

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>Housing Authority of the County of Clallam</u> PHA Code: <u>WA004</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>7/1/2009</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>270</u> Number of HCV units: <u>399</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
					PH HCV
	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	<p>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:</p> <p style="text-align: center;"><u>Vision Statement</u></p> <p>Every citizen of Clallam County has access to safe affordable housing.</p> <p style="text-align: center;"><u>Mission Statement</u></p> <p>The mission of the Housing Authority of the County of Clallam is to promote affordable housing and foster effective partnerships that benefit the community.</p> <p style="text-align: center;"><u>Core Values</u></p> <p style="text-align: center;">COMBINING EFFICIENCY WITH INTEGRITY</p> <p>Values play an important role in the work we do, inspiring us to serve our clients with the highest degree of integrity and compassion.</p> <p>Our ETHICAL FRAMEWORK governs everything we do at the Housing Authority of the County of Clallam. That framework includes a commitment to ethical practice and accountability, fair treatment of all persons and a firm belief in taking a stand on social issues.</p> <p>As stewards of the public trust we will pursue our mission through:</p> <ol style="list-style-type: none"> 1. Teamwork and Collaboration 2. Quality Service 3. Recognition and Respect for Cultural Differences 4. Innovation, and 5. Long-Term Sustainability 				
5.2	<p>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.</p> <p><u>Update on Goals from Previous Annual Plan</u></p> <ol style="list-style-type: none"> 1. Develop comprehensive resident services program - A comprehensive resident services program exists in our senior/disabled complexes. The existing Resident Opportunities and Self-Sufficiency grant term ends in 2009. We will reapply for the ROSS grant to strive to continue this program. 				

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2. Increase participation in outlying areas of the county - Through the administration of the Homelessness Grant Assistance Program (HGAP - funded by the State of Washington), the HACC has been successful in increasing participation in West Clallam County. Through HGAP, we have been able to open the West End Housing Resource Center. Those in need of housing can go to this central location for emergency assistance, short-term rental assistance, security deposit assistance, and referral for permanent affordable housing. In addition we coordinate with West End Outreach's housing programs to make sure we are providing effective assistance to those in need. In addition, HACC has partnered with Serenity House of Clallam County to construct 14 units of permanent supportive housing in Forks for chronically mentally ill persons. This is scheduled to be completed by Spring, 2010.
3. Expand Section 8 Homeownership Program by five families - The housing market has made this difficult (affordability); however, we were successful in adding 2 families to the program this year.
4. Reduce average unit turnover time - We have successfully reduced the average unit turnover to less than 20 days.
5. Preservation of existing affordable housing properties – we have completed the acquisition and rehabilitation of one USDA-RD complex and are currently in the middle of renovation of a second.

Current Strategic Plan Elements

➤ **Redevelopment**

Much HACC housing was built between 1941 and the early 1980's. Even the newest housing is now approaching 20 years old. The result is an aging portfolio with some functional obsolescence and large and escalating capital needs. We must maximize our effectiveness in achieving our mission by making the best use of our real estate assets.

- Begin to plan for the redevelopment of Mt. Angeles View in order to renew obsolete housing and infrastructure.
- Focus Public Housing Capital Funds on senior/disabled sites to invest in the structures and extend the long-term life of the projects.
- Begin to plan for the redevelopment of Homestead Apartments in order to renew the portion of the project with obsolete units.
- Begin to plan for the redevelopment of Sunbelt Apartments in order to replace this obsolete project with a plan that maximizes the site's density potential.

Involve current residents in the planning process and continue to meet their housing needs. Create redevelopment plans for well-designed, mixed-income neighborhoods that relate to the surrounding neighborhoods and leverage the site's value.

➤ **Acquisition and Development**

DEVELOP OPPORTUNITIES FOR THE CREATION AND PRESERVATION OF AFFORDABLE, APPROPRIATE AND SUSTAINABLE HOUSING.

- Insure preservation of USDA-Rural Development projects by acquiring and rehabilitating existing rent assisted projects.
- By 2012, increase the number of affordable housing units owned or managed by HACC by 100.
- Actively seek public and private funding for homeownership programs.
- Investigate opportunities for land banking.
- Encourage the development of affordable housing units by other non-profit or for profit corporations.

➤ **Partnerships**

CREATE NEW PARTNERSHIPS AND ENHANCE EXISTING ONES WITH SOCIAL SERVICE PROVIDERS, LANDLORDS AND STATE AND LOCAL GOVERNMENT TO INCREASE ACCESS TO RESOURCES FOR HACC RESIDENTS.

- Establish and maintain a high-level of contact, liaison and sharing of information with the broad community to facilitate general awareness of housing issues and the role that HACC plays in this area.
- Build new partnerships to identify and bridge gaps in housing-related services.
- Regularly conduct outreach to recruit and educate private landlords on the Housing Choice Voucher Program.

➤ **Fiscal Sustainability**

Identify and implement operating efficiencies and funding opportunities in order to maintain and expand HACC's long-term service delivery capacity with a balanced operating budget.

- Diversify agency portfolio to reduce dependence on federal funding.
- Pursue mixed-income development opportunities.
- Streamline maintenance operations in an effort to enhance and improve stock as well as decreasing administrative costs.

➤ **Management Systems**

Demonstrate the qualities of a superior management organization with regard to staff development, accounting procedures, asset management, technology, and communication.

- Align accounting and organizational structures to ensure responsible and cost-effective use of the public and private resources entrusted to HACC, meet commitments to funders, and reduce financial risk.
- Create and maintain a working environment where employees are supported in meeting HACC's expectations and in their commitment to HACC's mission and values.
- Invest in professional development to support staff competency levels.
- Invest in technology to improve efficiency.

6.0

PHA Plan Update

- (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

Due to the changes to the form HUD-50075 implemented in 2009, this plan is entirely different than previous plans. Please read the plan carefully.

- (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.

The public may obtain a copy of the Housing Authority of the County of Clallam’s 5-Year and Annual Plan at our administrative offices at:
 2603 S. Francis Street
 Port Angeles, WA 98362

Plan Elements

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.
 Please refer to the agency’s Public Housing Admissions and Continued Occupancy Plan (ACOP), Chapters 3 and 4. The entire ACOP is included as Attachment B (Word document file: WA004B13) to this plan.

2. Financial Resources – Prior Year Audited Financial Statements can be obtained from the State of Washington, State Auditor’s Office Website at www.sao.wa.gov or by request from our central administrative offices at 2603 S. Francis Street, Port Angeles, WA 98362. Current Year financial resources anticipated to be available are:

a.	Federal Grants	
	Public Housing Operating Fund AMP WA004000001	\$ 279,964
	Public Housing Operating Fund AMP WA 004000002	\$ 266,221
	Public Housing Capital Fund '08	\$ 503,998
	Section 8 Housing Choice Voucher Program	\$2,067,300
	FSS Coordinator Grant	\$ 46,157
	FSS Homeownership Coordinator Grant	\$ 46,157
	USDA Rural Development 523 Technical Assistance Grant (60% of \$477,640 2-year grant)	\$ 286,584
	Self-Help Opportunity Program earmark FY07 (pass thru from Community Frameworks)	\$ 90,000
	Self-Help Opportunity Program earmark FY08 (pass thru from Community Frameworks)	\$ 120,000
b.	Prior Year Federal Grants (unobligated funds only)	
	Capital Fund 2007	\$ 217,042
c.	Dwelling Unit Rental Income	
	Public Housing AMP WA004000001	\$ 202,732
	Public Housing AMP WA004000002	\$ 380,716
	USDA-RD Project – Wildwood Terrace (includes USDA 515 Rental Assistance)	\$ 362,880
	USDA-RD/HUD Project – Peninsula Apartments (includes S8 assistance)	\$ 260,928
	Homestead Apartments	\$ 137,010
	Sunbelt Apartments	\$ 71,825
	Olympic Vista Rental Income (Market Rate 4-plex)	\$ 31,800
d.	Other income	
	State Tenant-Based Rental Assistance Grant	\$ 250,000
	HGAP Grant – Clallam County	\$ 149,987
	Clallam County Affordable Housing Fund	\$ 25,000
	WA Operating & Maintenance Fund (Sunbelt Apartments)	\$ 17,447
	ESTIMATED TOTAL RESOURCES	\$5,813,748

3. Rent Determination
 Please refer to the agency’s Public Housing Admissions and Continued Occupancy Plan (ACOP), Chapter 6 and Section 8 Housing Choice Voucher Administrative Plan, Chapter 6 for policies governing rents charged for public housing and Housing Choice Voucher units. The entire ACOP is included as Attachment B (Word document file: WA004B13) to this plan. In addition, the entire Administrative Plan is included as Attachment C (Word document file WA004C13) to this plan.

4. Operations & Management
 Rules, standards and policies that govern maintenance management of housing owned, assisted, or operated by HACC are outlined in the HACC’s Housing Manager’s Procedures Manual and Maintenance Work Plan. These documents are available by request at the agency’s administrative offices at 2603 S. Francis Street, Port Angeles, WA 98362

5. Grievance Procedures
 Agency Grievance Procedures exists for each eligible program. For example, the Public Housing Admissions and Continued Occupancy Plan (ACOP), Chapter 14 and Section 8 Housing Choice Voucher Administrative Plan, Chapter 16 govern respective program grievance procedures. The entire ACOP and Administrative Plan are included as attachments B (Word document file: WA004B13) and C (Word document file: WA004C13) to this plan. Copies of grievance procedures for respective properties are given to each participant at move-in or beginning of participation and are also available by request at the agency’s administrative offices at 2603 S. Francis Street, Port Angeles, WA 98362.

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6. Designated Housing for Elderly and Disabled Families.

The PHA has not designated or applied for approval to designate nor does the HACC plan to apply to designate any public housing occupancy for only by the elderly families or only by families with disabilities.

7. Community Service and Self-Sufficiency

a. Public Housing Residents – The HACC has adopted policies and practices to enhance the economic and social self-sufficiency of assisted families by:

- adopting a preference for admission for families working or attending school
- Working with Public Housing residents interested in Homeownership by providing housing counseling needed to qualify for HACC's Self-Help Housing and/or Section 8 Homeownership programs.
- Treatment of income changes in accordance with HUD requirements for disallowance of earned income for prescribed time periods.

The HACC's policy governing Community Service requirements for Public Housing Residents is located in the Admissions and Continued Occupancy Policy, Chapter 11. The full text of this policy is included in Attachment B (Word document: WA004b13).

b. Section 8 Housing Choice Voucher Participants – HACC has two full-time staff dedicated to the Family Self-Sufficiency Program. This program works with participants to provide case management services and housing counseling services designed to assist participants identifying and achieving educational and career goals. The Program's goal is to help families become independent and free of the need for government assistance. This program includes a component that places funds in escrow for eligible families and a component that provides assistance utilizing Housing Choice Vouchers for Homeownership, rather than just rental assistance. The FSS Case Managers works closely with other local social service agencies to individualize each case management plan.

c. Section 3 participation – the HACC encourages subcontractors to participate in the HUD Section 3 Program which provides employment for low income housing participants.

8. Safety and Crime Prevention (public housing only)

The PHA's plan for safety and crime prevention to ensure the safety of public housing residents include:

- a. Need for measures to ensure the safety of public housing residents – Observation of some lower-level crime and vandalism, resident reports (and surveys), employee reports and police contacts all indicate that it is prudent to take actions to observe safety of residents.
- b. Description of Crime Prevention Activities Conducted by HACC -
- a. Port Angeles Police & Fire Departments - HACC staff and residents meet annually with the Port Angeles Police and Fire Department to go over basic safety, neighborhood watch techniques, and to discuss any ongoing issues regarding safety, crime prevention and/or security. During this meeting staff and residents have the opportunity to ask questions and lodge complaints. In addition, HACC staff make regular contact with local law enforcement officials when there is suspected criminal activity. A log of these contacts is kept for reporting purposes.
 - b. Resident Advisory Board and Resident Councils – Three out of four of the HACC public housing sites have Resident Councils. Each of these councils meets at least monthly to discuss issues, community room scheduling, and ongoing or special activities. Each council appoints a representative and an alternate to the Housing Authority's Resident Advisory Board. The Resident Advisory Board meets monthly with representatives of the Housing Authority to assist in developing priorities for programs, provide feedback and work out any ongoing property management or security issues.
 - c. Boys & Girls Club – The family public housing site, Mt. Angeles View, has an on-site Boys and Girls Club located in 4 units that have been taken off line for that purpose. The Club is open to residents of Mt. Angeles View as well as other children in the community. Resident dues are subsidized by the Club. Activities sponsored by the club provide local kids and teens positive and productive activities.
 - d. Headstart Center – The family public Housing Site, Mt. Angeles View has an on-site Head Start early learning center. Pre-K children living in the neighborhood have the opportunity to participation in educational opportunities that are designed to get them ready for Kindergarten.
 - e. Campfire Girls Program - The local chapter of Campfire provides an on-site program for girls through our Family Initiatives Center.
 - f. Family Circles Program - Lutheran Community Services assists in the operation of the Family Initiatives Center at Mt. Angeles View. Family activities are schedule at the Center, including: parenting classes, family game night, etc. In addition a computer lab is available during programmed hours.

9. Pets

The agency's Pet Policy allows pets within certain guidelines. The complete policy is contained in the Public Housing Admissions and Continued Occupancy Plan (ACOP), Chapter 10. The complete policy is available for review in the HACC's administrative office at 2603 S. Francis Street, Port Angeles, WA 98362. ACOP is included as Attachment B (Word document file: WA004B13) to this plan.

10. Civil Rights Certification

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Regulated Regulations. Please see attached.

11. Fiscal Year Audit

The most recent fiscal year audit is available for review at the HACC's administrative offices, 2603 S. Francis Street, Port Angeles, WA 98362 or on-line at www.sao.gov.

12. Asset Management

Although HUD exempts PHA's with 400 or fewer public housing units from transitioning to asset management, HACC voluntarily converted to an Asset Management model in fiscal year 2008. This is due, in part, to the fact that HACC operates many non-HUD projects that were already being managed using an Asset Management model. Conversion required that HACC fully meet seven criteria:

Project-Based Budgeting and Accounting – The PHA's Board has approved an operating budget for each project that reasonably reflects the anticipated revenues and expenses for the project. These budgets are inclusive of all central office charges, including management fees, fees for centralized services, etc. HACC produces monthly operating statements for each project that contain the revenues and expenses of each project compared against budgeted levels, including all fees and charges from the central office cost center.

Project-Based Management – Property Management services are provided directly by HACC staff and are provided in the best interest of the project, considering such factors as needs, cost, and responsiveness, relative to local market standards.

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Asset Management, continued

Central Office Cost Center – all management fees charged to properties are reasonable. In the case of Public Housing units, fees are charged in accordance with HUD standards for Public Housing. In all other cases, fees are charged based on local market standards. The Cost Center is operated with a fee-for-service approach through allowable fees and other permitted reimbursements from its Public Housing and Housing Choice Voucher Programs, as well as revenue generated from non-public housing programs (i.e. property or program management and development fees).

Review of Project Performance –HACC will periodically review information regarding the financial, physical, and management performance of each project and identify non-performing properties. For any projects that are identified as non-performing, HACC will develop a management plan that includes a set of recommendations and measurable goals that effectively address the area(s) of non-performance. HACC may choose to use third-party evaluators to make these determinations and develop recommendations.

Long-term Capital Planning – The HACC will maintain at least a five-year capital plan for each project that is realistic in terms of expected revenue sources, market, tenancy, and project needs. In most cases, capital plans will be for a 20-year period to insure the long-term viability of each project.

Risk Management Responsibility Related to Regulatory Compliance – HACC will comply with HUD and other regulatory agency requirements for each program. Compliance will be monitored through supervisory inspections and file audits.

13. Violence Against Women Act (VAWA)

HACC will provide all applicants, tenants, and participants with notification of their protections and rights under VAWA at the time of admission and at annual reexamination. The notice will explain the protections afforded under the law, inform the participant of confidentiality requirements, and provide contact information for local victim advocacy groups or service providers. The PHA will include in all assistance termination notices a statement explaining assistance termination protection provided by VAWA. HACC will also inform Housing Choice Voucher property owners and managers of their screening and termination responsibilities related to VAWA utilizing the following means: day to day interactions with owners and managers, inserts in HAP payments, owner workshops, orientations, and/or newsletters, signs in the PHA lobby, and/or mass mailings which include model VAWA certification forms.

7.0

Hope VI Mixed Finance Modernation or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.

The HACC plans to explore the possibility of a redevelopment plan for our Family Public Housing site (AMP WA004000001). The existing site totals 100 units but has the potential under zoning regulations to have 234 units. A “Master Plan” will be developed for the property which may include the demolition or disposition of units, conversion of units to tenant-based assistance, homeownership, and project-based Vouchers. It is anticipated that the application process will begin in HACC’s Fiscal Year 2009.

8.0

Public Housing Capital Improvements and Five-Year Plan

With respect to public housing projects owned and operated by the HACC, the HACC has developed the required Capital Fund Program Plan to ensure the long-term physical and social viability of public housing projects. Required Forms are attached to this plan as Exhibit A (word document file: WA004a013).

Public Housing Capital Fund Finance Program (CFFP)

The HACC will not pledge any of its Public Housing Capital Funds to repay debt incurred to finance capital improvements until and unless we have a HUD-approved plan to do so. It is anticipated that this may occur as a part of the redevelopment plan described under Section 7.0 above.

9.0

Housing Needs

Housing Needs of the HACC’s jurisdiction are reflected in the following statistics:

Public Housing Waiting List

<i>Household Income at or below 30% of median income</i>	243	<i>households</i>
<i>House Income between 30% and 50% of median income</i>	53	<i>households</i>
<i>Household Income between 50% and 80% of median income</i>	13	<i>households</i>

Characteristics by BR size

<i>1 BR</i>	138
<i>2 BR</i>	130
<i>3BR</i>	35
<i>4 BR</i>	6

Characteristics by Race/Ethnicity

<i>American Indian</i>	29
<i>Black</i>	6
<i>White</i>	191
<i>AsianPac. Islander</i>	1
<i>Latino</i>	8

Section 8 Waiting List

<i>Household Income at or below 30% of median income</i>	62	<i>households</i>
<i>House Income between 30% and 50% of median income</i>	26	<i>households</i>

Characteristics by Race/Ethnicity

<i>American Indian</i>	8
<i>Black</i>	2
<i>White</i>	78
<i>Asian</i>	0
<i>Latino</i>	1

Special Needs Characteristics

<i>Elderly</i>	6
<i>Near Elderly</i>	0
<i>Handicapped/Disabled</i>	33

2008 Clallam County Point-in-Time Homeless Count

354 – Single Adults
367 – Families with Children

9.1	<p>Strategy for Addressing Housing Needs. The Housing Authority will follow the strategic plan outlined in Section 5.2 of this Plan. In addition, we will use strategies outlined in the Clallam County 10-year Plan to End Homelessness. A copy of the 10-year plan can be obtained on Clallam County's website at www.clallam.net.</p>
10.0	<p>Additional Information</p> <ul style="list-style-type: none"> (a) Progress in Meeting Mission and Goals. See 5.2 above. (b) Significant Amendment and Substantial Deviation/Modification Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the PHA that fundamentally change the mission, goals, objectives, or plans of the Agency and which require formal approval of the Board of Commissioners. (c) Resident Comment – the Housing Authority met with each of our resident councils and the resident advisory board to solicit comments on the proposed plan. Resident comments were limited to the capital fund portion of the plan. Resident requests included new blinds, additional landscaping, and some additional site modifications for increased handicapped accessibility. All of the things outlined by the tenants are in the 5-year capital plan that is proposed.
11.0	<p>Required Submission for HUD Field Office Review</p> <p>Required Certifications for this Annual Plan submission are attached to this plan and have been submitted to the Seattle HUD office as required.</p>

CAPITAL FUND PROGRAM TABLES START HERE

2009 Original Annual Statement 2009Hud.doc with 5yr.

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of Clallam County		Grant Type and Number Capital Fund Program Grant No: WA19P00450109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009 worksheet
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations 20%	100,799.60		0	0
3	1408 Management Improvements Soft Costs	45,799.20		0	0
	Management Improvements Hard Costs	3,000.00		0	0
4	1410 Administration	50,399.80		0	0
5	1411 Audit			0	0
6	1415 Liquidated Damages			0	0
7	1430 Fees and Costs	17,999.40		0	0
8	1440 Site Acquisition			0	0
9	1450 Site Improvement	32,000.00		0	0
10	1460 Dwelling Structures	149,000.00		0	0
11	1465.1 Dwelling Equipment—Nonexpendable	64,000.00		0	0
12	1470 Non-dwelling Structures	24,000.00		0	0
13	1475 Non-dwelling Equipment	17,000.00		0	0
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0		0	0
16	1492 Moving to Work Demonstration	0		0	0
17	1495.1 Relocation Costs	0		0	0
18	1499 Development Activities	0		0	0
19	Annual Grant Total	503,998.00		0	0
	Amount of line XX Related to LBP Activities	0			
	Amount of line XX Related to Section 504 compliance	0			
	Amount of line XX Related to Security –Soft Costs	0			
	Amount of Line 13 related to Security-- Hard Costs	17,000.00			
	Amount of line XX Related to Energy Conservation Meas.	0			
	Collateralization Expenses or Debt Service	0			

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of Clallam County		Grant Type and Number Capital Fund Program Grant No: WA19P00450109 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
AMP 001								
PH - Family								
4-2	Landscape, Re-stripe parking lots		1450		7,000.00			
	Floors in Bathrooms, Kitchens		1460		20,000.00			
	Painting		1460	Force Acct	9,000.00			
	Interior Doors		1460	Force Acct.	11,300.00			
	Vinyl Siding		1460		12,000.00			
	Ranges, Refrigerators, Blinds		1465		3,000.00			
4-3	Landscape, Re-stripe Parking Lots		1450		7,000.00			
	Sidewalk Improvements		1450		6,000.00			
	Remodel Bathrooms		1460		10,000.00			
	Vinyl Siding Replacement		1460		7,700.00			
	Interior Painting		1460	Force Acct.	2,000.00			
	Ranges, Refrigerators, Blinds		1465		3,000.00			
4-4	Landscape, Re-stripe Parking Lots		1450		3,000.00			
	Sidewalk Improvements		1450		3,000.00			
	Flooring Replacement		1460		18,000.00			
	Ranges, Refrigerators, Blinds		1465		3,000.00			
AMP001-Wide	A&E for Redevelopment Plan		1430		17,999.40			
	TOTAL AMP 001				142,999.40			

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of Clallam County		Grant Type and Number Capital Fund Program Grant No: WA19P00450109 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	
AMP002								
PH – Sr/Disabled								
4-5	Paint Interior Halls/Install Cove Base		1460	Force Acct	27,000.00			
Manor	Elevator Controls		1460		8,500.00			
	Community Room Furniture/Dishwasher		1465		15,000.00			
	Laundry Equipment		1465		2,500.00			
	Smoking Shed		1470		8,000.00			
	Security Equipment		1475		5,000.00			
4-6	Landscaping/Fencing		1450		3,000.00			
Villa	Paint Interior Halls/Install Cove Base		1460	Force Acct	15,500.00			
	Community Room Furniture		1465		6,500.00			
	Refrigerators/Stoves/Blinds		1465		15,000.00			
	Laundry Equipment		1465		8,000.00			
	Smoking Shed		1470		8,000.00			
	Security Equipment		1475		5,000.00			
4-7	Landscape/Fencing		1450		3,000.00			
Terrace	Floors/Bath/Closet Doors		1460		8,000.00			
	Laundry Equipment		1465		8,000.00			
	Smoking Shed		1470		8,000.00			
	Security Equipment/Elevator		1475		7,000.00			
	TOTAL AMP 002				161,000.00			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Housing Authority of Clallam County		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1 2009	Work Statement for Year 2 FFY Grant: PHA FY:2010	Work Statement for Year 3 FFY Grant: PHA FY:2011	Work Statement for Year 4 FFY Grant: PHA FY:2012	Work Statement for Year 5 FFY Grant: PHA FY:2013
	Annual Statement				
AMP 001		123,700.00	166,700.00	144,500.00	228,935.00
AMP002		201,300.00	158,300.00	186,500.00	102,065.00
Agency-Wide – Operations		100,000.00	100,000.00	100,000.00	100,000.00
Agency-Wide – Management Improvements		29,000.00	29,000.00	29,000.00	29,000.00
Agency Wide – Administration		50,000	50,000.00	50,000.00	50,000.00
Total CFP Funds (Est.)		504,000	504,000	510,000	510,000
Total Replacement Housing Factor Funds					

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

Activities for Year 1 2009	Activities for Year : 2 FFY Grant: 2010 PHA FY:			Activities for Year: 3 FFY Grant: 2011 PHA FY:		
	AMP 001			AMP 001		
See	MT. ANGELES VIEW			MT ANGELES VIEW		
Annual	PH-FAMILY			PH-FAMILY		
Statement	4-2	Floors	5,000.00	4-2	Bathrooms	5,000.00
		Ranges, Refrigerators	2,000.00		Vinyl Siding/Foundation Repair	5,000.00
		Vinyl Siding	5,000.00		Floors	5,000.00
					Kitchens	5,000.00
	4-3	Vinyl Siding	5,000.00	4-3	Exterior Paint	6,000.00
		Floors	4,000.00		Floors, Bath/Kitchens	5,000.00
	4-4	Drainage	2,000.00	4-4	Landscape/Sidewalks	5,000.00
		Floors	5,000.00		Floors	5,000.00
	AMP 001-WIDE	Architectural/ Engineering for Redevelopment	95,700.00	AMP 001-WIDE	Architectural/ Engineering for Redevelopment	125,700.00
		TOTAL AMP 001	123,700.00		TOTAL AMP 001	166,700.00

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

Activities for Year 1 2009	Activities for Year : <u>2</u> ____ FFY Grant: 2010 PHA FY:			Activities for Year: <u>3</u> ____ FFY Grant: 2011 PHA FY:		
	AMP 002			AMP 002		
	PH-Sr./Disabled			PH-Sr./Disabled		
See Annual Statement	4-5 Manor	Landscaping	3,000.00	4-5 Manor	Landscaping	4,000.00
		Interior Paint	6,000.00		Community Room Furn.	1,000.00
		Hallway Tile	20,000.00		Ceiling Tiles	8,000.00
		Upgrade Card Entry	8,000.00		Floors	10,000.00
					Security/Intercom	10,500.00
	4-6 Villa	Landscaping	10,000.00		Fire Sprinkler Upgrade	10,000.00
		Community Room Furn	2,000.00			
		Heaters/Ventilation	10,000.00	4-6 Villa	Landscaping	7,000.00
		Card Entry upgrade	5,000.00		Remodel Elevator Car	13,000.00
		Security Equipment	5,000.00		Paint Halls/Apts	5,500.00
					Kitchens	14,800.00
	4-7 Terrace	Landscaping	3,000.00		Floors	5,000.00
		Apartment Carpet	30,000.00		Fire Sprinkler Upgrade	5,000.00
		Handicap Upgrades	55,300.00		Security / Lighting	4,000.00
		Card Entry Upgrade	5,000.00		Intercom System	5,000.00
		Apartment Balconies	35,000.00			
		Security Equipment	4,000.00	4-7 Terrace	Landscaping	3,000.00
					Paint Apartments	4,000.00
		AMP 002 TOTAL	201,300.00		Refrigerators/Ranges	32,500.00
					Fire Alarm System	6,000.00
					Security/Lighting	4,000.00
					Intercom System	6,000.00
					AMP 002 TOTAL	158,300.00

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

Activities for Year 1 2009	Activities for Year : 2 FFY Grant: 2010 PHA FY:			Activities for Year: 3 FFY Grant: 2011 PHA FY:		
See Annual	PHA-Wide 1406	Operations (20% - transferred to AMPS)	100,000.00	PHA-Wide 1406	Operations (20% - transferred to AMPS)	100,000.00
Statement	1408	Mgmt Imp – Training CFP Personnel	4,000.00	1408	Mgmt Imp – Training CFP Personnel	4,000.00
	1408	Mgmt Imp – Resident Initiatives Sal/Ben	25,000	1408	Mgmt Imp – Resident Initiatives Sal/Ben	25,000
	1410	Administration (10% transferred to COCC)	50,000	1410	Administration (10% transferred to COCC)	50,000
		TOTAL PHA-WIDE	179,000		TOTAL PHA-WIDE	179,000
		TOTAL FFY 2010 ESTIMATEDGRANT	504,000		TOTAL FFY 2011 ESTIMATEDGRANT	504,000

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

Activities for Year 1 2009	Activities for Year : 4 FFY Grant: 2012 PHA FY:			Activities for Year: 5 FFY Grant: 2013 PHA FY:		
See Annual Statement	AMP 002 PH-Sr./Disabled			AMP 002 PH-Sr./Disabled		
	4-5 Manor	Landscaping/Fencing	29,000.00	4-5 Manor	Landscaping/Fencing	1,000.00
		Flooring	5,500.00		Interior Painting	1,000.00
		Exterior Maintenance	8,000.00		Hallway Tile	20,000.00
		Public Bathroom	5,000.00		Upgrade Card Entry	6,000.00
		Exterior Lights	4,500.00			
		Intercom/Security	9,000.00			
		Common Area Flooring	4,000.00			
		Handicap Acc Upgrade – Comm Room Doors	30,000.00			
	4-6 Villa	Landscaping/Parking	8,000.00	4-6 Villa	Landscape	5,000.00
		Sidewalk/Rear	5,000.00		Heaters/Bldg Vent.	8,000.00
		Lighting	4,000.00			
		Central Ventilation	2,000.00			
		Heating System	8,000.00			
	4-7 Terrace	Landscaping	3,000.00	4-7 Terrace	Landscaping	2,000.00
		Carpet – Apt.	8,000.00		Apartment Carpeting	30,000.00
		Elevator Upgrade	18,000.00		Apartment Balconies	29,065.00
		Power Entrance Doors	12,000.00			
		Window Replacement	10,000.00			
		Paint Apartments	4,000.00			
		Security/Lighting	9,500.00			
		AMP 002 TOTAL	186,500.00		AMP 002 TOTAL	102,065.00
	Note: Landscaping	May be done through	Force account labor			

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