



7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p><b>Disposition and Conversion of Public Housing:</b>  HASCO would like to convert family Public Housing to tenant-based vouchers and senior Public Housing to project-based vouchers in the future. A formal demonstration project proposal was submitted to HUD in 2004, but no response from HUD was received. In the coming year, HASCO will continue to explore the possibility of receiving HUD approval to voucher out Public Housing, including an application to HUD for disposition and conversion of the following Public Housing projects, along with an application for Section 8 vouchers for all of the units (253 units total):</p> <p>Alderwood, WA39-007, 5600 186th Pl SW, Lynnwood 98037 (25 units)  Cedar Grove, WA39-020, 7401 84th St NE, Marysville 98270 (28 units)  Centerwood, WA39-010, 712 Center Road, Everett 98204 (20 units)  East Terrace I and II, WA39-017 and WA39-020, 4201 214th St SW, Mountlake Terrace 98043 (26 units)  Maplewood, WA39-011, 1015 McDonald, Snohomish 98290 (15 units)  Millwood Estates, WA39-021, 16605 6th Ave W, Lynnwood 98036 (43 units)  North Terrace, WA39-005, 21401 52nd Ave W, Mountlake Terrace 98043 (12 units)  Pinewood, WA39-003 and WA39-008, 5720 200th Ave W, Lynnwood 98036 (25 units)  Robin Park, WA39-004, 19701 48th Ave W, Lynnwood 98036 (30 units)  Stevens Circle, WA39-006, 12326 24th Pl NE, Lake Stevens 98258 (19 units)  Scattered Sites, WA39-014 and WA39-015, 1020 120th St SW and 12102 11th Pl W, Everett 98204; 4306 92nd St NE and 7503 67th Ave NE, Marysville 98270; 15630 34th Pl W, Lynnwood 98037 (10 units)</p> <p>HASCO plans to provide tenant-based vouchers to all residents of Public Housing projects with the exception of Robin Park, where 30 of the vouchers will be project-based (see section below on Project-Based Vouchers).</p> <p><b>Homeownership:</b>  HASCO currently administers a Section 8 Homeownership program. This program allows families to receive a second mortgage that is paid with their voucher. Voucher recipients must meet the following criteria to participate:</p> <ol style="list-style-type: none"> <li>1. Family must have sufficient income to pay homeownership and other family expenses.</li> <li>2. Only 30-year fixed-rate mortgages are allowed.</li> <li>3. Homebuyers must contribute \$2,500 or 2% of the purchase price, whichever is greater. Additional funds may be received in a gift.</li> <li>4. Family must be a first-time homebuyer, i.e. has not owned a home in the last 3 years or is a displaced homemaker.</li> <li>5. Family must be able to document at least 2 years of employment in current line of work, unless elderly or disabled.</li> <li>6. Family must have 12 months of clean credit with no late payments, delinquencies, judgments, claims or bankruptcies. Any bankruptcy must have been discharged for at least 2 years. Any previous foreclosure must have a "SOLD" justification.</li> <li>7. Family must have reasonable expectation of future income growth, unless elderly or disabled.</li> </ol> <p>This year, HASCO will undertake the following actions to implement the program:</p> <ol style="list-style-type: none"> <li>1. Continued referrals to HomeSight.</li> <li>2. Continued information to Section 8 participants of homeownership opportunities.</li> <li>3. Continued participation in the United Way Individual Development Accounts Collaborative and the homeownership option.</li> <li>4. Continued work with Family Self Sufficiency clients on homeownership.</li> </ol> <p>In addition to Section 8 Homeownership, HASCO provides affordable homeownership opportunities at 3 manufactured housing communities in Snohomish County: Thomas Place, the Squire and Kingsbury East. HASCO has partnered with BECU to provide financing and HomeSight to provide purchase assistance and homeownership counseling.</p> <p><b>Project-Based Vouchers:</b> HASCO plans to project-base tenant-based Section 8 vouchers in the coming year at the following projects:</p> <ol style="list-style-type: none"> <li>1. Center House: Project base up to 10 vouchers for the existing set-aside units with supportive services.</li> <li>2. Tall Firs (acquisition): Project base up to 40 vouchers. 25% rule will not apply because population served (homeless veterans) will receive supportive services.</li> <li>3. Stillaguamish I &amp; II (acquisition): Project base up to 83 units. 25% rule will not apply because project serves elderly and disabled residents.</li> <li>4. Robin Park: Project base up to 30 units. 25% rule will not apply because project serves elderly and disabled residents.</li> </ol> <p>In addition, HASCO may consider project basing vouchers at other developments if it is necessary for the feasibility of financing project operations.</p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> 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>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> 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>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <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><b>Housing Needs.</b> 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><i>N/A – HASCO is a high-performing PHA completing its Annual Plan Update.</i></p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p><i>N/A – HASCO is a high-performing PHA completing its Annual Plan Update.</i></p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p><i>N/A – HASCO is a high-performing PHA completing its Annual Plan Update.</i></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>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> 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>

# Annual Statement/Performance and Evaluation Report

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

<b>PHA Name: Housing Authority of Snohomish County</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: WA19P039501-09 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2009</b>
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**Original Annual Statement Reserve for Disasters/Emergencies**     **Revised Annual Statement (revision #)**

**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	0	0.00	0.00	0.00
2	1406 Operations (Extraordinary Maintenance)	61,727	0.00	0.00	0.00
3	1408 Management Improvements	27,777	0.00	0.00	0.00
4	1410 Administration	30,864	0.00	0.00	0.00
5	1411 Audit	8,200	0.00	0.00	0.00
6	1415 Liquidated Damages		0.00	0.00	0.00
7	1430 Fees and Costs	1,150	0.00	0.00	0.00
8	1440 Site Acquisition	0	0.00	0.00	0.00
9	1450 Site Improvement	27,186	0.00	0.00	0.00
10	1460 Dwelling Structures	111,728	0.00	0.00	0.00
11	1465.1 Dwelling Equipment--Nonexpendable	0	0.00	0.00	0.00
12	1470 Nondwelling Structures	32,270	0.00	0.00	0.00
13	1475 Nondwelling Equipment	500	0.00	0.00	0.00
14	1485 Demolition	0	0.00	0.00	0.00
15	1490 Replacement Reserve	0	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0	0.00	0.00	0.00
17	1495.1 Relocation Costs	0	0.00	0.00	0.00
18	1499 Development Activities	0	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0	0.00	0.00	0.00
20	1502 Contingency	15,432	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	308,634	0.00	0.00	0.00
22	Amount of line 21 Related to LBP Activities	0	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 compliance	10,000	0.00	0.00	0.00
24	Amount of line 21 Related to Security – Soft Costs	0	0.00	0.00	0.00
25	Amount of Line 21 Related to Security – Hard Costs	0	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures	58,456	0.00	0.00	0.00

Signature of Executive Director and Date

Signature of Public Housing Director/office of Native American Programs Administrator and Date

X

X

1- To be completed for the Performance and evaluation report or a Revised annual Statement

2- To Be completed for the Performance and Evaluation Report

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replaceent Housing Factor (CFP/CFPRHF)

### Part II supporting Pages

PHA Name: Housing Authority of Snohomish County		Grant Type and Number Capital Fund Program Grant No: WA19P039501-09 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	
WA39-004 Robin Park 30 Units			30					
	Concrete Repairs	1450		\$5,186				
	Tree Removal	1450		\$4,000				
	Landscaping	1450		\$6,000				
WA39-005 North Terrace 12 Units			12					
	Window Replacement	1460		\$22,000				
	Landscaping	1450		\$6,000				
	Laundry Room	1470		\$2,270				
WA39-006 Stevens Circle 19 Units			19					
	Gutters & Downspouts	1460		\$5,000				
WA39-007 Alderwood 25 Units			25					
	Carpet & Vinyl Replacement	1460		\$20,000				
	Community Room Renovations	1470		\$15,000				
	Exterior Painting	1460		\$33,728				
	Dumpster Enclosure	1460		\$6,000				

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replaceent Housing Factor (CFP/CFPRHF)

### Part II supporting Pages

PHA Name: Housing Authority of Snohomish County		Grant Type and Number Capital Fund Program Grant No: WA19P039501-09 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	
WA39-008 WA39-003 Pinewood 25 Units			25					
	Concrete Repairs	1450		\$6,000				
WA39-010 Centerwood 20 Units	None		20					
WA39-011 Maplewood 15 Units	None		15					
WA39-014 Scattered Sites 6 Units	None		6					
WA39-015 Scattered Sites 4 Units			4					
	Exterior Painting - 125	1460		\$5,000				
	New Siding - 125	1460		\$20,000				
WA39-017 East Terrace I 26 Units	None		26					



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

<b>PHA Name:</b> Housing Authority of Snohomish County		<b>Grant Type and Number</b> Capital Fund Program Grant No: WA19P039501-09 Replacement Housing Factor Grant No:					<b>Federal FY of Grant: 2009</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
WA39-004 Robin Park	9/17/2011			9/16/2013				
WA39-005 North Terrace	9/17/2011			9/16/2013				
WA39-006Stevens Circle	9/17/2011			9/16/2013				
WA39-007 Alderwood	9/17/2011			9/16/2013				
WA39-008 Pinewood	9/17/2011			9/16/2013				
WA39-010 Centerwood	9/17/2011			9/16/2013				
WA39-011 Maplewood	9/17/2011			9/16/2013				
WA39-014 Scattered Site	9/17/2011			9/16/2013				
WA39-015 Scattered Site	9/17/2011			9/16/2013				
WA39-017 East Terrace I	9/17/2011			9/16/2013				
WA39-019 Cedar Grove	9/17/2011			9/16/2013				
WA39-020 East Terrace II	9/17/2011			9/16/2013				
Resident Resource Coordinator	9/17/2011			9/16/2013				
Resident Training Program	9/17/2011			9/16/2013				
Maintenance Mgmt. Training	9/17/2011			9/16/2013				
Maintenance Skills Training	9/17/2011			9/16/2013				
Staff Salaries	9/17/2011			9/16/2013				
Staff Benefits	9/17/2011			9/16/2013				
Advertisement	9/17/2011			9/16/2013				
Permit Fees	9/17/2011			9/16/2013				
Contingency	9/17/2011			9/16/2013				
Non-dwelling Equipment	9/17/2011			9/16/2013				

**Capital Fund Program Five -year Action Plan**  
**Part I: Summary**

PHA Name: Housing Authority of Snohomish County		<input checked="" type="checkbox"/> <b>Original 5-year Plan</b> <input type="checkbox"/> <b>Revision No:</b>			
Development Number/Name/HA- Wide	Year 1 2008	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2011	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2012	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2013
	Annual Statement				
WA39-004 Robin Park		30,000	0	110,000	75,000
WA39-005 North Terrace		21,000	5,000	20,000	8,000
WA39-006 Stevens Circle		35,000	0	30,000	5,000
WA39-007 Alderwood		17,000	24,456	0	5,000
WA39-008 Pinewood		28,184	95,000	11,184	0
WA39-010 Centerwood		30,000	10,000	0	25,000
WA39-011 Maplewood		10,000	10,000	0	8,000
WA39-014 Scattered Site		0	0	0	25,184
WA39-015 Scattered Site		0	0	0	0
WA39-017 East Terrace I		0	5,000	0	20,000
WA39-019 Cedar Grove		0	11,728	0	0
WA39-020 East Terrace II		0	10,000	0	0
Physical Improvements Subtotal		171,184	171,184	171,184	171,184

**Capital Fund Program Five -year Action Plan  
Part I: Summary**

PHA Name: Housing Authority of Snohomish County					<input checked="" type="checkbox"/> <b>Original 5-year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA- Wide	Year 1 2008	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2011	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2012	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2013	
	Annual Statement					
<b>HA-Wide</b>						
Management Improvements		27,777	27,777	27,777	27,777	
HA-Wide Nondwelling Structures and Equipment						
Administration		30,864	30,864	30,864	30,864	
Other		17,082	17,082	17,082	17,082	
Operations (Extraordinary Maintenance)		61,727	61,727	61,727	61,727	
CFP Funds Listed for 5-year planning		137,450	137,450	137,450	137,450	
Replacement Housing Factor Funds						

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

Activities For Year 1	Activities for Year 2 FFY Grant: 2009 PHA FY: 2010			Activities for Year 3 FFY Grant: 2010 PHA FY: 2011		
2008	Development Name/Number	Major Work Catagories	Estimated Cost	Development Name/Number	Major Work Catagories	Estimated Cost
See	WA39-004 Robin Park 30 Units			WA39-004 Robin Park 30 Units	None	
Annual	New Appliances	1475	\$30,000			
Statement						
	WA39-005 North Terrace 12 Units			WA39-005 North Terrace 12 Units		
	New Appliances	1475	\$12,000	ADA Improvements	1460	\$5,000
	Hot Water Tanks	1460	\$9,000			
	WA39-006 Stevens Circle 19 Units			WA39-006 Stevens Circle 19 Units	None	
	New Appliances	1475	\$19,000			
	Hot Water Tanks	1460	\$16,000			
	WA39-007 Alderwood 25 Units			WA39-007 Alderwood 25 Units		
	New Appliances	1475	\$17,000	ADA Improvements	1460	\$10,000
				Landscaping	1450	\$14,456
	WA39-008 Pinewood 25 Units			WA39-008 Pinewood 25 Units		
	New Appliances	1475	\$22,000	ADA Improvements	1460	\$5,000
	Community Bldg Repairs	1470	\$6,184	New Roof	1460	\$65,000
				Exterior Painting	1460	\$25,000
	WA39-010 Centerwood 20 Units			WA39-010 Centerwood 20 Units		
	New Appliances	1475	\$15,000	ADA Improvements	1460	\$10,000
	Hot Water Tanks	1460	\$15,000			

**Capital Fund Program Five -Year Action Plan**

**Part II: Supporting Pages--Work Activities**

Activities For Year 1	Activities for Year 2 FFY Grant: 2009 PHA FY: 2010			Activities for Year 3 FFY Grant: 2010 PHA FY: 2011		
2008	Development Name/Number	Major Work Catagories	Estimated Cost	Development Name/Number	Major Work Catagories	Estimated Cost
	WA39-011 Maplewood 15 Units			WA39-011 Maplewood 15 Units		
	Hot Water Tanks	1460	\$10,000	ADA Improvements	1460	\$5,000
				Dumpster Enclosure	1470	\$5,000
	WA39-014 Scattered Sites 6 Units	None		WA39-014 Scattered Sites 6 Units	None	
	WA39-015 Scattered Sites 4 Units	None		WA39-015 Scattered Sites 4 Units	None	
	WA39-017 East Terrace I 26 Units	None		WA39-017 East Terrace I 26 Units		
				ADA Improvements	1460	\$5,000
	WA39-019 Cedar Grove 28 Units	None		WA39-019 Cedar Grove 28 Units		
				ADA Improvements	1460	\$11,728
	WA39-020 East Terrace II 4 Units	None		WA39-020 East Terrace II 4 Units		
				ADA Improvements	1460	\$10,000
			\$171,184			\$171,184
<b>Total CFP</b>						



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

Activities For Year 1	Activities For Year <u>4</u> FFY Grant: 2011 PHA FY: 2012			Activities For Year <u>5</u> FFY Grant: 2012 PHA FY: 2013		
2008	Development Name/Number	Major Work Catagories	Estimated Cost	Development Name/Number	Major Work Catagories	Estimated Cost
See	WA39-004 Robin Park 30 Units			WA39-004 Robin Park 30 Units		
	Elevator Improvements	1460	\$75,000	Common Area Renovation	1460	\$75,000
	Carpet/Vinyl Replacement	1460	\$35,000			
Annual						
	WA39-005 North Terrace 12 Units			WA39-005 North Terrace 12 Units		
	Carpet/Vinyl Replacement	1460	\$20,000	Laundry Room Renovations	1460	\$8,000
	WA39-006 Stevens Circle 19 Units			WA39-006 Stevens Circle 19 Units		
	Carpet/Vinyl Replacement	1460	\$30,000	Gutters & Downspouts	1460	\$5,000
	WA39-007 Alderwood 25 Units	None		WA39-007 Alderwood 25 Units		
				Gutters & Downspouts	1460	\$5,000
	WA39-008 Pinewood 25 Units			WA39-008 Pinewood 25 Units		
	Carpet/Vinyl Replacement	1460	\$11,184			
	WA39-010 Centerwood 20 Units	None		WA39-010 Centerwood 20 Units		
				Carpet & Vinyl Installation	1460	\$25,000
	WA39-011 Maplewood 15 Units	None		WA39-011 Maplewood 15 Units		
				Laundry Room Renovations	1460	\$8,000



