\$0.00	\$0.00	

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Washington County Housing Authority				Grant Type and Number		Federal FY of Grant: 2009	
				Capital Fund Program Grant No: PA28S01750109		STIM	
				Replacement Housing Factor Grant No:			
Development Number / Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
AMP PA17-100	3/17/2010			3/17/2012			
AMP PA17-200	3/17/2010			3/17/2012			
AMP PA17-300	3/17/2010			3/17/2012			
AMP PA17-400	3/17/2010			3/17/2012			
AMP PA17-500	3/17/2010			3/17/2012			
1406 Operations	3/17/2010		N/A	3/17/2012		N/A	
1408 Mgmt. Improvements	3/17/2010			3/17/2012		N/A	
1410 Administration	3/17/2010		N/A	3/17/2012		N/A	
1430 Fees and Costs	3/17/2010			3/17/2012			
1475 Nondwelling Equipment	3/17/2010		N/A	3/17/2012		N/A	
1495 Relocation	3/17/2010			3/17/2012			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report

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

PHA Name: Washington County Housing Authority
100 Crumrine Tower, Franklin Street
Washington, PA 15301-6995

Grant Type and Number
Capital Fund Program Grant No: PA28PO1750108
Replacement Housing Factor Grant No:

Federal FY of Grant: 2008

X Original Annual Statement

Reserve for Disasters/ Emergencies:

REV 5 3/31/09

Performance and Evaluation Report for Period Ending:

Final Performance and Evaluation Report:

line No	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds			(6/12/2010)	(6/12/2011)
2	1406 Operations	\$125,000.00	\$125,000.00	\$125,000.00	\$12,500.00
3	1408 Management Improvements	\$120,000.00	\$160,000.00	\$160,000.00	\$41,781.00
4	1410 Administration	\$120,000.00	\$120,000.00	\$120,000.00	\$60,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$73,000.00	\$63,000.00	\$45,473.00	\$8,291.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$4,000.00	\$4,000.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$767,525.00	\$737,525.00	\$153,543.48	\$125,678.48
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$21,000.00	\$21,000.00	\$16,400.00	\$16,400.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$10,000.00	\$10,000.00	\$0.00	\$0.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,240,525.00	\$1,240,525.00	\$620,416.48	\$264,650.48
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	\$240,525.00	\$1,000.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Washington County Housing Authority 100 Crumrine Tower, Franklin Street Washington, PA 15301-6995				Grant Type and Number: Capital Fund Program Grant No: PA28PO1750108 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	
GROUP 17-1 Maple Terrace Maple Terr. View Lincoln Terrace Highland Ave Apts								
PA17-01 Maple Terrace	Vacancy Reduction	1460		\$1,000.00	\$1,000.00			
PA17-15 Maple Terrace View	Vacancy Reduction	1460		\$1,000.00	\$1,000.00			
	Replace doors and windows	1460		\$1,000.00	\$1,000.00			
	Replace roofs and trim	1460		\$1,000.00	\$1,000.00			
	Replace siding	1460		\$1,000.00	\$1,000.00			
PA17-02 Lincoln Terrace	Vacancy Reduction	1460		\$1,000.00	\$1,000.00			
PA17-14 Highland Avenue Apts	Vacancy Reduction	1460		\$1,000.00	\$1,000.00			

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Washington County Housing Authority 100 Crumrine Tower, Franklin Street Washington, PA 15301-6995				Grant Type and Number: Capital Fund Program Grant No: PA28PO1750108 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	
GROUP 17-2								
Jollick Manor								
Crumrine Tower								
Bassettown Manor								
PA17-08 Jollick Manor	Vacancy Reduction	1460		\$1,000.00	\$1,000.00			
	Brick/siding Replace	1460	20 units	\$190,000.00	\$160,000.00			
PA17-08 Crumrine Towers	Vacancy Reduction	1460		\$1,000.00	\$1,000.00			
	Remodel front lobby/Abatement	504		\$49,525.00	\$49,525.00			
		1460						
PA17-21 Bassettown Manor	Vacancy Reduction	1460		\$1,000.00	\$1,000.00			
	Replace Roof	1460	1 bldg	\$1,000.00	\$1,000.00			
	Replace Bldg Piping system	1460		\$140,000.00	\$120,000.00	\$110,577.00	\$107,577.00	
	CO #1 Re-route pipe, install conduit	1460		\$0.00	\$0.00	(\$3,000.00)		
	CO #2 Addtl taps	1460		\$0.00	\$0.00	\$4,984.00	\$4,984.00	
	CO #3 Boiler Room Piping	1460		\$0.00	\$0.00	\$3,982.48	\$3,982.48	
						\$116,543.48	\$116,543.48	
	Remodel B-level storerooms	1460		\$1,000.00	\$1,000.00			
	Replace Make-up Air Unit	1460	1 unit	\$0.00	\$40,000.00	\$37,000.00	\$9,135.00	

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Washington County Housing Authority 100 Crumrine Tower, Franklin Street Washington, PA 15301-6995				Grant Type and Number: Capital Fund Program Grant No: PA28PO1750108 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	
GROUP 17-3 Valley View Terrace C'burg Scattered Sites Bentley Tower								
PA17-05 Valley View Terrace	Vacancy Reduction	1460		\$1,000.00	\$1,000.00			
	Convert two-2BR H/C units	504	2 bldgs	\$190,000.00	\$200,000.00			
	Replace sidewalks/stairs/handrails	504	1450	\$1,000.00	\$1,000.00			
PA17-12 C'burg Scattered Sites	Vacancy Reduction	1460		\$1,000.00	\$1,000.00			
PA17-20 Bentley Towers	Vacancy Reduction	1460		\$1,000.00	\$1,000.00			

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Washington County Housing Authority 100 Crumrine Tower, Franklin Street Washington, PA 15301-6995				Grant Type and Number: Capital Fund Program Grant No: PA28PO1750108 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	
GROUP 17-4 California Manor California Apartments Riverview Apartments California Terrace Frederick Terrace								
PA17-10A California Manor	Vacancy Reduction	1460		\$1,000.00	\$1,000.00			
	Repair Brick Façade	1460	1 bldg	\$1,000.00	\$1,000.00			
PA17-10B California Apartment	Vacancy Reduction	1460		\$1,000.00	\$1,000.00			
	Repair Brick Façade	1460	1 bldg	\$1,000.00	\$1,000.00			
PA17-09A Riverview Apartment	Vacancy Reduction	1460		\$1,000.00	\$1,000.00			
PA17-09B California Terrace	Vacancy Reduction	1460		\$1,000.00	\$1,000.00			
	Replace Siding and Trim	1460		\$1,000.00	\$1,000.00			
PA17-03 Frederick Terrace	Vacancy Reduction	1460		\$1,000.00	\$1,000.00			
	Bldg Demolition	1485	1 bldg	\$0.00	\$0.00			
	Replace sidewalks/steps/handrail	1450		\$1,000.00	\$1,000.00			
	Repave drive roads	1450		\$1,000.00	\$1,000.00			
	Landscaping/erosion control	1450		\$1,000.00	\$1,000.00			
	Replace roofs and trim	1460		\$1,000.00	\$1,000.00			

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Washington County Housing Authority 100 Crumrine Tower, Franklin Street Washington, PA 15301-6995				Grant Type and Number: Capital Fund Program Grant No: PA28PO1750108 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	
GROUP 17-5 Highland Terrace Donora Scattered Sites Nathan Goff Apartments Monongahela Twnhse								
PA17-04 Highland Terrace	Vacancy Reduction	1460		\$1,000.00	\$1,000.00			
PA17-16 Donora Scat'd Sites	Vacancy Reduction	1460		\$1,000.00	\$1,000.00			
PA17-17 Nathan Goff Apts	Vacancy Reduction	1460		\$1,000.00	\$1,000.00			
	Restore stucco/point brick	1460	1 bldg	\$170,000.00	\$140,000.00			
PA17-19 Monongahela Townho	Vacancy Reduction	1460		\$1,000.00	\$1,000.00			

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Washington County Housing Authority 100 Crumrine Tower, Franklin Street Washington, PA 15301-6995				Grant Type and Number Capital Fund Program Grant No: PA28PO1750108 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	
HA-Wide Activities								
1406 Operations	General Operations	1406		\$125,000.00	\$125,000.00	\$125,000.00	\$12,500.00	
1408 Mgmt. Improvements	Communications Support	1	1408		\$0.00			
	Development Coordinator	2	1408		\$50,000.00	\$50,000.00	\$9,905.00	
	Computer Software	3	1408		\$5,000.00	\$5,000.00		
	Computer Training	4	1408		\$5,000.00	\$5,000.00		
	Management Update Consultant	5	1408		\$10,000.00	\$10,000.00	\$3,700.00	
	Constables	6	1408		\$40,000.00	\$40,000.00	\$4,400.00	
	Computer Consultant	7	1408		\$5,000.00	\$5,000.00		
	Inventory Review	8	1408					
	Computer Maintenance Agreement	9	1408		\$25,000.00	\$25,000.00	\$23,776.00	
	Constable Patrol	10	1408					
	Police Patrol	11	1408			\$20,000.00		
	Other	12	1408		\$120,000.00			
			TOTAL		\$120,000.00	\$160,000.00	\$160,000.00	\$41,781.00
1410 Administration	Salaries		1410		\$95,000.00	\$95,000.00	\$95,000.00	\$60,000.00
	Fringe Benefits		1410		\$25,000.00	\$25,000.00	\$25,000.00	
			TOTAL		\$120,000.00	\$120,000.00	\$120,000.00	\$60,000.00
1430 A& E Costs and Fees	A/E Fees		1430		\$60,000.00	\$50,000.00	\$45,450.00	\$8,200.00
	Sundry Expenses		1430		\$8,000.00	\$8,000.00	\$23.00	\$91.00
	Surevey Fees		1430		\$5,000.00	\$5,000.00		
			TOTAL		\$73,000.00	\$63,000.00		\$8,291.00
1475 Non-Dwelling Equipment	Computer/Security hardware		1475		\$21,000.00	\$21,000.00	\$16,400.00	\$16,400.00
1495 Relocation	Relocation Expense		1495		\$10,000.00	\$10,000.00		

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Washington County Housing Authority				Grant Type and Number Capital Fund Program Grant No: PA28PO1750108 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008	
Development Number / Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA17-01	6/12/2010			6/12/2012			
PA17-02	6/12/2010			6/12/2012			
PA17-03	9/30/2010			6/12/2012			
PA17-04	6/12/2010			6/12/2012			
PA17-05	6/12/2010			6/12/2012			
1406 Operations	6/12/2010			6/12/2012			
1408 Mgmt. Improvements	6/12/2010			6/12/2012			
1410 Administration	6/12/2010			6/12/2012			
1430 Fees and Costs	6/12/2010			6/12/2012			
1475 Nondwelling Equipment	6/12/2010			6/12/2012			
1495 Relocation	6/12/2010			6/12/2012			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report

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

PHA Name: Washington County Housing Authority 100 Crumrine Tower, Franklin Street Washington, PA 15301-6995		Grant Type and Number Capital Fund Program Grant No: PA28PO1750107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
Original Annual Statement Performance and Evaluation Report for Period Ending:		Reserve for Disasters/ Emergencies: Final Performance and Evaluation Report:	REV 16 3/31/09 \$1,255,579

line No	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated (9/12/2009)	Expended (9/12/2010)
1	Total non-CFP Funds				
2	1406 Operations	\$140,000.00	\$140,000.00	\$140,000.00	\$70,000.00
3	1408 Management Improvements	\$150,000.00	\$150,000.00	\$150,000.00	\$136,014.00
4	1410 Administration	\$125,000.00	\$125,000.00	\$125,000.00	\$120,347.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$70,000.00	\$82,500.00	\$77,778.00	\$62,051.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$216,579.00	\$50,000.00	\$23,500.00	\$0.00
10	1460 Dwelling Structures	\$475,000.00	\$620,700.00	\$489,754.00	\$46,844.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$54,000.00	\$64,533.00	\$3,533.00	\$3,533.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$10,000.00	\$20,801.00	\$20,801.00	\$20,801.00
14	1485 Demolition	\$10,000.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$5,000.00	\$5,000.00	\$0.00	\$0.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,255,579.00	\$1,258,534.00	\$1,030,366.00	\$459,590.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	\$365,000.00	\$520,000.00	\$476,850.00	\$10,440.00
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Washington County Housing Authority 100 Crumrine Tower, Franklin Street Washington, PA 15301-6995					Grant Type and Number: Capital Fund Program Grant No: PA28PO1750107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007	
Development Number Name / HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
GROUP 17-1 Maple Terrace Maple Terr. View Lincoln Terrace Highland Ave Apts									
PA17-01 Maple Terrace	Vacancy Reduction	1460	as req'd	\$1,000.00	\$0.00				
	Replace water heaters	1460	80 units	\$25,000.00	\$41,296.00				
	Replace Kitchen	1460	unit 1108	\$0.00	\$3,985.00	\$3,985.00	\$3,985.00		
PA17-15 Maple Terrace View	Vacancy Reduction	1460	as req'd	\$1,000.00	\$0.00				
	HC Unit Re-Hab (2-1BR)	504	1460	2 units	\$0.00	\$0.00		moved to 2006	
	Re-pave Parking Areas		1450	as reqd	\$23,000.00	\$0.00		moved from 2006	
PA17-02 Lincoln Terrace	Vacancy Reduction	1460	as req'd	\$1,000.00	\$0.00				
	Replace water heaters	1460	46 units	\$15,000.00	\$25,000.00				
PA17-14 Highland Avenue Apts	Vacancy Reduction	1460	as req'd	\$1,000.00	\$0.00				

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Washington County Housing Authority 100 Crumrine Tower, Franklin Street Washington, PA 15301-6995					Grant Type and Number: Capital Fund Program Grant No: PA28PO1750107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007	
Development Number Name / HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
GROUP 17-2									
Jollick Manor									
Crumrine Tower									
Bassettown Manor									
PA17-08 Jollick Manor	Vacancy Reduction	1460	as reqd	\$1,500.00	\$0.00				
	Replace siding and trim/Repoint brick	1460	as reqd	\$0.00	\$23,728.00	\$23,728.00	\$23,728.00	carry-over 2006	
	H/C Unit Conversion (1-3BR; 1-4BR) <u>MANGANA</u>	504	1450	2 units	\$45,000.00	\$27,000.00	\$23,500.00		
	H/C Unit Conversion (1-3BR; 1-4BR) <u>MANGANA</u>	504	1460	2 units	\$240,000.00	\$289,800.00	\$271,400.00		
	H/C Unit Conversion (1-3BR; 1-4BR) <u>ERICKSON</u>	504	1460	2 units	\$80,000.00	\$143,000.00	\$130,000.00	\$10,440.00	
	H/C Unit Conversion (1-3BR; 1-4BR) <u>KEEGAN</u>	504	1460	2 units		\$50,000.00	\$44,700.00		
	Asbestos Abatement Bldg E-2	504	1460	one unit	\$0.00	\$7,250.00	\$7,250.00		
	Asbestos Abatement Bldg E-1	504	1460	one unit	\$0.00	\$2,950.00			
				TOTAL	\$365,000.00	\$520,000.00	\$476,850.00		
	Replace Stoves	1465	100 units		\$38,000.00	\$45,000.00			
PA17-08 Crumrine Towers	Vacancy Reduction	1460	as reqd	\$1,500.00	\$0.00				
	Remodel Lobby/Entrance	1460	as reqd	\$0.00					
	Asbestos Abatement	1460	as reqd	\$0.00	\$0.00				
PA17-21 Bassettown Manor	Vacancy Reduction	1460	as reqd	\$1,000.00	\$0.00				
	Replace H/C access ramp	1450	one	\$38,000.00	\$0.00			moved from 2006	
	Replace Building Piping System	1460	as reqd	\$0.00	\$0.00			moved to FFY2008	

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Washington County Housing Authority 100 Crumrine Tower, Franklin Street Washington, PA 15301-6995				Grant Type and Number: Capital Fund Program Grant No: PA28PO1750107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007	
Development Number Name / HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GROUP 17-4								
California Manor								
California Apartments								
Riverview Apartments								
California Terrace								
Frederick Terrace								
PA17-10A California Manor	Vacancy Reduction	1460	as reqd	\$1,000.00	\$0.00			
	Egcy Replacement Bldg Access System	1460	1 system	\$0.00	\$1,827.00	\$1,827.00	\$1,827.00	EGCY
PA17-10B California Apartment	Vacancy Reduction	1460	as reqd	\$1,000.00	\$0.00			
	Apartment 101 Kitchen	1460	1 unit	\$0.00	\$2,955.00	\$2,955.00	\$2,955.00	
PA17-09A Riverview Apartment	Vacancy Reduction	1460	as reqd	\$1,000.00	\$0.00			
PA17-09B California Terrace	Vacancy Reduction	1460	as reqd	\$1,000.00	\$0.00			
	Replace Roofs and Trim	1460	11 bldgs	\$95,000.00	\$349.00	\$349.00	\$349.00	carry-over 2006
	Replace Siding and Trim	1460	10 bldgs	\$0.00	\$25,000.00			Add-on RAWC Grant
PA17-03 Frederick Terrace	Vacancy Reduction	1460	as reqd					
	Demolish Building B-2	1485		\$10,000.00	\$0.00			not approved
	Replace Stoves	1465	8 units	0	\$3,533.00	\$3,533.00	\$3,533.00	

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Washington County Housing Authority 100 Crumrine Tower, Franklin Street Washington, PA 15301-6995				Grant Type and Number: Capital Fund Program Grant No: PA28PO1750107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007		
Development Number Name / HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GROUP 17-5								
Highland Terrace								
Donora Scattered Sites								
Nathan Goff Apartments								
Monongahela Twnhse								
PA17-04 Highland Terrace	Vacancy Reduction	1460	as reqd	\$1,000.00	\$0.00			
PA17-16 Donora Scat'd Sites	Vacancy Reduction	1460	as reqd	\$1,000.00	\$0.00			
	Replace Appliances	1465	16 units	\$16,000.00	\$16,000.00			move from 2006
	Re-pave parking areas	1450	as reqd	\$30,000.00	\$0.00			move from 2006
	Construct drainage system-McKean Avenue	1450	as reqd	\$0.00	\$23,000.00			
PA17-17 Nathan Goff Apts	Vacancy Reduction	1460	as reqd	\$1,000.00	\$0.00			
	Reconstruct Paved Parking Areas	1450	as reqd	\$30,579.00	\$0.00			
	Replace site furnishings	1450	as reqd	\$10,000.00	\$0.00			
PA17-19 Monongahela Townho	Vacancy Reduction	1460	as reqd	\$1,000.00	\$0.00			
	Reconstruct Paved Parking Areas	1450	as reqd	\$20,000.00	\$0.00			

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Washington County Housing Authority 100 Crumrine Tower, Franklin Street Washington, PA 15301-6995				Grant Type and Number Capital Fund Program Grant No: PA28PO1750107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007	
Development Number Name / HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Activities								
1406 Operations	General Operations	1406		\$140,000.00	\$140,000.00	\$140,000.00	\$70,000.00	
1408 Mgmt. Improvements	Communications Support	1	1408	\$0.00	\$0.00			
	Development Coordinator	2	1408	\$50,000.00	\$49,335.00	\$49,335.00	\$52,930.00	
	Computer Software	3	1408	\$5,000.00	\$3,000.00	\$3,000.00	\$1,000.00	
	Computer Training	4	1408	\$5,000.00	\$3,000.00	\$3,000.00		
	Management Update Consultant	5	1408	\$13,000.00	\$17,100.00	\$17,100.00	\$17,100.00	
	Constables	6	1408	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	
	Computer Consultant	7	1408	\$5,000.00	\$4,900.00	\$4,900.00	\$1,500.00	
		8	1408					
	Computer Maintenance Agreement	9	1408	\$22,000.00	\$22,665.00	\$22,665.00	\$22,665.00	
		10	1408					
	Police Patrol	11	1408	\$20,000.00	\$20,000.00	\$20,000.00	\$10,819.00	
	Other	12	1408					
			TOTAL	\$150,000.00	\$150,000.00	\$150,000.00	\$136,014.00	
1410 Administration	Salaries		1410	\$100,000.00	\$100,000.00	\$100,000.00	\$84,159.00	
	Fringe Benefits		1410	\$25,000.00	\$25,000.00	\$25,000.00	\$36,188.00	
			TOTAL	\$125,000.00	\$125,000.00	\$125,000.00	\$120,347.00	
1430 A& E Costs and Fees	A/E Fees		1430	\$55,000.00	\$72,092.00	\$67,370.00	\$55,143.00	
	Sundry Expenses		1430	\$10,000.00	\$5,108.00	\$5,108.00	\$5,108.00	
	Surevey Fees		1430	\$5,000.00	\$5,300.00	\$5,300.00	\$1,800.00	
			TOTAL	\$70,000.00	\$82,500.00	\$77,778.00	\$62,051.00	
1475 Non-Dwelling Equipment	Computer/Security hardware		1475	\$10,000.00	\$20,801.00	\$20,801.00	\$20,801.00	
1495 Relocation	Relocation Expense		1495	\$5,000.00	\$5,000.00	\$0.00	\$0.00	

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Washington County Housing Authority				Grant Type and Number Capital Fund Program Grant No: PA28PO1750107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007	
Development Number / Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
AMP-01	9/12/2009			9/12/2010			
AMP-02	9/12/2009			9/12/2010			
AMP-03	9/12/2009			9/12/2010			
AMP-04	9/12/2009			9/12/2010			
AMP-05	9/12/2009			9/12/2010			
1406 Operations	9/12/2009			9/12/2010			
1408 Mgmt. Improvements	9/12/2009			9/12/2010			
1410 Administration	9/12/2009			9/12/2010			
1430 Fees and Costs	9/12/2009			9/12/2010			
1475 Nondwelling Equipment	9/12/2009			9/12/2010			
1495 Relocation	9/12/2009			9/12/2010			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report

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

PHA Name: Washington County Housing Authority 100 Crumrine Tower, Franklin Street Washington, PA 15301-6995	Grant Type and Number Capital Fund Program Grant No: PA28PO1750106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement

Reserve for Disasters/ Emergencies:

X Revised Annual Statement (rev: 28 3/31/09)

Performance and Evaluation Report for Period Ending:

Final Performance and Evaluation Report:

\$1,271,414

line No	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds			(7-17-2008)	(7-17-2009)
2	1406 Operations	\$105,000.00	\$89,625.00	\$89,625.00	\$89,625.00
3	1408 Management Improvements	\$124,000.00	\$130,351.00	\$130,351.00	\$130,351.00
4	1410 Administration	\$123,000.00	\$64,055.00	\$64,055.00	\$64,055.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$90,000.00	\$60,177.00	\$60,177.00	\$56,445.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$144,500.00	\$31,338.00	\$31,338.00	\$31,338.00
10	1460 Dwelling Structures	\$511,500.00	\$845,763.00	\$845,763.00	\$826,308.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$26,929.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$40,000.00	\$10,628.00	\$10,628.00	\$10,628.00
13	1475 Nondwelling Equipment	\$10,000.00	\$39,419.00	\$39,419.00	\$39,419.00
14	1485 Demolition	\$20,000.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$5,000.00	\$58.00	\$58.00	\$58.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,199,929.00	\$1,271,414.00	\$1,271,414.00	\$1,248,227.00
22	Amount of line 21 Related to LBP Activities				98.2% expend
23	Amount of line 21 Related to Section 504 compliance	\$111,000.00	\$187,234.00	\$187,234.00	\$181,687.00
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Washington County Housing Authority 100 Crumrine Tower, Franklin Street Washington, PA 15301-6995					Grant Type and Number: Capital Fund Program Grant No: PA28PO1750106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006	
Development Number Name / HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
PROJECT 17-1 Maple Terrace Maple Terr. View Lincoln Terrace Highland Ave Apts									
PA17-01 Maple Terrace	Vacancy Reduction		1460	as req'd	\$1,000.00	\$0.00			
	H/C Unit Conversion	504	1460	1 bldg	\$0.00	\$46,068.00	\$46,068.00	\$46,068.00	carry-over 2005
	H/C Unit Conversion	504	1450	1 bldg	\$0.00	\$8,455.00	\$8,455.00	\$8,455.00	
	H C Unit Re-Hab (3-2BR)	504	1450	1 bldg	\$18,500.00	\$0.00			
	HC Unit Re-Hab (3-2BR)	504	1460	3 units	\$69,500.00	\$47,755.00	\$47,755.00	\$47,755.00	
PA17-15 Maple Terrace View	Vacancy Reduction		1460	as req'd	\$1,000.00	\$0.00			
	Reconstruct paved parking areas		1450	as req'd	\$20,000.00	\$0.00			move to 2007
	HC Unit Re-Hab (2-1BR)	504	1460	3 units	\$0.00	\$43,873.00	\$43,873.00	\$38,329.00	move from 2007
PA17-02 Lincoln Terrace	Vacancy Reduction		1460	as req'd	\$1,000.00	\$0.00			
			1460						
	Replace siding, roofs, gutters,spouts & Trim		1460	6 bldgs	\$140,000.00	\$237,113.00	\$237,113.00	\$233,113.00	
	Replace roofs, gutters,spouts & Trim-Admin Bldg		1470	1 bldg	\$20,000.00	\$0.00			
	Replace siding and trim-Admin Bldg		1470	1 bldgs	\$20,000.00	\$0.00			
PA17-14 Highland Avenue Apts	Vacancy Reduction		1460	as req'd	\$1,000.00	\$0.00			
	Replace siding and trim		1460	2 bldgs	\$31,000.00	\$0.00	\$0.00		FUNGIBILITY 2005

Annual Statement/Performance and Evaluation Report										
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)										
Part II: Supporting Pages										
PHA Name: Washington County Housing Authority 100 Crumrine Tower, Franklin Street Washington, PA 15301-6995				Grant Type and Number: Capital Fund Program Grant No: PA28PO1750106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name / HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work		
				Original	Revised	Funds Obligated	Funds Expended			
PROJECT 17-3 Valley View Terrace C'burg Scattered Sites Bentley Tower										
PA17-05 Valley View Terrace	Vacancy Reduction	1460	as reqd	\$2,000.00	\$0.00					
	Reconstruct Paved Parking Areas	1450	as reqd	\$18,000.00	\$0.00					
	Demolish Building B-5 (Parking Lot)	1485	one bldg	\$10,000.00	\$0.00					
	Construct Parking Lot at former B-5 site	1450	one	\$10,000.00	\$0.00					
	H/C Unit Conversion	504	1450	as reqd	\$0.00	\$6,000.00	\$6,000.00	\$6,000.00	Fungibility 2004	
PA17-12 C'burg Scattered Sites	Vacancy Reduction	1460	as reqd	\$1,000.00	\$0.00					
PA17-20 Bentley Towers	Vacancy Reduction	1460	as reqd	\$1,000.00	\$0.00					
	Replace fire alarm system	1460	one	\$65,000.00	\$22,094.00	\$22,094.00	\$22,094.00		carry-over 2005	
	Replace Heater Units - Make-up Air System	1460	two	\$0.00	\$5,800.00	\$5,800.00	\$5,800.00		Fungibility 2005	

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Washington County Housing Authority 100 Crumrine Tower, Franklin Street Washington, PA 15301-6995				Grant Type and Number: Capital Fund Program Grant No: PA28PO1750106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006	
Development Number Name / HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PROJECT 17-4 California Manor California Apartments Riverview Apartments California Terrace Frederick Terrace								
PA17-10A California Manor	Vacancy Reduction	1460	as reqd	\$1,000.00	\$0.00			
PA17-10B California Apartment	Vacancy Reduction	1460	as reqd	\$1,000.00	\$0.00			
PA17-09A Riverview Apartment	Vacancy Reduction	1460	as reqd	\$0.00				
PA17-09B California Terrace	Vacancy Reduction	1460	as reqd	\$1,000.00	\$0.00			
	Replace Porches, Roofs & Porch roofs	1460	9 bldgs	\$45,000.00	\$258,292.00	\$258,292.00	\$252,337.00	complete 3/2009
PA17-03 Frederick Terrace	Vacancy Reduction	1460	as reqd	\$1,000.00	\$0.00			
	Replace Stoves	1465	30 units	\$10,929.00	\$0.00			move to 2005
	Demolish Bldg B-2	1485	1 bldg	\$10,000.00	\$0.00			move to 2007
	Utility Termination Bldg B-2	1450	as reqd	\$0.00	\$5,848.00	\$5,848.00	\$5,848.00	Bldg B-2 Demo

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

PHA Name: Washington County Housing Authority 100 Crumrine Tower, Franklin Street Washington, PA 15301-6995		Grant Type and Number: Capital Fund Program Grant No: PA28PO1750106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name / HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PROJECT 17-5 Highland Terrace Donora Scattered Sites Nathan Goff Apartments Monongahela Twnhse								
PA17-04 Highland Terrace	Vacancy Reduction	1460	as reqd	\$1,000.00	\$0.00			
PA17-16 Donora Scat'd Sites	Vacancy Reduction	1460	as reqd	\$1,000.00	\$0.00			
	Reconstruct Paved Parking Areas	1450	as reqd	\$23,000.00	\$0.00			move to 2007
	Replace Stoves	1465	17 units	\$7,000.00	\$0.00			move to 2007
	Replace Refrigerators	1465	17 units	\$9,000.00	\$0.00			move to 2007
PA17-17 Nathan Goff Apts	Vacancy Reduction	1460	as reqd	\$1,000.00	\$0.00			
	Replace Heating Pumps	1460	two	\$0.00	\$0.00			
	Replace Patio and Planter Boxes	1450	as reqd	\$12,000.00	\$6,235.00	\$6,235.00	\$6,235.00	
	Refurbish Community Room	1470		\$0.00	\$10,628.00	\$10,628.00	\$10,628.00	
PA17-19 Monongahela Townho	Vacancy Reduction	1460	as reqd	\$1,000.00	\$0.00			

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Washington County Housing Authority 100 Crumrine Tower, Franklin Street Washington, PA 15301-6995				Grant Type and Number Capital Fund Program Grant No: PA28PO1750106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006	
Development Number Name / HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Activities								
1406 Operations	General Operations	1406		\$105,000.00	\$89,625.00	\$89,625.00	\$89,625.00	
1408 Mgmt. Improvements	Communications Support	1	1408	\$0.00	\$0.00			
	Development Coordinator	2	1408	\$0.00	\$51,420.00	\$51,420.00	\$51,420.00	
	Computer Software	3	1408	\$5,000.00	\$0.00			
	Computer Training	4	1408	\$5,000.00	\$225.00	\$225.00	\$225.00	
	Management Update Consultant	5	1408	\$30,000.00	\$8,120.00	\$8,120.00	\$8,120.00	
	Constable Patrol	6	1408	\$28,000.00	\$32,000.00	\$32,000.00	\$32,000.00	
	Computer Consultant	7	1408	\$20,000.00	\$0.00			
		8	1408	\$0.00	\$0.00			
	Computer Maintenance Agreement	9	1408	\$21,000.00	\$21,586.00	\$21,586.00	\$21,586.00	
		10	1408	\$0.00	\$0.00	\$0.00	\$0.00	
	Police Patrol	11	1408	\$15,000.00	\$17,000.00	\$17,000.00	\$17,000.00	
	Other	12	1408	0				
			TOTAL	\$124,000.00	\$130,351.00	\$130,351.00	\$130,351.00	
1410 Administration	Salaries		1410	\$87,000.00	\$44,765.00	\$44,765.00	\$44,765.00	
	Fringe Benefits		1410	\$36,000.00	\$19,290.00	\$19,290.00	\$19,290.00	
			TOTAL	\$123,000.00	\$64,055.00	\$64,055.00	\$64,055.00	
1430 A& E Costs and Fees	A/E Fees		1430	\$75,000.00	\$54,660.00	\$54,660.00	\$50,928.00	
	Sundry Expenses		1430	\$10,000.00	\$5,517.00	\$5,517.00	\$5,517.00	
	Surevey Fees		1430	\$5,000.00	\$0.00			
			TOTAL	\$90,000.00	\$60,177.00	\$60,177.00	\$56,445.00	
1475 Non-Dwelling Equipment	Computer/Security hardware		1475	\$10,000.00	\$39,419.00	\$39,419.00	\$39,419.00	
1495 Relocation	Relocation Expense		1495	\$5,000.00	\$58.00	\$58.00	\$58.00	

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Washington County Housing Authority				Grant Type and Number		Federal FY of Grant: 2006	
				Capital Fund Program Grant No: PA28PO1750106			
				Replacement Housing Factor Grant No:			
Development Number / Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA17-01	7/17/2008		6/30/2008	7/17/2010		3/31/2009	
PA17-02	7/17/2008		6/30/2008	7/17/2010		3/31/2009	
PA17-03	7/17/2008		6/30/2008	7/17/2010		3/31/2009	
PA17-04	7/17/2008		6/30/2008	7/17/2010		3/31/2009	
PA17-05	7/17/2008		6/30/2008	7/17/2010		3/31/2009	
1406 Operations	7/17/2008		6/30/2008	7/17/2010		3/31/2009	
1408 Mgmt. Improvements	7/17/2008		6/30/2008	7/17/2010		3/31/2009	
1410 Administration	7/17/2008		6/30/2008	7/17/2010		3/31/2009	
1430 Fees and Costs	7/17/2008		6/30/2008	7/17/2010		3/31/2009	
1475 Nondwelling Equipment	7/17/2008		6/30/2008	7/17/2010		3/31/2009	
1495 Relocation	7/17/2008		6/30/2008	7/17/2010		3/31/2009	