

- Baker Heights - Begin phase out of project by relocating exiting tenants and sale of the site when market conditions allow. Purchase replacement units.
- Relocate tenants currently living in 14 scattered site units and renovate the structures for sale. Purchase replacement units.
- Replace siding of 5 scattered site buildings.
- Inspect an average of at least 40 units per AMP per quarter.
- Implement Non-smoking Policy in Public Housing.
 - EHA will implement a no-smoking policy for all of its Public Housing properties to be effective no later than June 30, 2011.

Goal 2. Increase the quantity of affordable housing for low and moderate income households

- Acquire/upgrade additional properties.
- Develop new housing resources.
- Develop local partnerships to finance new housing construction or acquisition.

Measures:

- Replace any disposed properties with the purchase/renovation of units on a one for one basis. (Potentially 260 units)
- Purchase or develop an additional 250 units of affordable housing
- Increase supply of Housing Choice Vouchers, including those targeted at special populations (veterans, disabled, homeless, etc.) by 1000 Vouchers

Goal 3. Strengthen asset management and operations efficiencies

- Maintain high quality management standards in housing operation.
- Strengthen asset management through improvements to facilities.
- Maintain low-vacancy rate/Rapidly re-rent vacant units.
- Decentralize operations and maintenance functions to improve responsiveness to on-site maintenance and management issues.

Measures:

- Achieve a turnover/re-lease rate of less than 15 days.
- Maintain “High Performer” rating in (Public Housing) and SEMAP (Section 8) performance rating systems.
- Fully implement the HUD asset management plan by 2011.
- Conduct a Public Housing tenant satisfaction survey to replace HUD’s discontinued survey, a former component of the Public Housing Assessment System (PHAS).
- Adopt and implement updated flat rents by July 2010 and at least one additional time before 2015. EHA defines flat rents as: the rent paid by the tenant after adjustment for utility allowances. Flat rents proposed for July 2010 are attached.
- Adopt a revised definition of what constitutes a significant amendment or modification of the existing 5-Year or Annual Plan.

HUD Goal: Improve community quality of life and social vitality/Ensure equal opportunity in housing

Goal 4. Improve the quality of life of residents by providing housing choices in locations throughout the community.

- In cooperation with the Housing Authority of Snohomish County (HASCO), expand the jurisdiction of EHA for purposes of the Housing Choice Voucher Tenant-Based Program to all of Snohomish County. At the same time, HASCO will expand its jurisdiction to include the City of

Everett.

- Work with community partners to locate housing units where it makes programmatic and economic sense, including near transportation, employment and key services.
- Improve the opportunities for tenants to participate in community life.
- Ensure equal opportunity in housing.

Measures:

- Add a third “kiosk” to disseminate EHA information throughout the community.
- Establish “Kid’s Day” as an annual event.
- Hold an annual Neighborhood Safety meeting in at least 3 neighborhoods.
- Add VAWA training to the annual Fair Housing Training and make it available for all staff.

Goal 5. Provide a range of housing choices meeting community needs

- Provide homeownership opportunities for tenants
- Expand the number of Section 8 Vouchers and strategically use the Voucher Program coupled with community programs.
- Provide housing linked to services delivered through community partnerships, including expansion of the use of project-based vouchers.
- Meet emerging special needs such as disabled, seniors, domestic violence victims and large families.
- Continue to work collaboratively with community partners to implement community-based housing plans.

Measures:

- Convert at least 8 two-bedroom housing units into 4 four-bedroom units as turnover allows.
- Use up to 25 Housing Choice Vouchers for the homeownership program.
- Conduct outreach to public housing tenants to encourage participation in homeownership opportunities.
- Maximize the use of project-based Vouchers up to the 20% allowance.
- Post monthly website updates on available Section 8 rental units.

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

Goal 6. Partner with social services providers to improve resident skills and income to promote self-sufficiency

- Enhance service delivery by encouraging community agencies to provide services on-site in PHA facilities or directly to tenants.
- Promote opportunities for tenants to access community services such as job training, education, and other key services off-site.
- Provide opportunities for tenants to advise the EHA on program activities and provide input on EHA performance.

Measures:

- Continue to utilize the maximum allowable funding for the Family Self-Sufficiency Program.
- Extend funding for the Hope Options Program in cooperation with community partners to provide support to mentally ill and behaviorally challenged seniors.
- Broaden opportunities for tenants to provide advice to EHA by expanding RAB membership to be more fully representative of the EHA tenant body.

Progress in Meeting Previous 5-Year Plan Goals and Objectives

HUD Strategic Goal 1: Increase the availability of decent, safe, and affordable housing

- Applied for, received and placed under lease 111 Section 8 Vouchers: Katrina Disaster Program and Opt-out programs at Broadway Plaza and Douglas Grove.
- Implemented a system using hand-held PDAs to automate the Section 8 unit inspection process. Utilized three databases to record and monitor inspections, re-inspections and abatements.
- The Housing Authority has maintained a “high performer” status under the SEMAP throughout the five year period.
- Made available 25 Housing Choice Vouchers for use by tenants to purchase a home.
- Instituted process for monitoring weekly progress on vacant units, turning vacancies rapidly and completing tenant work orders improving our ability to adjust workloads to complete activities on a timely basis.
- Hired a housing inspector who has completed formal USPC training and is currently learning our new computerized inspection system.
- Maintained an average of 12 newly rehabilitated units per year in the Grandview apartment renovations, substantially upgrading the livability and efficiency of 110 of the 148 units. An additional 9 of the remaining units is currently being renovated.
- Continued to seek funding to refinance the Broadway Plaza apartments in order to obtain capital for purchasing replacement units for the planned disposition of Baker Heights.
- Completed the conversion of two 2-bedroom units to create a 4-bedroom unit providing housing for large families.
- EHA used a variety of local funds to purchase 3 small apartment complexes with a total of 51 units to provide additional affordable housing in the community.
- EHA has been cooperating with the Domestic Violence Services of Snohomish County to plan the development of a 20 unit transitional housing facility for the homeless to operate in concert with a new and expanded shelter for victims of domestic violence.
- Used project-based vouchers to support 40 units of housing for disabled persons being renovated by Compass Health.
- EHA provided 94 vouchers for the Sound Families Program to increase the amount of transitional housing that is available for homeless families including 32 vouchers supporting newly constructed affordable housing.

HUD Strategic Goal 2: Improve community quality of life and social vitality

- Allocated 372 project-based Vouchers in conjunction with community services partners to support programs for young mothers, homeless families, victims of domestic violence, persons with drug and alcohol barriers, persons with mental illness and seniors.
- Participated in monthly meetings of apartment owners and managers hosted by the Everett Police Department.
- Adopted and published policies to implement the Violence Against Women Act.
- Provided a full-time Service Coordinator for public housing for seniors, and periodically a visiting nurse for public housing tenants in senior/disabled properties.
- Improved our ability to assist tenants and applicants with limited English language skills by using the AT& T language line, obtaining interpreters as needed and a part-time staff person who is a Russian and Ukrainian translator.

HUD Strategic Goal 3: Promote self-sufficiency and asset development of families and individuals

- Set aside 25 vouchers for use in partnership with community employment programs for families.
- Collaborated with United Way in 2008/09 to serve tenants of public housing who are pursuing the goal of homeownership with the Section 8 Family Self-sufficiency Voucher Program.
- Successfully recruited a Section 8 tenant to serve as a Resident Advisory Board member.

HUD Strategic Goal 4: Ensure equal opportunity in housing for all Americans

- Annually held Fair Housing training for front-line staff.
- Contracted for a 504 Evaluation to assess properties.
- Developed a free-standing 504 Grievance policy.

PHA Plan Update

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

Elements Revised Since the Last Annual Plan Submission (NOTE: Only those elements revised will be listed).

1. Eligibility, Selection and Admissions Policies/Procedures

Added a reference to the 504/ADA Grievance procedure, included an Interim Review to account for increases in family income.

2. Financial Resources

Estimated total financial resources for administration of programs and Public Housing Capital expenditures for the Annual Plan year 2010 is \$23,147,000. This is approximately \$0.9 million more than the amount projected as part of last year’s Annual Plan, and is based upon anticipated HUD operating subsidies at current levels. The non-Federal sources category represents funding from Snohomish County and the North Sound Mental Health Administration for the agency’s HOPE Options program, which aids seniors facing eviction and other housing crises due to mental health issues. The breakdown of total financial resources by program is as follows:

Public Housing Operating Fund	\$1,590,500
Public Housing Capital Fund	\$941,500
Annual Contribution for Section 8 Tenant-Based Assistance	\$18,400,000
Resident Opportunity and Self-Sufficiency Grants	\$150,000
Public Housing Dwelling Rental Income	\$1,890,000
Local Government Grants	\$175,000

6.0

	<p>4. Operations and Management Changes related to continuing refinement of EHA policies to work toward the asset management model.</p> <p>5. Grievance Procedures Adopted a free-standing Section 504/ADA Grievance Procedure.</p> <p>11. Fiscal Year Audit The Washington State Auditor issued an FY 08/09 report with no findings of non-compliance and no matters requiring action.</p> <p>13. Violence Against Women Act (VAWA) Activities Both the Public Housing and Section 8 HCV programs have enacted policies that protect the rights of both applicants and participants affected by domestic violence. When it can be shown that criminal activity or lease violations are related to domestic violence perpetrated against victims and their families, such victims will not be disqualified for admission or have their assistance terminated. EHA refers victims to appropriate legal and social services, which include but are not limited to: the police department, the court system (for restraining orders), Northwest Justice Project (legal aid for lower income persons), Domestic Violence Services (DVS) of Snohomish County, and Pathways for Women. Project-based Section 8 Vouchers are available to house victims of domestic violence in partnership with DVS of Snohomish County. We are currently working with DVS of Snohomish County to convert a former military site into a shelter for victims of domestic violence.</p> <p>(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>Locations Where Copies of the New Annual and 5-Year Plans Are Available</p> <ul style="list-style-type: none"> • Everett Housing Authority’s main office at 3107 Colby Ave., Everett, WA • Bakerview Resident Council office at 2605 15th St., Everett, WA • Baker Heights Housing Coordinator’s office at 1401 Poplar, Everett, WA • Grandview Homes Community Center at 718 Linden, Everett, WA • Pineview Apartments Community Center at 220 E. 98th St., Everett, WA
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>a) Hope VI NA</p> <p>b) Demolition and/or Disposition – EHA has developed a plan to replace through acquisition and/or construction, Baker Heights (AMP No. WA006 000 100P), a 246-unit public housing project. Following its replacement and the successful relocation of all existing tenants, the site will be disposed of for private demolition and redevelopment. One-one replacement of the units will be undertaken as part of the project. However, the current credit market makes redevelopment/replacement infeasible at this time. EHA is prepared to move forward when market conditions allow.</p> <p>c) Conversion of Public Housing NA</p> <p>d) Homeownership Programs NA</p> <p>e) Project-based Vouchers - Consistent with Five-Year Plan Goal #5, EHA proposes to allocate an additional 100 Vouchers to support project-based programs in collaboration with community programs assisting low income households. Vouchers will primarily be located within the City of Everett.</p>

8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. (see attached HUD forms)</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>
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>
8.3	<p>Capital Fund Financing Program (CFFP). <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>Renter households in Everett have a significant housing affordability problem. An indication of the problem is that in 2000, 25.5% of all renters in Everett were “cost burdened” (paying more than 30% of their income for housing costs). Over half (56.2%) of all renters under 50% of area median family income (MFI), were cost burdened. Over 4,600 households fell in this category. The current City of Everett Consolidated Plan states that the rental “market data suggests the search for affordable housing is most challenging for households with incomes of less than 30% of median income.” A total of 74.5% of all households with incomes under 30% of MFI were cost burdened; and 79% of the large families (5 or more persons) in this income group were cost burdened. More recent county-wide data provided by HUD shows that in 2009, 42% of all renters in the County were unable to afford a 2 bedroom apartment. The Median Renter Household Income in the County would need to spend 86% of the \$45,943 they make to pay for a 2 bedroom at Fair Market Rents (FMRs). Those families below 30% of the area median income are particularly in difficulty as their Maximum Affordable Monthly Housing Cost is \$632 but FMRs for a 2 bedroom apartment were at \$987 in 2009, an affordability gap of \$355. Further, the current Consolidated Plan notes that for disabled populations “there is a need for accessible housing that is affordable to people with extremely low incomes”. Disabled persons receiving SSI payments must use essentially all (92%) of their monthly benefit just to pay for the FMRs for a studio apartment (\$674/month).</p> <p>There are also significant needs among specific high-risk, high-need populations, including families at risk of homelessness and homeless persons: In January 2009, 2,356 persons were found homeless in the county, the second largest homeless population in the State. 364 had alcohol and/or drug problems, 271 were victims of domestic violence and 221 were chronically homeless disabled individuals.</p> <p>There are currently 862 households on the Public Housing Wait List (including Douglas Grove) and 669 on the Section 8 Vouchers Wait List (including Tenant Based and Project Based Vouchers). As the following charts demonstrate, relative to their population share of the community, there is a significant need within the lowest income groups and notable needs for the disabled families and families with children.</p>

**Housing Needs of Families on the Public Housing Waiting List
(Includes Public Housing and Douglas Grove)**

Need Characteristic	Number of Households	Percent of Total
Wait list total	862	100%
Extremely low income <30% AMI	761	88%
Very low income 30% - 50% AMI	84	10%
Low income 50% - 80% AMI	17	2%
Families with children	337	39%
Elderly families	138	16%
Families with disabilities	283	33%
White	651	76%
Black	74	9%
American Indian, etc.	16	2%
Asian/Pacific Islander/Other	121	14%
Ethnicity - Hispanic	68	8%
Characteristics by Bedroom Size		
1BR and Studio	474	55%
2 BR	238	28%
3 BR	115	13%
4 BR	25	3%
5 BR	8	1%
5+ BR	2	<1%

**Housing Needs of Families on the Section 8 Waiting List
(Includes Tenant Based and Project Based Vouchers)**

Need Characteristic	Number of Households	Percent of Total
Wait list total	669	100%
Extremely low income <30% AMI	581	87%
Very low income 30% - 50% AMI	76	11%
Low income 50% - 80% AMI	1	<1%
Families with children	165	25%
Elderly families	103	15%
Families with disabilities	377	56%
White	569	85%
Black	54	8%
American Indian, etc.	21	3%
Asian/Pacific Islander/Other	25	4%
Ethnicity - Hispanic	45	7%
Characteristics by Bedroom Size		
1BR and Studio	483	72%
2 BR	92	14%
3 BR	63	9%
4 BR	27	4%
5 BR	3	<1%
5+ BR	1	<1%

<p>9.1</p>	<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>Strategy to Address Housing Needs in 2010: EHA will take specific actions under three strategies to address the needs of the community and the wait lists as follows:</p> <p>Goal: Improve the quality, efficiency, safety and livability of EHA-owned housing</p> <ul style="list-style-type: none"> • Renovate, install energy-saving improvements and improve accessibility in selected buildings, upgrading the housing stock. <p>Goal: Improve the quality of life of residents by providing housing choices in locations throughout the community.</p> <ul style="list-style-type: none"> • Open the Section 8 Voucher Wait List to update and re-assess the needs of the community. • Work with the County Housing Authority to facilitate the mobility of Section 8 Program participants by expanding the common jurisdictional areas of the two authorities. • Expand the EHA Section 8 Voucher jurisdiction to include all of the central and south urban area of Snohomish County. <p>Goal: Provide a range of housing choices meeting community needs.</p> <ul style="list-style-type: none"> • Increase housing for large families through the conversion of 2 bedroom units into 4 bedroom units. • If available, apply for Section 8 Vouchers to fill specific needs. • Maximize the use of project-based Section 8 Vouchers up to the 20% allowance. • Work with Domestic Violence Services of Snohomish County to plan for the development of a shelter for persons who are victims of domestic violence.
<p>10.0</p>	<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>Highlights of progress in meeting the mission and goals in the last 5-Year Plan are: Maintained a “High Performer” rating for HUD SEMAP management criteria; continued progress in modernizing owned units; prepared plans for the disposition of obsolete units; purchased additional housing for lower income households; used Section 8 Vouchers to provide housing in partnership with local services programs; allocated 372 Vouchers in collaborations with community based programs; adopted VAWA policies; added a Section 8 tenant as Representative to the RAB; collaborated with United Way to provide homeownership opportunities for public housing tenants; contracted for a 504 evaluation of properties; and developed a free-standing 504 Grievance Policy.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p>

A significant amendment or substantial deviation/modification to the 5-Year Plan is any change to the Housing Authority's mission or goals and objectives, including the addition of goals not included in the adopted 5-Year Plan. With respect to the Annual Plan, significant amendments or modifications are those that modify regulations affecting tenant or participant obligations, where the failure to follow could result in termination of tenancy or participation. Changes to policies or regulations specifically required by law or HUD regulations are not considered significant amendments for purposes of this section. Changes required periodically under federal regulations such as utility allowances, income limits, and Payment Standards are also not considered significant amendments for purposes of this section. Changes to rent formulas, occupancy standards, or family obligations are significant amendments. For purposes of the Capital Fund, a significant amendment would be the addition of any work item to the Five Year Plan, the movement of any work item more than one year ahead to a current Annual Plan, or the increase in funds allocated to any work item in a current Annual Plan by more than \$100,000. (Movement of funds among active Annual Plans without a net increase of more than \$100,000 is not a significant amendment.)

11.0

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.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (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. 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.
- (g) Challenged Elements
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List**

Procedures. Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of

the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (Note: applies to only public housing).

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.
9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** 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.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

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

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (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_disposition/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>
- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

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. 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.

8.2 Capital Fund Program Five-Year Action Plan

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.

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>

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).

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).

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs 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 PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.**)
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". (**Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.**)
- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. (**Note: Standard and Troubled PHAs complete annually.**)

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*
- (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.
- (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.

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority of the City of Everett

Program/Activity Receiving Federal Grant Funding

Federally assisted housing and related employment programs

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Bud Alkire

Title

Executive Director

Signature

Date (mm/dd/yyyy)



4/1/2010

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the City of Everett

Program/Activity Receiving Federal Grant Funding

Federally assisted housing and related employment programs

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

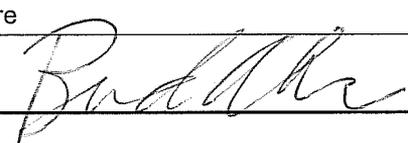
2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

SEE ATTACHED LIST.

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Bud Alkire	Title Executive Director
Signature 	Date 4/1/2010

X

Housing Authority of the City of Everett Housing Authority
5 Year & Annual Plan and Capital Fund Plans Beginning July 1, 2010

Sites of Work

1. 3107 Colby Ave. Everett, WA 98201, Snohomish County
2. 2605 15th St. Everett, WA 98201, Snohomish County
3. 2715 15th St. Everett, WA 98201, Snohomish County
4. 718 Linden St. Everett, WA 98201, Snohomish County
5. 220 98th Place SE -- Unit E Everett, WA 98208, Snohomish County

HOUSING AUTHORITY OF THE CITY OF EVERETT
RESPONSE TO COMMENTS ON THE 2010-2011 Agency Annual Plan/5-Year
Plan 2010-2014

MARCH, 2010

This response addresses all comments on the agency's 5 Year Plan and Annual Plan that have been received to date. That includes written comments made by the Resident Advisory Board in its letter to the Executive Director dated February 18, 2010, as well as other comments, both oral and written, presented by individuals at the public hearing. The hearing was conducted by the Board of Commissioners on February 22, 2010.

Comments of the Resident Advisory Board (RAB)

I. Comments on the Previous 5-Year Plan (2005-2009)

The EHA appreciates that the RAB has recognized our accomplishments in the following areas: recycling and environmental awareness, supportive services, and maintenance issues. With the exception of the Baker Heights neighborhood, all Public Housing sites now have recycling programs in place. We appreciate the active role the RAB took in working towards that goal, and we look forward the possibility of incorporating food waste recycling into existing programs in the next five years. As the RAB pointed out, Service Coordinators have been an indispensable resource for Public Housing tenants over the past five years, as has the Section 8 Family Self-Sufficiency staff. Although EHA would like to expand the number of supportive services staff over the next five years, current economic realities suggest otherwise. Nevertheless, we will remain attentive to any opportunity of this type that might present itself in the future. EHA's maintenance department has made a concerted effort over the past five years to improve customer service, and we are appreciative that the RAB recognizes our efforts to date. We have addressed current maintenance concerns raised by the RAB in the next section of this letter.

II. Five-Year Plan (2010-2014) & Annual Plan (eff. July 1, 2010)

Note: Points requiring a specific response from the agency have been excerpted from the RAB's comment letter and appear in italics. Everett Housing Authority's response follows each point as it appeared in the RAB comment letter.

Improve the Quality, Efficiency, Safety and Liveability of EHA Owned Housing

"A RAB member relayed the opinions of some Public Housing residents, who believed that the portion of federal stimulus funds used to expand the Pineview community center and facilities office would have been better spent on unit improvements throughout Public Housing."

The EHA makes it a priority to apply capital funds towards unit improvements. The Capital Fund 5 Year Action Plan for 2010-14 calls for completion of unit renovations at Grandview, as well as starting phased work for interior and exterior renovations at Pineview. Additional Capital Funds that were awarded in 2009 as part of the federal stimulus (ARRA) have been used predominantly for Public Housing renovations. Projects include the expansion of three Scattered Site units, elevator and laundry room renovations at Bakerview, and the improvement of the Pineview Community Center. The decision to undertake that last project reflects a balanced approach, undertaking overall community improvements to enhance planned unit improvements.

“It is our hope that the EHA will continue to keep the RAB informed of progress in the planned disposition of the Baker Heights neighborhood in the next five years.”

EHA intends to do so.

“We also ask management to incorporate environment-friendly, “green” criteria when evaluating potential replacement units or undertaking renovation activity.”

It would be difficult to confine replacement housing purchases to the type advocated by the RAB. Given the limited financial resources at our disposal, we are limited to a market of older housing, built a number of years before green practices became the industry standard. We will seek to employ environmentally friendly building practices and materials insofar as it is feasible when undertaking renovation activity.

“As has been the case in the past, we want to stress the need for more Service Coordinators within the Public Housing program.”

EHA agrees that having more staff dedicated exclusively to service coordination would be of benefit to our residents. Unfortunately, the Public Housing operating subsidy provided by HUD not permit the hiring of additional service coordinators, and we do not believe that situation changing for the foreseeable future.

“Although we understand that the administering agency was unable to provide AmeriCorps volunteers beyond the end of their service commitment, we hope management could lobby for a return of those workers, or some alternative.”

Snohomish County Workforce Development Council, the agency that previously oversaw the AmeriCorps volunteers, lost the funding necessary to continue that program last year, and did not reapply. EHA is currently seeking to obtain new AmeriCorps workers at a state level, rather than the county level. If we are successful, and the EHA budget makes allowance for it, two new AmeriCorps volunteer staff could be in place to work with Public Housing youth by the summer.

“We would like management to consider ways it could proactively advise residents with accessibility issues of the potential availability of solutions.”

Federal law prohibits drawing conclusions regarding a tenant's ability to access his or her unit based on a perceived disability. On the other hand, tenants are given the opportunity to raise accessibility issues with their Housing Coordinators at move-in and during annual re-certification. Tenants who indicate they are having problems are given a brochure outlining EHA's reasonable accommodation policy, including steps that should be taken to request unit modifications. The Housing Authority will evaluate each request and work with the tenant to come up with alternative solutions, in the event the requested accommodation cannot be granted.

"The RAB wants to call the EHA's attention to the fact that there is a lack of adequate parking for Public Housing tenants at the north Everett sites. . . A potential solution at Baker Heights would be to paint strips to designate individual spaces in the 'parking wells'."

EHA will stripe the "parking wells" located in the Baker Heights neighborhood in order to increase the amount of available parking.

"Some potential concerns related to EHA owned housing include the following:

- *Exterior security doors at Bakerview Apartments are timed in a way that could allow unwanted visitors access behind a tenant who has gained entry using his or her security card."*
- *It is hoped that management will consider sponsoring a class for Public Housing residents in the fundamentals of personal safety. . .perhaps management could assist resident groups at Public Housing to start neighborhood watch programs.*
- *We recommend that management takes steps to update staff and residents of the Bakerview high-rise on fire and disaster procedures. A fire drill would be helpful. . .*
- *Residents who may not be aware of the proper use and handling of a fire extinguisher could benefit from a class sponsored by the EHA."*

We are attentive to these concerns, as resident safety is a priority.

- The exterior doors at Bakerview are timed to open and close at a speed that will accommodate elderly and disabled residents and avoid injuries. Residents are encouraged to be mindful of their surroundings when entering the building, and security cameras are in place to monitor activity in the lobby area.
- We will ask Service Coordinators to add personal safety-related community informational events to the annual calendar. We support the formation of Neighborhood Watch groups. Tenants should contact their respective Housing Coordinators if they are interested in volunteering to start a Neighborhood Watch program.
- A fire safety information plan for Bakerview Apartments is currently being developed by the Fire Marshal, who has indicated it will be ready to implement sometime in the coming year. Whether or not the plan will include a fire drill will be left to the discretion of the Fire Marshal.
- We are in agreement that there is a need to train tenants in the proper use and handling of fire extinguishers. The Director of Housing Management has indicated that a training will take place sometime in the next year.

“The RAB hopes that the EHA will look into the feasibility of offering composting for yard waste and food waste at Public Housing sites over the course of 2010-2014. At the very least, we encourage management to investigate and implement an alternative method for disposing of “green waste” at all of its housing. We recommend designating an area for a community garden that residents of EHA housing in the North Everett area can use to grow their own fresh food. Given the possibility that arsenic levels in the soil may make this unsafe, we recommend using raised beds. If management is not able to provide space and/or material for that endeavor, it is hoped that it can partner with a community resource that may have space available and/or material for raised beds. If the roof at Bakerview Apartments is replaced during the five year period, we believe the installation of railings could allow for a garden there. We are aware that the Delta Neighborhood group may be a potential partner in pursuing recycling and/or gardening opportunities.”

EHA will look into the possibility of adding food waste recycling at the Public Housing sites with existing recycling programs. This is a relatively new option, and we need to examine the associated costs in order to determine how feasible it would be to implement. Currently, all yard waste and debris from landscape maintenance is transported to the county transfer station. Loads that are exclusively green waste are put into special areas that are designated for proper disposal, but loads containing both green waste and regular refuse go to the regular landfill. In order to avoid that, we will make a special effort to hold green waste and transport it separately. Management supports the idea of a community garden; however, a recent survey of EHA housing in North Everett failed to identify any space available for that purpose. Although the idea of a roof garden at Bakerview Apartments is creative, it is not a practical solution. We are exploring the possibility of partnering with the City’s Office of Neighborhoods in order to find space in North Everett that would be available for a community garden.

Increase the Quantity of Affordable Housing for Low and Moderate Income Households

“We encourage management to take advantage of any opportunity HUD may present over the course of 2010-2014 to increase the EHA’s allotment of Section 8 Vouchers.”

EHA agrees that additional Section 8 Vouchers are needed. In the new 5 Year Plan, our goal is to increase the number of Housing Choice Vouchers by 1000, including those targeted at special populations (veterans, disabled, homeless, etc.).

“The current economic downturn has created an abundance of vacant commercial space throughout Everett, especially in the downtown and north end areas. The RAB encourages management to investigate ways that this unused resource could be converted into affordable housing.”

Although we recognize that problems in the commercial real estate market have led to a high number of vacancies, that vacant space is not readily convertible to residential housing. Even if the type of projects the RAB envisions were practical, the City’s Consolidated Plan does not encourage more subsidized housing in downtown North Everett.

Strengthen Asset Management and Operations Efficiencies

“We realize that the assignment of maintenance teams to certain Public Housing sites has been a means towards that end. We also understand that the EHA takes the position that this approach has improved efficiency and saved money. On the other hand, we also know that tenants continue to report problems with the following areas:

- *Response time to both tenant-initiated and inspection-generated work order requests*
- *Lag time between service calls when a return visit to the unit is required to complete a job*
- *Work order requests placed after hours, or when the maintenance clerk is unavailable, are handled by a voice mail system. The system does not indicate that the request was received, or the amount of time it will take for follow-up action. A return call from the staff member who processes those work order requests that are received via voicemail could alleviate this communication problem.*
- *In general, we believe there is a need for improved communication between maintenance staff and tenants, as well as between employees who perform various functions within the maintenance department, concerning work order requests.”*

EHA’s response to each of the above points is as follows:

- Last year the maintenance department responded to almost 9000 work orders and accomplished that with an average of 3.24 days per work order, which classifies Everett Housing Authority as a “high performer” with an “A” in this category. To receive an “A” HUD regulations require the average time to complete work orders at 25 days or less.
- The Facilities Department is investigating to see if a tracking method can be adapted to track these types of service calls which would allow us to be aware when return service calls have taken too long.
- At times, the Work Order Clerk must leave the front desk to accomplish other job functions, or to relieve other workers that are taking lunch and breaks or vacation and sick days. This necessitates the phone be placed on the answering service during that time. In the past we have tried to notify these type calls but found that due to the number of calls and the length of time it took for each call it was making it difficult for the Work Order Clerk to complete all of the assigned tasks for that position, therefore we discontinued that practice. However, during this coming year we will investigate possible solutions to this situation that would be mutually beneficial to everyone.
- The maintenance staff generally responds to more than 9000 work orders annually, making it difficult to schedule and track the progress of each work order. We do recognize the need for information if service is going to be delayed, or unusual situations will necessitate changes in what would normally be routine responses to maintenance requests. We would like to spend time with resident groups to learn what improvements in communication are needed which will allow us to address those needs in the future.

“If it is not possible to reduce the number of inspections, as management has conveyed, then a better system of communication of the approximate timing and purpose of each inspection would

be appreciated. We would like an EHA staff member who is knowledgeable in this area to attend a RAB meeting in 2010 and fill us in on the types of inspections, their purpose, and the regulation that requires holding them.”

The Director of Facilities has indicated a desire to be present at a RAB meeting in 2010 to explain the required inspections by his department and discuss any assistance he can offer in communication and notification of those inspections.

Improve the Quality of Life of Residents by Providing Housing Choices in Locations Throughout the Community

“The RAB has concerns related to the overall goal of improving residents’ quality of life. As development expands throughout the greater Everett area, residents of Public Housing units in north Everett are faced with a corresponding contraction in available services: ie, viable retail resources, transportation, and medical facilities. We ask that the EHA will consider this when evaluating any future purchases of replacement housing.”

EHA shares the RAB’s desire for amenities and services to be available to tenants. EHA does consider such items when considering the purchase of a property. Regarding activity in north Everett, it is important to recognize that the area is currently experiencing a level of investment unique in the community. Major expansions are underway at both Providence Medical Center and Everett Community College. It is true that the retail center on north Broadway has changed considerably, but even that has resulted in a new medical clinic for low-income families.

Provide a Range of Housing Choices Meeting Community Needs

“The 2010 Annual plan indicates that management plans to continue the conversion of 2-bedroom units to 4-bedroom units in order to accommodate larger families. We do not understand the rationale for this action, given that more than three quarters of applicants on the Public Housing waiting list qualify for 1 or 2-bedroom units. An explanation would be helpful.”

EHA appreciates the RAB comments regarding the planned conversion of several two-bedroom units in Baker Heights into four-bedroom apartments. This proposal is a continuation of the plan included in EHA’s last Five Year plan and will follow the actual conversion of two units into a single four-bedroom apartment two years ago. It also follows the process begun approximately ten years ago during which time EHA has expanded two four bedroom units in Grandview into six bedrooms and converted six three-bedroom units in Baker Heights into three six-bedroom apartments.

These actions reflect EHA’s desire to respond to the need for housing with larger number of bedrooms in order to serve an increasing number of large families. RAB accurately points out that the number of families on the waiting list for two-bedroom units far exceed the number waiting for four-bedrooms. However, the focus should be on the waiting time: currently the families at the top of both the two-bedroom and the three bedroom public housing waiting list have been on the list for 19 months. On the other hand the family at the top of the four bedroom

list has been waiting 36 months. Essentially, the larger families are waiting about twice the time as the smaller families.

In addition, the inadequate supply of larger units has other serious impacts. For instance, of EHA's 146 public housing units with three bedrooms, 28 families qualify for a four bedroom unit and 3 families qualify for a five bedroom home. It's only because of the infrequent turnover and lengthy waiting list that these families cannot be provided appropriate housing. Similarly, an estimated 18 families on the public housing waiting list in fact qualify for a four bedroom unit but have chosen to go on the smaller size list because of the lengthy waiting period. Interestingly, of the 19 families actually on the 4-bedroom wait list, 11 are entitled to be on the five bedroom list!

In summary, although more families are waiting for two bedroom units, the supply of such units keep the wait to about 18 month; on the other hand, the wait for larger units is much longer and creates a distortion in which families are being crowded into units too small for their need.

“The RAB would also like to encourage the EHA to post monthly website updates on available Section 8 rental units, an activity identified under this goal, as soon as possible. This only makes sense, as the Internet is now the premier source of information for most of the general population and can be accessed easily from a variety of electronic devices.”

Available Section 8 rental units are listed on the website. There is also a link that allows landlords to provide that information, which is updated on a weekly basis.

“Members of the RAB who live at Bakerview Apartments have observed that some of the younger disabled individuals who live there are sometimes perceived as disruptive by older residents. If space at the high-rise could be found that allowed for more vigorous activity, such as a pool or ping pong table, it would offer an alternative for residents who might prefer a more vibrant social gathering place.”

In the past, there was a pool table in a common area at Bakerview; however, it got limited use and was ultimately removed. Based on the lack of resident interest and lack of available space, management does not intend to pursue this at this time.

Goal 6: Partner With Social Services Providers to Improve Resident Skills and Income to Promote Self-Sufficiency

“The RAB supports the goals the EHA has indicated it will pursue related to this topic over the course of the next five years. We believe that residents would benefit from programs developed in partnership with other agencies in the following areas:

- *Adult Literacy: Public Housing residents who lack basic literacy skills would be best served by a program that provided classes in a confidential setting.*
- *Visiting Nurse Services: Residents with preexisting medical issues, such as diabetes, face challenges to self-sufficiency as a result of those conditions. The availability of nurses*

who can provide regular check up services and monitor the health of individuals, especially related to nail, foot, and skin care would be beneficial.

- *Continuing Ed Opportunities: The availability of classes in basic nutrition and cooking at Public Housing sites equipped with kitchen facilities would help residents gain skills that would enhance their self-sufficiency.*
- *Daycare: Many Public Housing households comprised of a single adult, or one where both adults are working, face challenges in this area. An option of daycare services sponsored by the EHA would go a long way towards reducing pressures on those households, especially in a time of budget cuts that threaten other subsidized daycare options.”*

We agree that our tenants benefit when they take advantage of educational opportunities and programs that promote self-sufficiency. Tenants of Public Housing have access to Everett Community College, which offers continuing education classes for adults in multiple subjects. There is no available funding that would allow EHA to provide adult learning opportunities in partnership with another agency at this time. Long-range plans to renovate the Baker Community Center to include a kitchen exclusively for resident use, which would provide space for nutrition and cooking classes, will be dependent on securing additional Capital Funds. Our application for additional federal stimulus funding was not approved in 2009. EHA does not anticipate that it will be able to provide nursing services beyond what is covered in the current agreement with VNS over the next five years. Several years ago EHA financed and oversaw a daycare center for its tenants, which was run by a resident council. As the overall cost far outweighed the benefit to tenants and the center ended up being closed, management has no interest in pursuing another endeavor of this type.

“As a final point related to this goal, the RAB wants to stress the ongoing need for expanded job opportunities for the residents we represent. We ask that management takes the time to review its approach towards complying with HUD Section 3.”

Management recently reviewed its compliance with Section 3, as HUD is currently focusing on this requirement. We are confident that we are in compliance.

Other Public Comments

EHA acknowledges the comments from citizens appearing at the public hearing concerning the issue of smoking at EHA properties. Although the hearing was held to receive comments on the Agency Plan ---which covers only EHA’s public housing and voucher programs -- the comments included all of EHA properties. Staff has taken this opportunity to review the Authority’s policy regarding smoking at all sites.

Public concerns regarding smoking have certainly increased over the last couple of decades. Restrictions on smoking are the norm and further restrictions are likely to come as efforts increase to protect non-smokers from the unpleasant and harmful effects of smoking.

EHA has made significant steps in recent years to limit smoking in its properties while respecting the choice of tenants to smoke within their own apartments. Upon consideration of the testimony, EHA staff has recommended to the Board that a complete prohibition on smoking at all EHA properties be implemented during the first year of the Agency Plan, to be fully effective by June 30, 2011. A separate memorandum to the Board, including a recommended motion, is included on the Board's agenda for its March 22, 2010 meeting. If adopted, the Agency Plan would be revised to reflect this policy. A copy of the separate memorandum is available for public review and has been provided to all persons appearing at the public hearing.

February 18, 2010

Bud Alkire
Executive Director
Everett Housing Authority
P.O. Box 1547
Everett, WA 98206

Dear Mr. Alkire,

Over the past five years, the Resident Advisory Board (RAB) has played an active role in helping to develop the Everett Housing Authority's (EHA) 5 Year Plan and Annual Plan. Each year we have presented written comments on the Agency Plan, calling attention to matters of concern and areas of interest, both to RAB members and the residents we represent. We are proud of what we have accomplished so far, and we look forward to working with the EHA over the next five years.

Based on our successful partnership to date, the RAB anticipates an even more productive relationship with the EHA in the future. We will continue to communicate our position on vital topics that directly affect the resident body, both Section 8 participants and Public Housing residents. Additionally, we look forward to gaining further understanding of the driving forces behind EHA policies and procedures, and in our advisory role, we will share that insight with the residents and tenants we represent.

Above all, we are committed to achieving positive results. Examples of positive results that have occurred over the course of the five year period encompassing 2005-2009 have included the following:

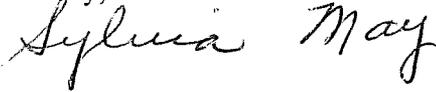
- Better communication with maintenance staff regarding tenant concerns
- Expanded recycling options for Public Housing residents
- Partnerships with local agencies and community businesses that improve the quality of resident life

The RAB has reviewed the current Five Year Plan for 2010-2014 with EHA liaison staff and the consultant who prepared it. We have commented on the new Five Year Plan goals, and have included our own recommendations that fall within the framework of those goals. Particular areas the RAB believes the EHA should stress over the next five years include the following:

- Increase the amount of affordable housing available to low and moderate income families in its service area.
- Increase the number of Service Coordinators available to residents as well as programs that promote resident self-sufficiency.
- Support community education that promotes recycling and other environment-friendly activities.

The RAB would also like to relay its concern regarding the real possibility that federal fiscal policy over the next few years may not adequately meet the needs of low income individuals, who depend on assisted housing and related programs. The RAB plans to become even more proactive over that period to advocate for full funding from HUD for both the Public Housing and Section 8 Voucher programs. We will communicate our position to government officials, HUD, and the public at large with the hope that the housing needs of low-income individuals and families, particularly those who are elderly or disabled, are not overlooked.

Sincerely,



Sylvia May
Chairman

RAB Members:

Developments

Sylvia May	Baker Heights
Gabriele Bartholomew	Grandview
Peggy Dayton	Bakerview
Karen Mooney	Bakerview
Warren Hemminger	Pineview
Elvira Anthony	Scattered Site Public Housing
Amelia Richardson	Section 8

EHA RAB Staff Liaisons

Ellen Michaud – Director of Housing Management, EHA
Chris Neblett – Hearing Officer/Admin Coordinator, EHA

This comment letter is organized into two sections. Section I contains an assessment of the EHA's accomplishments over the past five years, as they relate to issues that have been of concern to the RAB. Section II contains items related to goals listed in the upcoming Five Year and Annual Plans, which we would like to see the EHA address over the course of the next five years.

I. Accomplishments 2005-2009

Recycling & Environmental Awareness

Over the past five years, the RAB has encouraged the EHA to implement recycling programs and provide recycling education to residents of Public Housing. We applaud the implementation of curbside recycling at Grandview Homes and the continuation of existing programs at Pineview. We are also excited about upgrades at EHA properties that have positive impacts on the environment, notably the installation of energy efficient windows as part of overall unit improvements at Grandview Homes, Pineview, and the Scattered Sites.

Supportive Services

The RAB knows that residents value additional services the EHA has provided that contribute to a better quality of life and increase opportunities for self-sufficiency. Over the past five years we have been impressed by the efficiency and professionalism exhibited by staff who work in the following programs: the Public Housing Family Services department, the Russian/Ukrainian and Senior/Disabled Service Coordinators at Bakerview, and the staff in the Section 8 Family Self-Sufficiency program.

Maintenance Issues

The RAB appreciates ongoing efforts by maintenance employees to meet residents' needs as promptly and adequately as possible. The assignment of maintenance teams to specific sites and implementation of new software for processing work orders has improved initial response time to tenant maintenance requests. We also thank the EHA for its attentiveness to our concerns over the past five years. For residents of Bakerview Apartments, past issues brought to management's attention by the RAB – lack of laundry facilities, fire alarm system malfunctions, and problems with the elevators – have now either been remedied, or are in the process of being addressed.

II. The Future: 2010-2014

Goal 1: Improve the Quality, Efficiency, Safety and Livability of EHA Owned Housing

The RAB has no disagreement with the points listed under this goal, or the measures the EHA intends to use to achieve them. We are excited about plans to renovate various areas of the Bakerview Apartments and the Baker Community Center. A RAB member relayed the opinions of some Public Housing residents, who believed that the portion of

federal stimulus funds used to expand the Pineview community center and facilities office would have been better spent on to unit improvements throughout Public Housing. The rationale management provided to the RAB for allocating stimulus money in the way it did is plausible, but we ask that the concern of some residents in that regard be noted for the record. It is our hope that the EHA will continue to keep the RAB informed of progress in the planned disposition of the Baker Heights neighborhood over the next five years. We also ask management to incorporate environment-friendly, "green" criteria when evaluating potential replacement units or undertaking renovation activity.

The RAB believes that there are a number of other topics and issues that directly relate to Goal 1 of the Five Year Plan, which we hope the EHA will address over the course of 2010-2014. These include supportive services, unit accessibility for disabled tenants, availability of resident parking, tenant safety, and recycling/environmental issues.

1. Supportive Services: The RAB believes that supportive services staff play a vital role in ensuring that residents of EHA housing can learn about and access the services they need for an improved quality of life. We know that Public Housing residents view the existing Service Coordinators as indispensable, and we are also aware that the needs of residents far outpace the number of available staff. As has been the case in the past, we want to stress the need for more Service Coordinators within the Public Housing program.

Although we understand that the administering agency was unable to provide AmeriCorps volunteers beyond the end of their service commitment, we hope management could lobby for a return of those workers, or some alternative. Youth within Public Housing depend on these staff to provide services as part of the Structures for Success program.

2. Unit Accessibility for Disabled Tenants: A member of the RAB appreciates that the EHA was willing to consider installing a second railing in the stairway of her unit to aid her mobility. We would like management to consider ways it could proactively advise residents with accessibility issues of the potential availability of solutions. Most residents are unaware that their quality of life could be improved with relatively simple solutions.
3. Parking Challenges at Certain Public Housing Sites: The RAB wants to call the EHA's attention to the fact that there is a lack of adequate parking for Public Housing tenants at the north Everett sites: Bakerview Apartments, the Baker Heights neighborhood, and Grandview Homes. A potential solution at Baker Heights would be to paint stripes to designate individual spaces in the "parking wells." We know tenants would be appreciative of any practical solutions that could alleviate this problem by increasing the availability of parking.
4. Tenant Safety: Some potential concerns related to EHA owned housing include the following:

- Exterior security doors at Bakerview Apartments are timed in a way that could allow unwanted visitors access behind a tenant who has gained entry using his or her security card.
 - It is hoped that management will consider sponsoring a class for Public Housing residents in the fundamentals of personal safety: i.e., pedestrian safety, awareness of general surroundings, reporting suspicious persons or activity. In addition, perhaps management could assist resident groups at Public Housing to start neighborhood watch programs.
 - We recommend that management takes steps to update staff and residents of the Bakerview high-rise on fire and disaster procedures. A fire drill there would be helpful, as it would make residents more aware of evacuation routes and identify those who require assistance exiting the building
 - Residents who may not be aware of the proper use and handling of a fire extinguisher could benefit from a class sponsored by the EHA. Classes would need to be offered in various languages, due to the multi-lingual composition of the Public Housing tenant body.
5. Recycling/Environmental: The RAB hopes that the EHA will look into the feasibility of offering composting for yard waste and food waste at Public Housing sites over the course of 2010-2014. At the very least, we encourage management to investigate and implement an alternative method for disposing of “green waste” at all of its housing. We recommend designating an area for a community garden that residents of EHA housing in the North Everett area can use to grow their own fresh food. Given the possibility that arsenic levels in the soil may make this unsafe, we recommend using raised beds. If management is not able to provide space and/or material for that endeavor, it is hoped that it can partner with a community resource that may have space available and/or material for raised beds. If the roof at Bakerview Apartments is replaced during the five year period, we believe the installation of railings could allow for a garden there. We are aware that the Delta Neighborhood group may be a potential partner in pursuing recycling and/or gardening opportunities.

Goal 2: Increase the Quantity of Affordable Housing for Low and Moderate Income Households

The RAB is supportive of the EHA’s stated goals in addressing this continuing need. We encourage management to take advantage of any opportunity HUD may present over the course of 2010-2014 to increase the EHA’s allotment of Section 8 Vouchers. We would like to be informed of any advisory role we could take in working towards that goal. The current economic downturn has created an abundance of vacant commercial space throughout Everett, especially in the downtown and north end areas. The RAB encourages management to investigate ways that this unused resource could be converted into affordable housing.

Goal 3: Strengthen Asset Management and Operations Efficiencies

The RAB understands that the decentralization of operations and maintenance functions is key in the conversion of Public Housing to “asset-based” management by 2011. We

realize that the assignment of maintenance teams to certain Public Housing sites has been a means towards that end. We also understand that the EHA takes the position that this approach has improved efficiency and saved money. On the other hand, we also know that tenants continue to report problems with the following areas:

- Response time to both tenant-initiated and inspection-generated work order requests
- Lag time between service calls when a return visit to the unit is required to complete a job
- Work order requests placed after hours, or when the maintenance clerk is unavailable, are handled by a voice mail system. The system does not indicate that the request was received, or the amount of time it will take for follow-up action. A return call from the staff member who processes those work order requests that are received via voicemail could alleviate this communication problem.
- In general, we believe there is a need for improved communication between maintenance staff and tenants, as well as between employees who perform various functions within the maintenance department, concerning work order requests.

The RAB also has concerns about the Public Housing inspection process. The recent practice of holding “blitz inspections,” for the purpose of on-the-spot repairs prior to HUD REAC inspections, makes many tenants subject to three unit inspections in a one year period. These are often conducted with minimal notice and with little information conveyed as to their purpose. If it is not possible to reduce the number of inspections, as management has conveyed, then a better system of communication of the approximate timing and purpose of each inspection would be appreciated. We would like an EHA staff member who is knowledgeable in this area to attend a RAB meeting in 2010 and fill us in on the types of inspections, their purpose, and the regulation that requires holding them.

The RAB also asks management to review its schedule for future “Dumpster Days” and try to schedule these prior to inspections. This would give tenants the chance to dispose of items when preparing for unit inspections.

Goal 4: Improve the Quality of Life of Residents by Providing Housing Choices in Locations Throughout the Community

The RAB believes that plans to unite jurisdictional areas for the Section 8 program with the Housing Authority of Snohomish County, to include all of Everett and a large part of Snohomish County, will ultimately prove beneficial. The RAB has concerns related to the overall goal of improving residents’ quality of life. As development expands throughout the greater Everett area, residents of Public Housing units in north Everett are faced with a corresponding contraction in available services: ie, viable retail resources, transportation, and medical facilities. We ask that the EHA will consider this when evaluating any future purchases of replacement housing. In addition, we hope that some type of community partnership effort that includes the EHA would look at ways to reinvigorate the north Everett area, restoring a good quality of life to those of us who call that area home. Partnership with key community organizations holds the potential to

create viable solutions that would address a lack of services and resources in this part of Everett.

Goal 5: Provide a Range of Housing Choices Meeting Community Needs

The 2010 Annual Plan indicates that management plans to continue the conversion of 2-bedroom units to 4-bedroom units in order to accommodate larger families. We do not understand the rationale for this action, given that more than three quarters of applicants on the Public Housing waiting list qualify for 1 or 2 bedroom units. An explanation would be helpful.

The RAB would also like to encourage the EHA to post monthly website updates on available Section 8 rental units, an activity identified under this goal, as soon as possible. This only makes sense, as the Internet is now the premier source of information for most of the general population and can be accessed easily from a variety of electronic devices.

Members of the RAB who live at Bakerview Apartments have observed that some of the younger disabled individuals who live there are sometimes perceived as disruptive by older residents. If space at the high-rise could be found that allowed for more vigorous activity, such as a pool or ping pong table, it would offer an alternative for residents who might prefer a more vibrant social gathering place.

Goal 6: Partner With Social Services Providers to Improve Resident Skills and Income to Promote Self-Sufficiency

The RAB supports the goals the EHA has indicated it will pursue related to this topic over the course of the next five years. We believe that residents would benefit from programs developed in partnership with other agencies in the following areas:

- Adult Literacy: Public Housing residents who lack basic literacy skills would be best served by a program that provided classes in a confidential setting.
- Visiting Nurse Services: Residents with preexisting medical issues, such as diabetes, face challenges to self-sufficiency as a result of those conditions. The availability of nurses who can provide regular check up services and monitor the health of individuals, especially related to nail, foot, and skin care would be beneficial.
- Continuing Ed Opportunities: The availability of classes in basic nutrition and cooking at Public Housing sites equipped with kitchen facilities would help residents gain skills that would enhance their self-sufficiency.
- Daycare: Many Public Housing households comprised of a single adult, or one where both adults are working, face challenges in this area. An option of daycare services sponsored by the EHA would go a long way towards reducing pressures on those households, especially in a time of budget cuts that threaten other subsidized daycare options.

As a final point related to this goal, the RAB wants to stress the ongoing need for expanded job opportunities for the residents we represent. We ask that management takes the time to review its approach towards complying with HUD Section 3

requirements by making tenants aware of employment opportunities within the Everett Housing Authority and associated with its activities, and encouraging tenants to apply as these employment opportunities open up.

CAPITAL FUND PROGRAM FIVE YEAR ACTION PLAN						WA19P006501-10			
PART 1: SUMMARY						EHA GENERAL LEDGER FUND NUMBER 512			
HA NAME:						ORIGINAL 5-YEAR PLAN			
HOUSING AUTHORITY OF THE CITY OF EVERETT						[] Revision No.			
Year 2 2011	WA006 000 100 P BAKER HEIGHTS	WA006 000 200 P GRANDVIEW	WA006 000 300 P BAKERVIEV	WA006 000 400 P PINEVIEW	WA006 000 500 P SCATTERED SITES	CENTRAL COST CENTER	GRANT TOTAL	Year 2 2011	
1408	0.00	0.00	0.00	0.00	0.00		0.00	1408	1408
1410	18,924.66	18,924.66	18,924.66	18,924.66	18,924.66		94,623.30	1410	1410
1430	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1430	1430
1450	0.00	75,000.00	0.00	0.00	0.00	0.00	75,000.00	1450	1450
1460	55,000.00	740,000.00	0.00	0.00	62,000.00		857,000.00	1460	1460
1465	0.00	8,000.00	0.00	0.00	0.00		8,000.00	1465	1465
1470	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1470	1470
1475	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1475	1475
1495	0.00	4,000.00	0.00	0.00	0.00		4,000.00	1495	1495
1501	0.00						0.00	1501	1501
	73,924.66	845,924.66	18,924.66	18,924.66	80,924.66	0.00	1,038,623.30		
Year 3 2012	WA006 000 100 P BAKER HEIGHTS	WA006 000 200 P GRANDVIEW	WA006 000 300 P BAKERVIEV	WA006 000 400 P PINEVIEW	WA006 000 500 P SCATTERED SITES	CENTRAL COST CENTER	GRANT TOTAL	Year 3 2012	
1408	0.00	0.00	0.00	0.00	0.00		0.00	1408	1408
1410	18,924.66	18,924.66	18,924.66	18,924.66	18,924.66		94,623.30	1410	1410
1430	0.00	0.00	0.00	50,000.00	0.00	0.00	50,000.00	1430	1430
1450	0.00	0.00	10,000.00	0.00	0.00	0.00	10,000.00	1450	1450
1460	55,000.00	740,000.00	7,500.00	0.00	62,000.00		864,500.00	1460	1460
1465	0.00	8,000.00	0.00	0.00	0.00		8,000.00	1465	1465
1470	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1470	1470
1475	0.00	0.00	0.00	0.00	0.00	281,000.00	281,000.00	1475	1475
1495	0.00	4,000.00	0.00	0.00	0.00		4,000.00	1495	1495
1501	0.00						0.00	1501	1501
	73,924.66	770,924.66	36,424.66	68,924.66	80,924.66	281,000.00	1,312,123.30		
Year 4 2013	WA006 000 100 P BAKER HEIGHTS	WA006 000 200 P GRANDVIEW	WA006 000 300 P BAKERVIEV	WA006 000 400 P PINEVIEW	WA006 000 500 P SCATTERED SITES	CENTRAL COST CENTER	GRANT TOTAL	Year 4 2013	
1408	0.00	0.00	0.00	0.00	0.00		0.00	1408	1408
1410	18,924.66	18,924.66	18,924.66	18,924.66	18,924.66		94,623.30	1410	1410
1430	0.00	0.00	0.00	50,000.00	0.00	0.00	50,000.00	1430	1430
1450	0.00	0.00	10,000.00	0.00	0.00	0.00	10,000.00	1450	1450
1460	55,000.00	360,000.00	0.00	406,000.00	57,000.00		878,000.00	1460	1460
1465	0.00	0.00	0.00	0.00	0.00		0.00	1465	1465
1470	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1470	1470
1475	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1475	1475
1495	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1495	1495
1501	0.00						0.00	1501	1501
	73,924.66	378,924.66	28,924.66	474,924.66	75,924.66	0.00	1,032,623.30		
Year 5 2014	WA006 000 100 P BAKER HEIGHTS	WA006 000 200 P GRANDVIEW	WA006 000 300 P BAKERVIEV	WA006 000 400 P PINEVIEW	WA006 000 500 P SCATTERED SITES	CENTRAL COST CENTER	GRANT TOTAL	Year 5 2014	
1408	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00		6,500.00	1408	1408
1410	18,926.66	18,924.66	18,924.66	18,924.66	18,924.66		94,625.30	1410	1410
1430	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1430	1430
1450	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1450	1450
1460	55,000.00	0.00	150,000.00	532,000.00	57,000.00		794,000.00	1460	1460
1465	0.00	0.00	0.00	0.00	0.00		0.00	1465	1465
1470	0.00	0.00	0.00	0.00	0.00	50,000.00	50,000.00	1470	1470
1475	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1475	1475
1495	2,000.00	0.00	2,000.00	2,000.00	2,000.00		8,000.00	1495	1495
1501	0.00						0.00	1501	1501
	77,226.66	20,224.66	172,224.66	554,224.66	79,224.66	50,000.00	953,125.30		
	WA006 000 100 P BAKER HEIGHTS	WA006 000 200 P GRANDVIEW	WA006 000 300 P BAKERVIEV	WA006 000 400 P PINEVIEW	WA006 000 500 P SCATTERED SITES	CENTRAL COST CENTER			
Pages									
SIGNATURE OF EXECUTIVE DIRECTOR AND DATE									
1408	MANAGEMENT IMPROVEMENTS								
1410	MANAGEMENT FEE								
1430	FEES AND COSTS								
1450	SITE IMPROVEMENTS								
1460	DWELLING STRUCTURES								
1465	DWELLING STRUCTURES-EXPENDABLE								
1470	NON DWELLING STRUCTURES								
1475	NON DWELLING STRUCTURES-EQUIPMENT								
1495	RELOCATIONS COSTS								
1501	COLLATERIZATION								
1502	CONTINGENCY								

Acct #	Development Number/Name General Description of Major Work Categories	Work Statement Year 2-2011		Work Statement Year 3-2012		Work Statement Year 4-2013		Work Statement Year 5-2014	
		Quantity	Estimated Cost						
1408	asset management assessment of existing property							if needed	100.00
1408	ccs software & windows upgrade							if needed	100.00
1408	development preventive maintenance program							if needed	100.00
1408	disaster planning & training							if needed	100.00
1408	energy audit							if needed	100.00
1408	facility maintenance training for maintenance staff							if needed	100.00
1408	increase internet capability							if needed	100.00
1408	mgmt study (includes disaster recovery)							if needed	100.00
1408	modernization and or maintenance related software & training							if needed	100.00
1408	phone line costs for dial in capability							if needed	100.00
1408	preparation of a low income home ownership plan							if needed	100.00
1408	related training for capital fund							if needed	100.00
1408	resident training (move to work, job related)							if needed	100.00
	1408		-		-		-		1,300.00
1410	Management Fee	2	18,924.66	2	18,924.66	2	18,924.66	2	18,926.66
	1410		18,924.66		18,924.66		18,924.66		18,926.66
1460	Furnace replacement: after review is completed will have a better picture of how many needs to be actually	25	55,000.00	25	55,000.00	25	55,000.00	25	55,000.00
	1460		55,000.00		55,000.00		55,000.00		55,000.00
1495	Relocation Costs							as needed	2,000.00
	1495		0.00		0.00		0.00		2,000.00
Baker Heights	WA006 000 100 P		73,924.66		73,924.66		73,924.66		77,226.66

Acct #	Development Number/Name General Description of Major Work Categories	Work Statement Year 2-2011		Work Statement Year 3-2012		Work Statement Year 4-2013		Work Statement Year 5-2014	
		Quantity	Estimated Cost						
1408	asset management assessment of existing property							if needed	100.00
1408	ccs software & windows upgrade							if needed	100.00
1408	development preventive maintenance program							if needed	100.00
1408	disaster planning & training							if needed	100.00
1408	energy audit							if needed	100.00
1408	facility maintenance training for maintenance staff							if needed	100.00
1408	increase internet capability							if needed	100.00
1408	mgmt study (includes disaster recovery)							if needed	100.00
1408	modernization and or maintenance related software & training							if needed	100.00
1408	phone line costs for dial in capability							if needed	100.00
1408	preparation of a low income home ownership plan							if needed	100.00
1408	related training for capital fund							if needed	100.00
1408	resident training (move to work, job related)							if needed	100.00
	1408		-		-		-		1,300.00
1410	Management Fee	2	18,924.66	2	18,924.66	2	18,924.66	2	18,924.66
	1410		18,924.66		18,924.66		18,924.66		18,924.66
1450	pole mounted exterior lighting		45,000.00						
1450	electrical underground lines replaced-linden street		30,000.00						
	1450		75,000.00		0.00		0.00		0.00
1460	major interior renovation	12	660,000.00	12	660,000.00				
1460	Replace small and large windows	phased	75,000.00	phased	75,000.00	Balance of unts	360,000.00		
1460	Replacement of furnaces	as needed	5,000.00	as needed	5,000.00				
	1460		740,000.00		740,000.00		360,000.00		0.00
1465	ranges and refrigerators	12	8,000.00	12	8,000.00				
	1465		8,000.00		8,000.00		0.00		0.00
1495	Relocation Costs All Sites	as needed	4,000.00	as needed	4,000.00				
	1495		4,000.00		4,000.00		0.00		-
Grandview	WA006 000 200 P		845,924.66		770,924.66		378,924.66		20,224.66
	Interior Renovation of units to include abatement and installation of new flooring, upgrade to exhaust fans for ranges if possible, upgrade of all electrical fixtures, new kitchen and bath cabinets and countertops, new sinks, toilets showers, shower doors/curtains, studio room privacy ; interior doors; baseboard heater replacement; lighting upgradesm carbon monoxide detectors, dischwasher-optional; fire extinguishers; firewalls/draftsopts in attics and storage areas; entry fiberglass doors; smore and fire detectors; thermostats; and modernization related to energy efficiency improvements								

Acct #	Development Number/Name General Description of Major Work Categories	Work Statement Year 2-2011		Work Statement Year 3-2012		Work Statement Year 4-2013		Work Statement Year 5-2014	
		Quantity	Estimated Cost						
1408	asset management assessment of existing property							if needed	100.00
1408	ccs software & windows upgrade							if needed	100.00
1408	development preventive maintenance program							if needed	100.00
1408	disaster planning & training							if needed	100.00
1408	energy audit							if needed	100.00
1408	facility maintenance training for maintenance staff							if needed	100.00
1408	increase internet capability							if needed	100.00
1408	mgmt study (includes disaster recovery)							if needed	100.00
1408	modernization and or maintenance related software & training							if needed	100.00
1408	phone line costs for dial in capability							if needed	100.00
1408	preparation of a low income home ownership plan							if needed	100.00
1408	related training for capital fund							if needed	100.00
1408	resident training (move to work, job related)							if needed	100.00
	1408		-		-		-		1,300.00
1410	Management Fee	2	18,924.66	2	18,924.66	2	18,924.66	2	18,924.66
	1410		18,924.66		18,924.66		18,924.66		18,924.66
1450	Upgrade parking areas, install fencing and pole mounted lights				10,000.00		10,000.00		
	1450		0.00		10,000.00		10,000.00		0.00
1460	Roof Replacement or Upgrades							1	150,000.00
1460	water infiltration of 3 stacks investigation and repairs			3	7,500.00				
	1460		0.00		7,500.00		0.00		150,000.00
1495	Relocation Costs All Sites							as needed	2,000.00
	1495		0.00		0.00		0.00		2,000.00
Bakerview	WA006 000 300 P		18,924.66		36,424.66		28,924.66		168,924.66
	Interior Renovation of units to include abatement and installation of new flooring, upgrade to exhaust fans for ranges if possible, upgrade of all electrical fixtures, new kitchen and bath cabinets and countertops, new sinks, toilets showers, shower doors/curtains, studio room privacy ; interior doors; baseboard heater replacement; lighting upgradesm carbon monoxide detectors, dischwasher-optional; fire extinguishers; firewalls/draftsopts in attics and storage areas; entry fiberglass doors; smore and fire detectors; thermostats; and modernization related to energy efficiency improvements								

Acct #	Development Number/Name General Description of Major Work Categories	Work Statement Year 2-2011		Work Statement Year 3-2012		Work Statement Year 4-2013		Work Statement Year 5-2014	
		Quantity	Estimated Cost						
1408	asset management assessment of existing property							if needed	100.00
1408	ccs software & windows upgrade							if needed	100.00
1408	development preventive maintenance program							if needed	100.00
1408	disaster planning & training							if needed	100.00
1408	energy audit							if needed	100.00
1408	facility maintenance training for maintenance staff							if needed	100.00
1408	increase internet capability							if needed	100.00
1408	mgmt study (includes disaster recovery)							if needed	100.00
1408	modernization and or maintenance related software & training							if needed	100.00
1408	phone line costs for dial in capability							if needed	100.00
1408	preparation of a low income home ownership plan							if needed	100.00
1408	related training for capital fund							if needed	100.00
1408	resident training (move to work, job related)							if needed	100.00
	1408		-		-		-		1,300.00
1410	Management Fee	2	18,924.66	2	18,924.66	2	18,924.66	2	18,924.66
	1410		18,924.66		18,924.66		18,924.66		18,924.66
1430	A&E for Pineview Projects to include not limited to the exterior and interior reab					1	50,000.00		
	1430		0.00		50,000.00		50,000.00		0.00
1460	Installation of wood /vinyl or aluminum siding; painting, reconfigure front entry door					2 Bldgs	126,000.00	4 Bldgs	252,000.00
1460	Interior renovation					7 Units	280,000.00	7 Units	280,000.00
	1460		0.00		0.00		406,000.00		532,000.00
1495	Relocation Costs All Sites							as needed	2,000.00
	1495		0.00		0.00		0.00		2,000.00
Pineview	WA006 000 400 P		18,924.66		68,924.66		474,924.66		554,224.66
	Interior Renovation of units to include abatement and installation of new flooring, upgrade to exhaust fans for ranges if possible, upgrade of all electrical fixtures, new kitchen and bath cabinets and countertops, new sinks, toilets showers, shower doors/curtains, studio room privacy ; interior doors; baseboard heater replacement; lighting upgradesm carbon monoxide detectors, dischwasher-optional; fire extinguishers; firewalls/draftsopts in attics and storage areas; entry fiberglass doors; smore and fire detectors; thermostats; and modernization related to energy efficiency improvements								

Acct #	Development Number/Name General Description of Major Work Categories	Work Statement Year 2-2011		Work Statement Year 3-2012		Work Statement Year 4-2013		Work Statement Year 5-2014	
		Quantity	Estimated Cost						
1408	asset management assessment of existing property							if needed	100.00
1408	ccs software & windows upgrade							if needed	100.00
1408	development preventive maintenance program							if needed	100.00
1408	disaster planning & training							if needed	100.00
1408	energy audit							if needed	100.00
1408	facility maintenance training for maintenance staff							if needed	100.00
1408	increase internet capability							if needed	100.00
1408	mgmt study (includes disaster recovery)							if needed	100.00
1408	modernization and or maintenance related software & training							if needed	100.00
1408	phone line costs for dial in capability							if needed	100.00
1408	preparation of a low income home ownership plan							if needed	100.00
1408	related training for capital fund							if needed	100.00
1408	resident training (move to work, job related)							if needed	100.00
	1408		0.00		0.00		0.00		1,300.00
1410	Management Fee	2	18,924.66	2	18,924.66	2	18,924.66	2	18,924.66
	1410		18,924.66		18,924.66		18,924.66		18,924.66
1460	Carpet Replacement		15,000.00		15,000.00		15,000.00		15,000.00
1460	foundation issues		5,000.00		5,000.00				
1460	Attic Ventilation		3,000.00		3,000.00		3,000.00		3,000.00
1460	Interior renovation including but not limited to the following list. Please see next page for details. Also includes increase of bedroom count		20,000.00		20,000.00		20,000.00		20,000.00
1460	Replacement of wood /vinyl or aluminum siding; painting, replacement of decks and rails, roof shingles,		19,000.00		19,000.00		19,000.00		19,000.00
	1460		62,000.00		62,000.00		57,000.00		57,000.00
1495	Relocation Costs All Sites							as needed	2,000.00
	1495		0.00		0.00		0.00		2,000.00
Scattered Sites	WA006 000 500 P		80,924.66		80,924.66		75,924.66		79,224.66
Interior Renovation of units to include but not limited to abatement and installation of new flooring, upgrade to exhaust fans for ranges if possible, upgrade of all electrical fixtures, new kitchen and bath cabinets and countertops, new sinks, toilets showers, shower doors/curtains, studio room privacy ; interior doors; baseboard heater replacement; lighting upgradesm carbon monoxide detectors, dishwasher-optional; fire extinguishers; firewalls/draftsopts in attics and storage areas; entry fiberglass doors; smore and fire detectors; thermostats; and modernization related to energy efficiency improvements; also includes the increase of bedroom count, deadbolt replacements									

Acct #	Development Number/Name General Description of Major Work Categories	Work Statement Year 2-2011		Work Statement Year 3-2012		Work Statement Year 4-2013		Work Statement Year 5-2014	
		Quantity	Estimated Cost						
1470	ADA Compliance – (to include elevator or chair lift)							1	50,000.00
1475	Replacement of HVAC System				281,000.00				
	1475		0.00		281,000.00		0.00		0.00
CENTRAL COST CENTER			0.00		281,000.00		0.00		50,000.00

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U. S. Department of Housing and Urban Development
Office of Public and Indian Housing
PMB No. 2577-0226
Expires 4-30-2011

Part 1: Summary

PHA Name:	Grant Type and Number: WA19P006501-2006 Replacement Housing Factor Grant No: _____	FFY of Grant <u>2006</u>
Housing Authority of the City of Everett	Date of CFFP: _____	FFY of Grant Approval <u>2006</u>

Original Annual Statement
 Reserve for Disaster/Emergencies
 Revised Annual Statement/Revision: Additional Funding 3/23/2007
 Final Performance and Evaluation Report
 Performance and Evaluation Report for Program Year Ending 12-31-09

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (may not exceed 10% of 19)	36,000.00	35,700.00	35,700.00	20,700.00
3	1408 Management Improvements (may not exceed 20% of 19)	131,555.05	131,855.05	131,855.05	111,812.58
4	1410 Administration (may not exceed 10% of 19)	92,335.80	92,335.80	92,335.80	92,335.80
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	4,810.00	4,810.00	4,810.00	4,810.00
8	1440 Site Acquisition				
9	1450 Site Improvement	7,475.82	7,475.82	7,475.82	7,475.82
10	1460 Dwelling Structures	494,972.55	494,972.55	494,972.55	494,972.55
11	1465.1 Dwelling Equipment-Nonexpendable	5,072.00	5,072.00	5,072.00	5,072.00
12	1470 Non-dwelling Structures	86,536.10	86,536.10	86,536.10	86,536.10
13	1475 Non-dwelling Equipment	63,917.60	63,917.60	63,917.60	62,861.69
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Cost	683.08	683.08	683.08	683.08
17	1499 Development Activities (4)				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of 20)	-	-	-	-
20	Amount of Annual Grant (Sum of lines 2-19)	923,358.00	923,358.00	923,358.00	887,259.62
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Activities	-	-	-	-
23	Amount of line 20 Related to Security-Soft Costs	-	-	-	-
24	Amount of line 20 Related to Security-Hard Costs	-	-	-	-
25	Amount of line 20 Related to Energy Conservation	-	-	-	-

Signature of Executive Director and Date 11/15/2010	Signature of Public Housing Director and Date
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Major Acct #	General Description for Major Work Categories	Original Estimated Cost As of 12-31-08	Revised Cost	Obligated Amount	Expended Amounts	Status of Work
140600-010002	human resource consultant	36,000.00	35,700.00	35,700.00	20,700.00	Consultant hired for human resouces need
	1406	36,000.00	35,700.00	35,700.00	20,700.00	
140800-010003	related training for capital funds	3,039.01	3,039.01	3,039.01	3,039.01	Funds needed for staff training for new rules and regulations in the use of capital funding grants
140800-010005	technical information systems coordinator Salary	30,000.00	30,000.00	30,000.00	24,255.52	technical information systems coordinator salary needed to keep the agency current in changing computer technologies
140800-010008	technical information systems coordinator benefits	20,000.00	20,000.00	20,000.00	7,505.66	technical information systems coordinator benefits needed to keep the agency current in changing computer technologies
140800-010012	ccs software & windows upgrade (Inspection Software)	13,678.85	13,678.85	13,678.85	13,678.85	Funds needed to upgrade the ECS software and windows upgrades as needed, originally set up under 010021 should have been 010012. To complete the purchase of the inspection software
140800-010013	procurement coordinate salaries-Staff position to facilitate purchasing and contracting for the agency and will be prorated between departments	31,000.00	42,253.75	42,253.75	42,253.75	procurement coordinate salaries-Staff position (s) to facilitate purchasing and contracting for the agency and will be prorated between departments
140800-010014	procurement coordinate benefits-Staff position to facilitate purchasing and contracting for the agency and will be prorated between departments	25,612.19	14,658.44	14,658.44	12,854.79	procurement coordinate benefits-Staff position (s) to facilitate purchasing and contracting for the agency and will be prorated between departments
140800-010020	energy audit	8,225.00	8,225.00	8,225.00	8,225.00	Funds need to completed the HUD required 5 year increments for public housing energy audit. EHA completed process and has Sept 2007 Audit Review.
	1408	131,555.05	131,855.05	131,855.05	111,812.58	

Major Acct #	General Description for Major Work Categories	Original Estimated Cost As of 12-31-08	Revised Cost	Obligated Amount	Expended Amounts	Status of Work
141010-010015	Staff Salaries	65,000.00	70,983.97	70,983.97	70,983.97	Administrative salaries for staffing positions to implement the capital fund grants
141010-010019	Staff Benefits	27,335.80	21,351.83	21,351.83	21,351.83	Administrative benefits for staffing positions to implement the capital fund grants
	1410	92,335.80	92,335.80	92,335.80	92,335.80	
143010-010022-005	SS Home Inspection for pending sale	4,810.00	4,810.00	4,810.00	4,810.00	SS Home Inspection for pending sale
	1430	4,810.00	4,810.00	4,810.00	4,810.00	
145000-010029-004	Replacement of decks and rails	7,475.82	7,475.82	7,475.82	7,475.82	Replaced support beams on decks as needed to replace old and rotten beams. Will be scheduling the replacement of some decks during better weather conditons.
	1450	7,475.82	7,475.82	7,475.82	7,475.82	
146000-010046-002	Replace small and large windows	3,114.08	3,114.08	3,114.08	3,114.08	Replace small and large windows during unit modernization
146000-010047-005	Upgrade garage (s) and/or fiberglass doors	4,741.00	4,741.00	4,741.00	4,741.00	Upgrade garage (s) and/or fiberglass doors
146000-010050-002	major interior renovation	401,465.56	437,106.12	437,106.12	437,106.12	major interior renovation
146000-010052-003	Upgrade of alarm system for smoke/fire detectors/nurse call systems	18,498.01	19,998.01	19,998.01	19,998.01	Upgrade of alarm system for smoke/fire detectors/nurse call systems. Completed a complete building inspection and signed agreement with electrical consultant to replace the existing fire alarm panel and repalce the unit devices and replace the pager system.
146000-010053-003	Security Card Access System with Camera Monitoring	3,030.00	3,030.00	3,030.00	3,030.00	Security Card Access System with Camera Monitoring. Added new camera to the system
146000-010054-005	Installation of wood /vinyl or aluminum siding; painting, recongifure front entry door	37,140.56	-	-	-	Installation of wood /vinyl or aluminum siding; painting, recongifure front entry door. Moved funds to the Grandview Interior Renovation to cover labor costs that this was originally to cover force account labor charges for the siding replacement for scattered sites. Moved work item to furture grant.
146000-010059-002	Replacement of furnaces	7,402.50	7,402.50	7,402.50	7,402.50	Replacement of furnaces as needed during renovation of units in modernization.

Major Acct #	General Description for Major Work Categories	Original Estimated Cost As of 12-31-08	Revised Cost	Obligated Amount	Expended Amounts	Status of Work
146000-010062-002	Dead bolt lock upgrade	2,643.00	2,643.00	2,643.00	2,643.00	Purchase of special key machine for the dead bolt lock upgrade
146000-010064-003	Mailbox System Replacement	16,937.84	16,937.84	16,937.84	16,937.84	Replacement of mailbox system at Bakerview-HUD approval by email on July 10, 2008
	1460	494,972.55	494,972.55	494,972.55	494,972.55	-
146510-010063-002	ranges and refrigerators	5,072.00	5,072.00	5,072.00	5,072.00	Replacement of ranges and refrigerators during modernization of units
	1465	5,072.00	5,072.00	5,072.00	5,072.00	
147000-010067-001	ADA Compliance – Any administrative building: ALL FUNDS IN ONE LINE ITEM	86,536.10	86,536.10	86,536.10	86,536.10	Any administrative building remodeling: Completed interior remodeling to the Colby Administration employee breakroom, conference room and computer lab. All work was prorated between capital fund and other funding. Completed interior renovation to the small hall and kitchen in the Baker Community Center. ALL FUNDS IN ONE LINE ITEM
1470	Admin and/or maintenance administration Buildings: Staff breakroom redesign, carpet replacement, resilient flooring, doors, wall and ceiling construction & surfaces, appliance replacement: Ergonomically correct conference room chairs and tables in all admin					Admin and/or maintenance administration Buildings: Staff breakroom redesign, carpet replacement, resilient flooring, doors, wall and ceiling construction & surfaces, appliance replacement: Ergonomically correct conference room chairs and tables in all admin, ADA Compliance
1470	Admin Buildings: Boilers, boiler room piping, abate ladding; HVAC System					Admin Buildings: Boilers, boiler room piping, abate ladding; HVAC System
1470	Electrical Panel, fuses, circuit breakers: Electrical wiring and other devices for administrative buildings					Electrical Panel, fuses, circuit breakers: Electrical wiring and other devices for administrative buildings
1470	Other Rooms (Kitchen) (conference) Storage rooms, for administrative purposes					Other Rooms (Kitchen) (conference) Storage rooms, for administrative purposes
1470	Smoke & Fire Detectors-in any administrative building					Smoke & Fire Detectors-in any administrative building
1470	Underground Electrical Distribution-Administrative offices					Underground Electrical Distribution-Administrative offices

Major Acct #	General Description for Major Work Categories	Original Estimated Cost As of 12-31-08	Revised Cost	Obligated Amount	Expended Amounts	Status of Work
	1470	86,536.10	86,536.10	86,536.10	86,536.10	
147510-010006	Record Storage	1,790.01	1,790.01	1,790.01	1,790.01	Record Storage for Facilities Administration
147510-010073	PC Upgrades/replacements; printers, copiers	9,023.59	9,023.59	9,023.59	7,967.68	PC Upgrades/replacements; printers, copiers
147510-010078	Maintenance Truck Replacement	53,104.00	53,104.00	53,104.00	53,104.00	Replacement of three (3) Maintenance/Construction vehicles
	1475	63,917.60	63,917.60	63,917.60	62,861.69	
149510-010080	Relocation Costs (6-2)	683.08	683.08	683.08	683.08	Relocation Costs (6-2)
	1495	683.08	683.08	683.08	683.08	
150200-010081	Contingency	-	-	-	-	Contingency
		-	-	-	-	
		923,358.00	923,358.00	923,358.00	887,259.62	-

am and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
ion Schedule							
Dev #/Activities	All Fund Obligated Quarter Ending Date			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Baker Heights	June 30, 2008			June 30, 2010			
Grandview	June 30, 2008			June 30, 2010			
Bakerview	June 30, 2008			June 30, 2010			
Pineview	June 30, 2008			June 30, 2010			
Scattered Sites	June 30, 2008			June 30, 2010			
Operations	June 30, 2008			June 30, 2010			
Management Improvements	June 30, 2008			June 30, 2010			
Administration	June 30, 2008			June 30, 2010			
A&E Services	June 30, 2008			June 30, 2010			
Non Dwelling Structures & Equipment	June 30, 2008			June 30, 2010			

Annual Statement / Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

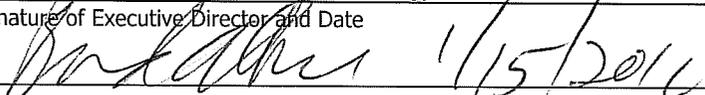
U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 PMB No. 2577-0226
 Expires 4-30-2011

Part 1: Summary

PHA Name: Housing Authority of the City of Everett	Grant Type and Number: WA19P006501-2007 Replacement Housing Factor Grant No: _____ Date of CFFP: _____	FFY of Grant 2007 FFY of Grant Approval 2007
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Original Annual Statement
 Reserve for Disaster/Emergencies
 Revised Annual Statement/Revision
 Final Performance and Evaluation Report
 Performance and Evaluation Report for Program Year Ending 12-31-09

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (may not exceed 10% of 19)	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements (may not exceed 20% of 19)	\$ 56,000.00	\$ 1,402.47	\$ 1,402.47	\$ 1,402.47
4	1410 Administration (may not exceed 10% of 19)	\$ 88,341.80	\$ 88,341.80	\$ 88,341.80	\$ 88,341.80
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 141,000.00	\$ 137,392.15	\$ 137,392.15	\$ 137,392.15
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 7,000.00	\$ 15,722.00	\$ 15,722.00	\$ 15,722.00
10	1460 Dwelling Structures	\$ 452,490.90	\$ 601,648.59	\$ 601,648.59	\$ 582,180.14
11	1465.1 Dwelling Equipment-Nonexpendable	\$ 12,000.00	\$ -	\$ -	\$ -
12	1470 Non-dwelling Structures	\$ 65,588.00	\$ 34,183.85	\$ 29,645.73	\$ 16,465.36
13	1475 Non-dwelling Equipment	\$ 48,997.30	\$ 3,958.89	\$ 3,958.89	\$ 3,958.89
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Cost	\$ 2,000.00	\$ 768.25	\$ 768.25	\$ 768.25
17	1499 Development Activities (4)				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of 20)	\$ 10,000.00	\$ -	\$ -	\$ -
20	Amount of Annual Grant (Sum of lines 2-19)	\$ 883,418.00	\$ 883,418.00	\$ 878,879.88	\$ 846,231.06
21	Amount of line 20 Related to LBP Activities	\$ -	\$ -	\$ -	\$ -
22	Amount of line 20 Related to Section 504 Activities	\$ -	\$ -	\$ -	\$ -
23	Amount of line 20 Related to Security-Soft Costs	\$ -	\$ -	\$ -	\$ -
24	Amount of line 20 Related to Security-Hard Costs	\$ -	\$ -	\$ -	\$ -
24	Amount of line 20 Related to Energy Conservation	\$ -	\$ -	\$ -	\$ -

Signature of Executive Director and Date  1/15/2010	Signature of Public Housing Director and Date
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Major Acct #	Sub-Acct Number	General Description fo Major Work Categories	Original Estimated Cost as of 12-31-08	Revised Cost	Obligated Amount	Expended Amounts	Status of Work
1408	010003	facility maintenance training for maintenance staff/CFP Training	1,000.00	100.00	100.00	100.00	facility maintenance training for maintenance staff/CFP Training
1408	010009	disaster planning & training/mgmt study (includes disaster recovery)	1,000.00	-	-	-	disaster planning & training/mgmt study (includes disaster recovery)
1408	010010	asset management assessment of existing property/development preventative maintenance modernization and or maintenance related	1,000.00	-	-	-	asset management assessment of existing property/development preventative modernization and or maintenance related
1408	010012	software & training	3,000.00	1,302.47	1,302.47	1,302.47	software & training
1408	010020	energy audit	25,000.00	-	-	-	energy audit
1408	010021	ccs software & windows upgrade	25,000.00	-	-	-	ccs software & windows upgrade
			56,000.00	1,402.47	1,402.47	1,402.47	
1410	010082	Management Fee 10% of Budget	88,341.80	88,341.80	88,341.80	88,341.80	10% Management Fee
1410	010018	Advertising Costs	-	-			Advertising Costs
			88,341.80	88,341.80	88,341.80	88,341.80	
1430	10022-001	A&E for Baker Heights Projects and Feasibility Study	10,000.00	-	-	-	A&E for Baker Heights Projects and Feasibility Study
143010	010022-040	A&E consultants for the Jade Park Feasibility for development for public housing replacement for Baker Heights	130,000.00	137,392.15	137,392.15	137,392.15	A&E Services for Jade Park for intended outcome is to develop the land for use as replacement housing for the Baker Heights Public Housing Neighborhood. After initial stages of this feasibility study it was determined to be not cost effective to proceed with this project. There were issues with gaining access to the buildable part of the site with a road and bridge and then the issue with the access with the sewer line. These two things would have been excess of at least 1 million dollars.
1430	010027	Plan Review Fees	1,000.00	-	-	-	Plan Review Fees and Advertising costs
			141,000.00	137,392.15	137,392.15	137,392.15	
1450	10029-004	Decks & Railings - replacement of decks and railings	2,500.00	-	-	-	Decks & Railings - replacement of decks and railings. Moved to future budget.
1450	10030-003	Landscaping,tree removal;fencing, parking areas-lighting;Ballfield-irrigation	1,000.00	15,722.00	15,722.00	15,722.00	Landscaping,tree removal;fencing, parking areas-lighting;Ballfield-irrigation
1450	10030-001	Admin Building: Landscaping	1,000.00	-	-	-	Admin Building: Landscaping
1450	10031-004	Paved Walks and Surfaces	1,000.00	-	-	-	Paved Walks and Surfaces. Moved to future
1450	10031-004	Walks & Surfaces/parking;Steps & ramps & ADA Compliance	1,000.00	-	-	-	Walks & Surfaces/parking;Steps & ramps & ADA Compliance. Moved to future budget.
1450	10033-003	Upgrade sanitary lines and/or water distribution	500.00	-	-	-	Upgrade sanitary lines and/or water distribution. Moved to future budget

Major Acct #	Sub-Acct Number	General Description fo Major Work Categories	Original Estimated Cost as of 12-31-08	Revised Cost	Obligated Amount	Expended Amounts	Status of Work
1450	10034-004	landscaping and/or creek beautification; fencing, playgrounds, basketball courts; fixed furniture	1,000.00	-	-	-	landscaping and/or creek beautification; fencing, playgrounds, basketball courts; fixed furniture. Moved to future budgets
			7,000.00	15,722.00	15,722.00	15,722.00	
1460	10042-005	Install ceiling insulation	2,000.00	-	-	-	Install ceiling insulation. Moved to future budget and the 2009 stimulus grant.
1460	10046-002	Replace small and large windows	20,000.00	-	-	-	Replace small and large windows
1460	10049-005	Construction storage sheds off units	5,000.00	-	-	-	Construction storage sheds off units. Moved to future budgets.
1460	10050-002	Grandview: major interior renovation	248,578.40	393,041.58	393,041.58	374,892.58	major interior renovation-continuous
1460	10050-004	Pineview: major interior renovation	5,000.00	-	-	-	Interior renovation of needed units to include but not limited to the following: insulation, asbestos abatement, flooring, painting, hot water tank, heating, windows, doors electrical and plumbing upgrades. Moved to future budgets.
1460	10050-005	Scattered Sites: major interior renovation	20,000.00	20,000.00	20,000.00	20,000.00	Interior renovation of needed units to include but not limited to the following: insulation, asbestos abatement, flooring, painting, hot water tank, heating, windows, doors electrical and plumbing upgrades. Windows have been replaced in several units.
1460	10052-003	Upgrades to existing fire alarm panel and smoke detector upgrades	67,412.50	188,607.01	188,607.01	187,287.56	A&E services to replace the aging fire alarm panel in 2006 budget. Bidding and contracting was completed. A new fire panel was installed, along with unit devices replacment and a new pager system installed. Project is 99% complete.
1460	10052-004	Upgrade smoke/fire detectors	2,500.00	-	-	-	Upgrade smoke/fire detectors. Moved to future budgets.
1460	10053-003	Installation of doors and frames, deadbolts, wood doors, door bells	500.00	-	-	-	Installation of doors and frames, deadbolts, wood doors, door bells. Moved to future budgets.
1460	10054-004	Installation of wood /vinyl or aluminum siding; painting, reconfigure front entry door	20,000.00	-	-	-	Installation of wood /vinyl or aluminum siding; painting, reconfigure front entry door. Moved to future budgets.
1460	10054-005	Replacement of wood /vinyl or aluminum siding; painting	20,000.00	-	-	-	Replacement of wood /vinyl or aluminum siding; painting. Moved to future budgets.
1460	10055-003	Exterior Building Lights- Mounted Light Installation	500.00	-	-	-	Exterior Building Lights- Mounted Light Installation. Moved to future budgets.
1460	10059-002	Replacement of furnaces	1,000.00	-	-	-	Replacement of furnaces. Moved to future budget.

Major Acct #	Sub-Acct Number	General Description fo Major Work Categories	Original Estimated Cost as of 12-31-08	Revised Cost	Obligated Amount	Expended Amounts	Status of Work
1460	10061-003	Elevator Upgrades	35,000.00	-	-	-	Elevator Upgrades-Project was removed from current CFP budgets and moved into the 2009 Stimulus Grant, bidding and cotntract has been completed and work has began.
1460	10062-004	Dead bolt lock upgrate	5,000.00	-	-	-	Dead bolt lock upgrade. Moved to future budgets.
			452,490.90	601,648.59	601,648.59	582,180.14	
1465	010063-002	ranges and refrigerators	10,000.00	-	-	-	Replacement ranges and refrigerators. Moved to future budgets.
1465	10063-005	Appliances	2,000.00	-	-	-	Replacement appliances. Moved to future budgets.
			12,000.00	-	-	-	
1470	10043-003	Roof replacement and redesign of community Center roof-to eliminate leaks, (new hall)offices/additions/remodel -floors, ceiling, walls, appliances	15,000.00	-	-	-	Roof replacement and redesign of community Center roof-to eliminate leaks, (new hall)offices/additions/remodel -floors, ceiling, walls, appliances. Moved to future budgets,
1470	10065-003	Upgrade resident recreation rooms, beauty shop, north lounge, furniture replacement & other rooms for resident use, library;ADA Comnpliance	4,500.00	-	-	-	Upgrade resident recreation rooms, beauty shop, north lounge, furniture replacement & other rooms for resident use, library;ADA Comnpliance. Moved to future budgets.
1470	010067	ANY Admin Bldg Redesign work;replace flooring & redesign office space Maint.;Other offices redesign;floors,doors,walls,ceiling,appliances	46,088.00	34,183.85	29,645.73	16,465.36	ANY Admin Bldg Redesign work;replace flooring & redesign office space Maint.;Other offices. design; floors, doors, walls, ceiling, appliances. Remodel of exisiting space to convert conference room into an office, addition conference room added and a file room for administration files, prorated with other funding.
			65,588.00	34,183.85	29,645.73	16,465.36	
1475	010070	Maintenance Equipment Replacement	1,000.00	-	-	-	Maintenance Equipment Replacement. Moved to future budgets.
1475	10071-004	Installation of Fire Extinguishers on outside of units	1,000.00	-	-	-	Installation of Fire Extinguishers on outside of units. Moved to future budgets.
1475	010078	Maintenance Truck Replacement	17,997.30	3,361.00	3,361.00	3,361.00	Maintenance Truck Replacement. Moved to future budgets.
1475	010072	Telephone system needs (also internet) telephone system replacement or upgrades; modems, remote hardware cell phones/system, phone line costs for dial in capability.	3,000.00	597.89	597.89	597.89	Telephone system needs (also internet) telephone system replacement or upgrades; modems, remote hardware cell phones/system, phone line costs for dial in capability.
1475	010073	PC Upgrades/replacements; printers, copiers	1,000.00	-	-	-	PC Upgrades/replacements; printers, copiers

Major Acct #	Sub-Acct Number	General Description fo Major Work Categories	Original Estimated Cost as of 12-31-08	Revised Cost	Obligated Amount	Expended Amounts	Status of Work
1475	010077	replace/upgrade current server @ admin office and outlying offices	25,000.00	-	-	-	replace/upgrade current server @ admin office and outlying offices
			48,997.30	3,958.89	3,958.89	3,958.89	
1495	010080	Relocation Costs (6-2)	2,000.00	768.25	768.25	768.25	Relocation Costs (6-2)
			2,000.00	768.25	768.25	768.25	
1502	010081	Contingency	10,000.00	-	-	-	Contingency
			10,000.00	-	-	-	
			883,418.00	883,418.00	878,879.88	846,231.06	-

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part 3: Implementation Schedule								
Dev #/Activities		All Fund Obligated Quarter Ending Date			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
		Original	Revised	Actual	Original	Revised	Actual	
WA006 000 100 P	Baker Heights	June 30, 2009			June 30, 2011			
WA006 000 200 P	Grandview	June 30, 2009			June 30, 2011			
WA006 000 300 P	Bakerview	June 30, 2009			June 30, 2011			
WA006 000 400 P	Pineview	June 30, 2009			June 30, 2011			
WA006 000 500 P	Scattered Sites	June 30, 2009			June 30, 2011			
	Operations	June 30, 2009			June 30, 2011			
	Management Improvements	June 30, 2009			June 30, 2011			
	Administration	June 30, 2009			June 30, 2011			
	A&E Services	June 30, 2009			June 30, 2011			
	Non Dwelling Structures & Equipment	June 30, 2009			June 30, 2011			

Annual Statement / Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

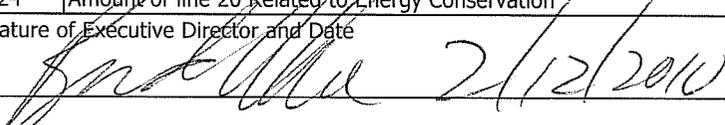
U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 PMB No. 2577-0226
 Expires 4-30-2011

Part 1: Summary

PHA Name:	Grant Type and Number: WA19P006501-2008 Replacement Housing Factor Grant No: _____ Date of CFFP: _____	FFY of Grant 2008
Housing Authority of the City of Everett		FFY of Grant Approval 2008

Original Annual Statement
 Reserve for Disaster/Emergencies
 Revised Annual Statement/Revision
 Final Performance and Evaluation Report
 Performance and Evaluation Report for Program Year Ending 12-31-09

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost (2)	
			Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds					
2	1406	Operations (may not exceed 10% of 19)				
3	1408	Management Improvements (may not exceed 20% of 19)	\$ 26,500.00	\$ 1,000.00	\$ -	\$ -
4	1410	Administration (may not exceed 10% of 19)	\$ 94,623.30	\$ 94,623.30	\$ 94,623.30	\$ 94,623.30
5	1411	Audit				
6	1415	Liquidated Damages				
7	1430	Fees and Costs	\$ 7,000.00	\$ 31,270.64	\$ 31,270.64	\$ 18,764.77
8	1440	Site Acquisition				
9	1450	Site Improvement	\$ 70,000.00	\$ 70.12	\$ 70.12	\$ 70.12
10	1460	Dwelling Structures	\$ 489,109.70	\$ 544,220.50	\$ 363,361.38	\$ 266,075.28
11	1465.1	Dwelling Equipment-Nonexpendable	\$ 8,000.00	\$ 8,000.00	\$ 5,091.00	\$ 5,091.00
12	1470	Non-dwelling Structures	\$ 95,000.00	\$ 199,038.44	\$ 1,029.66	\$ 1,029.66
13	1475	Non-dwelling Equipment	\$ 121,000.00	\$ 61,010.00	\$ 61,010.00	\$ 50,013.40
14	1485	Demolition				
15	1492	Moving to Work Demonstration				
16	1495.1	Relocation Cost	\$ 30,000.00	\$ 2,000.00	\$ 307.50	\$ 307.50
17	1499	Development Activities (4)				
18a	1501	Collateralization or Debt Service paid by the PHA				
18b	9000	Collateralization or Debt Service paid Via System of Direct Payment				
19	1502	Contingency (may not exceed 8% of 20)	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -
20	Amount of Annual Grant (Sum of lines 2-19)		\$ 946,233.00	\$ 946,233.00	\$ 556,763.60	\$ 435,975.03
21	Amount of line 20 Related to LBP Activities		\$ -	\$ -	\$ -	\$ -
22	Amount of line 20 Related to Section 504 Activities		\$ -	\$ -	\$ -	\$ -
23	Amount of line 20 Related to Security-Soft Costs		\$ -	\$ -	\$ -	\$ -
24	Amount of line 20 Related to Security-Hard Costs		\$ -	\$ -	\$ -	\$ -
24	Amount of line 20 Related to Energy Conservation					

Signature of Executive Director and Date  2/12/2010	Signature of Public Housing Director and Date
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Major Acct #	General Description fo Major Work Categories	Original Estimated Cost	Revised Cost	Obligated Amount	Expended Amounts	Status of Work
1408-010011	Training Costs: Resident training for move to work; staff training for public housing rules and regulations	1,000.00	1,000.00	-	-	Training Costs: Resident training for move to work; staff training for public housing rules and regulations
1408-010021	ecs software & windows upgrade, phone line costs for dial in capability and increase internet capability	25,500.00	-			Removed work item from annual plan
	1408	26,500.00	1,000.00	-	-	-
1410-010082	Staff Salaries	94,623.30	94,623.30	94,623.30	94,623.30	Staff Salaries
	1410	94,623.30	94,623.30	94,623.30	94,623.30	-
1430-010022	A&E Fees needed for all publis housing developments and for any administration office for staff use. To include any plan review fees needed and advertising costs associated with each program, will be allocated to appropriate development at time of use.	7,000.00	31,270.64	31,270.64	18,764.77	A&E Fees for Bakerview Laundry Facility Relocation and additional office space at the Facilities office. Laundry room need for Bakerview Residents in conjunction with the elevator rehab. New facility will have 7 each washers and dryers versus the current three each. The current facility is on the eighth floor and the small elevator does not go to that floor. New facility is on the ground level. New office is needed in the facilities office for the Public Housing Inspector Coordinator
	1430	7,000.00	31,270.64	31,270.64	18,764.77	-
1450-010030-4	PV: Landscaping and/or creek beautification; fencing, playgrounds, basketball courts; fixed furniture, parking stripes, paved walks and surfaces, steps and ramps, new parking spaces	15,000.00	70.12	70.12	70.12	PV: Landscaping and/or creek beautification; fencing, playgrounds, basketball courts; fixed furniture, parking stripes, paved walks and surfaces, steps and ramps, new parking spaces
1450-010033-4	Drainage-douwnspout replacement/upgrades	5,000.00	-			Project is in the 2009 budget closed this work item here to complete in that budget
1450-010029-5	SS: Replacement of decks and rails	35,000.00	-			Project is in the 2009 budget closed this work item here to complete in that budget
1450-010030-5	SS: Landscaping and/or creek beautification; fencing, playgrounds, basketball courts; fixed furniture	15,000.00	-		-	Project is in the 2009 budget closed this work item here to complete in that budget
	1450	70,000.00	70.12	70.12	70.12	-

Major Acct #	General Description fo Major Work Categories	Original Estimated Cost	Revised Cost	Obligated Amount	Expended Amounts	Status of Work
1460-010046-2	GV: Replace small and large windows	20,000.00	20,000.00	15,577.41	15,577.44	GV: Replace small and large windows
1460-010050-2	GV: Interior renovation of needed units to include but not limited to the following: insulation, asbestos abatement, flooring, painting, hot water tank, heating, windows, doors electrical and plumbing upgrades	295,000.00	295,000.00	295,000.00	220,222.17	GV: Interior renovation of needed units to include but not limited to the following: insulation, asbestos abatement, flooring, painting, hot water tank, heating, windows, doors electrical and plumbing upgrades
1460-010059-2	GV: Replacement of furnaces	5,000.00	7,748.06	7,748.06	7,748.06	GV: Replacement of furnaces
1460-010046-3	BV: Replace large (elevator) front windows	75,000.00	-			Removed work item from annual plan
1460-010052-3	BV: Upgrades to existing firm alarm panel and smoke detector upgrades	-	40,656.49	40,656.49	18,160.67	BV: Upgrades to existing firm alarm panel and smoke detector upgrades. Contract is 99% completed. Replaced fire panel and all unit devices and the pager system. Most of cost is in a previous budget.
1460-010061-3	BV: Upgrade exisiting elevators					BV: Upgrades exisiting elevators. This work item was moved to the 2009 Stimulus Grant. Contract has been signed and work started.
1460-010050-4	PV: Interior renovation of needed units to include but not limited to the following: insulation, asbestos abatement, flooring, painting, hot water tank, heating, windows, doors electrical and plumbing upgrades	5,000.00	5,000.00	-	-	PV: Interior renovation of needed units to include but not limited to the following: insulation, asbestos abatement, flooring, painting, hot water tank, heating, windows, doors electrical and plumbing upgrades
1460-010049-5	SS: Construction storage sheds off units	5,000.00	-			Removed work item from annual plan
1460-010050-5	SS: Interior renovation of needed units to include but not limited to the following: insulation, asbestos abatement, flooring, painting, hot water tank, heating, windows, doors electrical and plumbing upgrades. Adjsutment #4 added increase of foot print to 2 scattered sites	30,000.00	130,506.25	4,379.42	4,366.94	SS: Interior renovation of needed units to include but not limited to the following: insulation, asbestos abatement, flooring, painting, hot water tank, heating, windows, doors electrical and plumbing upgrades
1460-010053-5	SS: Dead bolt lock upgrade	8,800.00	-			Moved work item in with the interior renovation of the units
1460-010054-5	SS: Replacement of wood /vinyl or aluminum siding; or painting	45,309.70	45,309.70	-	-	SS: Replacement of wood /vinyl or aluminum siding; or painting
	1460	489,109.70	544,220.50	363,488.21	304,312.92	-
1465-010063-002	Appliance replacement for GV	8,000.00	6,000.00	5,091.00	5,091.00	Appliance replacement for GV and SS; will be allocated to proper development at time of purchase; split work item to two lines

Major Acct #	General Description fo Major Work Categories	Original Estimated Cost	Revised Cost	Obligated Amount	Expended Amounts	Status of Work
1465-010063-005	Appliance replacement for SS	-	2,000.00	-	-	Appliance replacement for GV and SS; will be allocated to proper development at time of purchase; split work item to two lines
	1465	8,000.00	8,000.00	5,091.00	5,091.00	
1470-010067	Resign of office space in Baker Community Center for Housing Coordinator Staff/Adjustment #4 added Facilities office addtion and Bakerview Laundry Facility from 5 year lan	95,000.00	199,038.44	1,029.66	1,029.66	Relocation of existing laundry room for BV residents, force account is completing the demolition type work, contract has been signed with GC for the electical, plumbing and mechanical work. Should be completed in 30 days.
	1470	95,000.00	199,038.44	1,029.66	1,029.66	Bids opened for the facilities office addition. Waiting on the completion of the environmental review.
1475-010073	PC Upgrades/replacements; printers, copiers: replace/upgrade current server at any adminoffice, purchase and install emote locations hadware	36,000.00	-			Removed work item from annual plan
1475-010070	Maintenance Equipment Replacement	5,000.00	-			Removed work item from annual plan
1475-010078	Maintenance Truck Replacement	80,000.00	-			Removed work item from annual plan
1475-010086	HVAC Replacement-Colby Admin	-	61,010.00	61,010.00	50,013.40	Design work for the replacement of 40 year old HVAC system at the main HA administration building. System has failing componets. Cost will be prorated between the departments.
	1475	121,000.00	61,010.00	61,010.00	50,013.40	-
1495-010080-000	Relocation Costs (6-1) (6-2) (6-3)	30,000.00	-			Split relocation costs to each development in need
1495-010080-001	Relocation Costs (6-1)		500.00	-	-	Relocation Costs (6-1)
1495-010080-002	Relocation Costs (6-2)		1,000.00	307.50	307.50	Relocation Costs (6-2)
1495-010080-003	Relocation Costs (6-3)		500.00	-	-	Relocation Costs (6-3)
	1495	30,000.00	2,000.00	307.50	307.50	
1502-010081	Contingency	5,000.00	5,000.00			Contingency
	1502	5,000.00	5,000.00	-	-	-
	Grand Total	946,233.00	946,233.00	556,763.60	435,975.03	-

Annual Statement/Performance and Evaluation Report

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

Part 3: Implementation Schedule

Dev #Activities		All Fund Obligated Quarter Ending Date			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
		Original	Revised	Actual	Original	Revised	Actual	
WA006 000 100 P	Baker Heights	June 30, 2010			June 30, 2012			
WA006 000 200 P	Grandview	June 30, 2010			June 30, 2012			
WA006 000 300 P	Bakerview	June 30, 2010			June 30, 2012			
WA006 000 400 P	Pineview	June 30, 2010			June 30, 2012			
WA006 000 500 P	Scattered Sites	June 30, 2010			June 30, 2012			
	Management Improvements	June 30, 2010			June 30, 2012			
	Administration	June 30, 2010			June 30, 2012			
	A&E Services	June 30, 2010			June 30, 2012			
	Non Dwelling Structures & Equipment	June 30, 2010			June 30, 2012			

**Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

**U. S. Department of Housing and Urban Development
Office of Public and Indian Housing
PMB No. 2577-0226
Expires 4-30-2011**

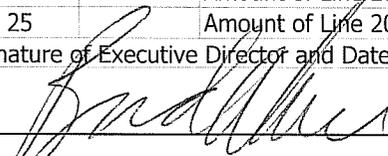
Part 1: Summary

PHA Name: Housing Authority of the City of Everett	Grant Type and Number: WA19P006501-2009 Replacement Housing Factor Grant No: _____ Date of CFFP: _____	FFY of Grant <u>2009</u> FFY of Grant Approval <u>2009</u>
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Original Annual Statement
 Reserve for Disaster/Emergencies
 Revised Annual Statement/Revision (due to approved ACC Amount)

Final Performance and Evaluation Report
 Performance and Evaluation Report for Program Year Ending--12-31-09

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (may not exceed 10% of 21)				
3	1408 Management Improvements	\$ 3,460.30	\$ 3,460.30	\$ -	\$ -
4	1410 Administration (may not exceed 10% of line 21)	\$ 94,106.70	\$ 94,106.70	\$ 94,106.70	\$ -
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		\$ 40,000.00		
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 70,000.00	\$ 70,000.00	\$ -	\$ -
10	1460 Dwelling Structures	\$ 724,000.00	\$ 446,000.00	\$ -	\$ -
11	1465.1 Dwelling Equipment-Nonexpendable	\$ 7,000.00	\$ 7,000.00	\$ -	\$ -
12	1470 Non-dwelling Structures		\$ 278,000.00		
13	1475 Non-dwelling Equipment	\$ 40,000.00	\$ -	\$ -	\$ -
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Cost	\$ 2,500.00	\$ 2,500.00	\$ -	\$ -
17	1499 Development Activities (4)				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of 20)	\$ -	\$ -	\$ -	\$ -
20	Amount of Annual Grant (Sum of lines 2-19)	\$ 941,067.00	\$ 941,067.00	\$ 94,106.70	\$ -
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of Line 20 Related to Security-Soft Costs				
24	Amount of Line 20 Related to Security-Hard Costs				
25	Amount of Line 20 Related to Emergency Conservation Measures				

Signature of Executive Director and Date		Date	Signature of Public Housing Director	Date
		2/12/2010		

Summary of Development Account	Development Number/Name General Description of Major Work Categories		Original Estimated Cost	Revised Cost	Obligated Amount	Expended Amounts	Status of Work
1408-010003	facility maintenance training for maintenance staff; capital fund training	as needed	1,000.00	1,000.00	-	-	facility maintenance training for maintenance staff
1408-010009	management study; disaster planning & training and disaster recovery	as needed	500.00	500.00	-	-	management study; disaster planning & training and disaster recovery
1408-010010	development preventive maintenance program; asset management assessment	as needed	960.30	960.30	-	-	Reduced amount due to reduction of grant amount
1408-010012	modernization and or maintenance related software & training	as needed	500.00	500.00	-	-	modernization and or maintenance related software & training
1408-010021	ccs software & windows upgrade	as needed	500.00	500.00	-	-	ccs software & windows upgrade
141010-010082	Management Fee	2	94,106.70	94,106.70	94,106.70	-	Reduced amount due to reduction of grant amount
		1410	94,106.70	94,106.70	94,106.70	-	
143000-010022-3	A&E for BCC office redesign and Additon		-	40,000.00	-	-	Moved line item from 5 year plan to cover costs to be associated with the additional office space need for the on site Housing Coordinator's staff, environmental review currently in process.
			-	40,000.00	-	-	
1450-010029-4	Replacement of decks and rails	as needed	30,000.00	30,000.00	-	-	Replacement of decks and rails--entered with wrong code moved from 1460
1450-010030-1	new parking areas, parking striping, paved walks & surfaces, steps and ramps	replacement	15,000.00	15,000.00	-	-	Need new parking areas, parking striping, paved walks & surfaces, steps and ramps
1450-010030-4	landscaping and/or creek beautification; fencing, playgrounds, basketball courts; fixed furniture	Upgrades	5,000.00	5,000.00	-	-	Need to review the landscaping and/or creek beautification needs; fencing, playgrounds, basketball courts; fixed furniture
1450-010034-2	landscapaping, fencing, playgrounds, basketball courts;	Upgrades	5,000.00	5,000.00	-	-	Need to review the landscaping needs; fencing, playgrounds, basketball courts; fixed furniture
1450-010035-2	exterior lighting	upgrades	15,000.00	15,000.00	-	-	Need to upgrade areas of the exterior lighting in Grandview development.
		TOTAL	1450	70,000.00	70,000.00	-	-
1460	Replacement of decks and rails	as needed					Replacement of decks and rails--entered with wrong gl moved to 1450
1460-010043-4	Replacement of roof shingles on units that were not reroofed a few years ago 222 and 220)	2	8,000.00	8,000.00	-	-	Replacement of roof shingles on units that were not reroofed a few years ago 222 and 220)
1460-010044-4	Replacement of gutters and downspouts	All	10,000.00	10,000.00	-	-	Replacement of gutters and downspouts on entire development
1460-010046-2	Replace small and large windows	12 units	20,000.00	20,000.00	-	-	Replacement of small and large windows during the unit renovation process and complete the units the windows where not completed in the original rehab.
1460-010050-2	Interior Renovation	12	320,000.00	320,000.00	-	-	Interior Renovation
1460-010050-5	Interior Renovation	Phased	50,000.00	5,000.00			Interior Renovation

Summary of Development Account	Development Number/Name General Description of Major Work Categories		Original Estimated Cost	Revised Cost	Obligated Amount	Expended Amounts	Status of Work
1460-010052-3	Upgrade of system for smoke/fire detectors/nurse call systems; intercom systems	Phased	25,000.00	-	-	-	Upgrade of system for smoke/fire detectors/nurse call systems; intercom systems. Was able to finish this project under original estimated budget in 2007-08, so these funds were not needed for the project.
1460-010059-1	Investigate & repair Furnaces		-	42,000.00	-	-	Moved line item from 5 year plan for furnace replacement, will do investigative review to determine which ones need actualy replacement
1460-010059-2	Replacement of furnaces	as needed	5,000.00	5,000.00	-	-	Replacement of furnaces during unit renovation when needed.
1460-010060-3	Elevator Upgrades	phased	250,000.00	-	-	-	Elevator Modernization was moved to the 2009 stimulus packet, moved the Colby admin bldg HVAC replacement to this budget. Contract has been signed and work has began in the 2009 stimulus grant.
1460-010087-3	Vent stack cleaning 8 story building-14 stacks Upgrades to existing roof exhaust system	1	16,000.00	16,000.00	-	-	Vent stack cleaning for 8 story building-14 stacks, combined work item of upgrades to existing roof exhaust system together
1460-010087-4	Attic Ventilation	all 1460	20,000.00 724,000.00	20,000.00 446,000.00	- -	- -	Attic Ventilation needed to help mold issues in the bathrooms and bedrooms.
1465-010063-2	Appliances	12	5,000.00	5,000.00	-	-	Replacement of appliances during interior unit renovations.
1465-010063-5	Appliances	Phased 1465	2,000.00 7,000.00	2,000.00 7,000.00	- -	- -	Replacement of appliances during interior unit renovations.
1470-010067-3	BV Interior Lobby Renovations		-	28,000.00	-	-	Redesign and contruction of interior lobby issues needed for resident use which includes the computer lab, small staff office that is shared with a visiting nurse and remodeling work for resident thrift store.
1470-010067-4	PV community Center Renovation and Addition		-	250,000.00	-	-	Additional funds need to cover costs of project in the stimulus packet for the renovation and addition Pineview community center.
			-	278,000.00	-	-	02-05-10 Environmental Report has been completed and contract with General Contractor will be signed in the next few days.
1475-010078	Maintenance Truck Replacement	2	40,000.00	-	-	-	Need to replace aging maintenance/construction vehicles. Will be charged to the AMP in need.
1475-010086-200	Colby Admin Bldg HVAC Replacement (prorated)						Elevator Modernization was moved to the 2009 stimulus packet, moved the Colby admin bldg HVAC replacement to this budget. Originally had \$250,000 for this work but it was determined that the funds were needed in dwelling units and resident's and staffing needs.

Summary of Development Account	Development Number/Name General Description of Major Work Categories		Original Estimated Cost	Revised Cost	Obligated Amount	Expended Amounts	Status of Work
		1475	40,000.00	-	-	-	
1495-010080-1	Relocation	as needed	500.00	500.00	-	-	Relocation fees as needed for interior unit renovations.
1495-010080-2	Relocation	as needed	2,000.00	2,000.00	-	-	Relocation fees as needed for interior unit renovations.
		1495	2,500.00	2,500.00	-	-	
1502-010081	Contingency		-	-	-	-	Reduced amount due to reduce grant amount
		1502	-	-	-	-	
	GRANT TOTAL	Total	941,067.00	941,067.00	94,106.70	-	

Summary of Development Account	Development Number/Name General Description of Major Work Categories	Original Estimated Cost	Revised Cost	Obligated Amount	Expended Amounts	Status of Work
Baker Heights						
Grandview						
Baker view						
Pineview						
Scattered Sites						
	<p>Interior Renovation of units to include abatement and installation of new flooring, upgrade to exhaust fans for ranges if possible, upgrade of all electrical fixtures, new kitchen and bath cabinets and countertops, new sinks, toilets showers, shower doors/curtains, studio room privacy ; interior doors; baseboard heater replacement; lighting upgrades carbon monoxide detectors, dishwasher-optional; fire extinguishers; firewalls/draftstops in attics and storage areas; entry fiberglass doors; smoke and fire detectors; thermostats; and modernization related to energy efficiency improvements</p>					
	<p>Interior Renovations at the Scattered Sites to include increase of bedroom count/footprint of original building</p>					

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part 3: Implementation Schedule							
Dev #/Activities	All Fund Obligated Quarter Ending Date			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
101: Baker Heights	30-Jun-11			30-Jun-13			
102: Grandview	30-Jun-11			30-Jun-13			
103: Bakerview	30-Jun-11			30-Jun-13			
104: Pineview	30-Jun-11			30-Jun-13			
105: Scattered Sites	30-Jun-11			30-Jun-13			
Operations	30-Jun-11			30-Jun-13			
Management Improvements	30-Jun-11			30-Jun-13			
Administration	30-Jun-11			30-Jun-13			
A&E Services	30-Jun-11			30-Jun-13			
Non Dwelling Structures & Equipment	30-Jun-11			30-Jun-13			

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U. S. Department of Housing and Urban Development
Office of Public and Indian Housing
PMB No. 2577-0226
Expires 4-30-2011

Part 1: Summary

PHA Name: Housing Authority of the City of Everett	Grant Type and Number: WA19S006501-2009 Replacement Housing Factor Grant No: _____ Date of CFFP: _____	FFY of Grant <u>2009</u> FFY of Grant Approval <u>2009</u>
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disaster/Emergencies	<input type="checkbox"/> Revised Annual Statement/Revision
<input type="checkbox"/> Final Performance and Evaluation Report		<input checked="" type="radio"/> Performance and Evaluation Report for Program Year Ending--12-31-2009

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (may not exceed 10% of 21)				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$ 50,000.00	\$ -	\$ 50,000.00	\$ 8,747.61
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$ 822,744.00	\$ -	\$ 421,964.50	\$ 81,228.26
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures	\$ 325,000.00	\$ -	\$ 95,493.51	\$ 69,851.42
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Cost				
17	1499 Development Activities (4)				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of 20)				
20	Amount of Annual Grant (Sum of lines 2-19)	\$ 1,197,744.00	\$ -	\$ 567,458.01	\$ 159,827.29
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation				

Signature of Executive Director and Date	Date	Signature of Public Housing Director	Date
	4/15/2010		

Summary of Development Account	Development Number/Name General Description of Major Work Categories	Original Estimated Cost	Revised Cost	Obligated Amount	Expended Amounts	Status of Work
	1410 Salaries and Benefits	50,000.00		50,000.00	8,747.61	Staff needed for administrative work for the capital fund program implementation.
MANAGEMENT FEE	1410	50,000.00	-	50,000.00	8,747.61	
	146000-010061-003 Bakerview: Elevators Upgrades to the 8 story building	497,744.00		363,808.94	34,659.40	A&E Agreement signed for design documents. Bidding has been completed and contract signed. Preliminary work has been started. Buy American verifications received on several of the componets to be used.
	146000-010050-005 Scattered Sites: Rehabilitation work to scattered sites to increase bedroom sizes	325,000.00		58,155.56	46,568.86	A&E Agreement signed for design documents. Bidding as been completed. Realized because of the increased of the foot print a Phase 1 Environemntal Report had to be completed and it's eta is January 8, 2010. The pre-con is scheduled for January 15, 2010.
DWELLING SSTRUCTURES	1460	822,744.00	-	421,964.50	81,228.26	
	147000-010067-004 Pineview: Resident Recreation Center and Facility Maintenance Remodel to Existing Recreation Center	325,000.00		95,493.51	69,851.42	A&E Agreement signed for design documents. Bidding is in process with bids due January 20, 2010. Realized because of the increased of the foot print a Phase 1 Environemntal Report had to be completed and it's eta is January 8, 2010. B
NON DWELLING STRUCTURE:	1470	325,000.00	-	95,493.51	69,851.42	-
	TOTAL	1,197,744.00	-	567,458.01	159,827.29	
WA006 000 300 P	Bakerview					
WA006 000 400 P	Pineview					
WA006 000 500 P	Scattered Sites					
	100% OBLIGATED IN FIRST YEAR		0.47	CURRENTLY AT		
	60% SPENT UP 2ND YEAR		0.13	CURRENTLY AT		
	100% SPENT AT 3 YEARS		0.13	CURRENTLY AT		

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part 3: Implementation Schedule							
Dev #/Activities	All Fund Obligated Quarter Ending Date			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
103: Bakerview	17-Mar-10			17-Mar-12			
104: Pineview	17-Mar-10			17-Mar-12			
Non Dwelling Structures & Equipment	17-Mar-10			17-Mar-12			
105: Scattered Sites	17-Mar-10			17-Mar-12			
Management Fee	17-Mar-10			17-Mar-12			
A&E Services	17-Mar-10			17-Mar-12			

**Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

**U. S. Department of Housing and Urban Development
Office of Public and Indian Housing
PMB No. 2577-0226
Expires 4-30-2011**

Part 1: Summary

PHA Name: Housing Authority of the City of Everett	Grant Type and Number: <u>WA19P006501-2010</u> Replacement Housing Factor Grant No: _____ Date of CFFP: _____	FFY of Grant <u>2010</u> FFY of Grant Approval <u>2010</u>
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<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergencies	<input type="checkbox"/> Revised Annual Statement/Revision (due to approved ACC Amount)
<input type="checkbox"/> Final Performance and Evaluation Report	<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending--

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (may not exceed 10% of 21)				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$ 94,106.70			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 20,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 15,000.00			
10	1460 Dwelling Structures	\$ 644,960.30			
11	1465.1 Dwelling Equipment-Nonexpendable	\$ 8,000.00			
12	1470 Non-dwelling Structures	\$ 130,000.00			
13	1475 Non-dwelling Equipment	\$ 25,000.00			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Cost	\$ 4,000.00			
17	1499 Development Activities (4)				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of 20)				
20	Amount of Annual Grant (Sum of lines 2-19)	\$ 941,067.00	\$ -	\$ -	\$ -
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of Line 20 Related to Security-Soft Costs				
24	Amount of Line 20 Related to Security-Hard Costs				
25	Amount of Line 20 Related to Emergency Conservation Measures				

Signature of Executive Director and Date 	Date 2/12/2010	Signature of Public Housing Director 	Date
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Summary of Development Account	Development Number/Name General Description of Major Work Categories	Quantity	Original Estimated Cost	Revised Cost	Obligated Amount	Expended Amounts	Status of Work
141010-010082	Management Fee	2	94,106.70 94,106.70				Management Fee
6001	143010-010022-001 A&E for Baker Heights Projects and Feasibility Study	as needed	10,000.00				A&E for Baker Heights Projects and Feasibility Study
6005	143010-010022-005 Consultant for review and possible sell of 1 or more scattered site units	as needed	10,000.00 20,000.00				Consultant for review and possible sell of 1 or more scattered site units
6002	145000-010035-002 Exterior Ligting	4 poles	15,000.00 15,000.00				Exterior Ligting
6001	146000-010059-001 furnace replacement	as needed	69,960.30	69,960.30	baker heights		furnace replacement
6002	146000-010050-002 major interior renovation	12	420,000.00				major interior renovation
6002	146000-010046-002 Replace small and large windows	phased	75,000.00				Replace small and large windows
6002	146000-010059-002 Replacement of furnaces	Phased	5,000.00	500,000.00	grandview		Replacement of furnaces
6004	1460 Exterior Work	Phased	10,000.00				Exterior Work
6004	146000-010087-004 Attic Ventilation	Phased	10,000.00	20,000.00	pineview		Attic Ventilation
6005	146000-010068-005 Carpet replacement	Phased	15,000.00				Carpet replacement
6005	146000-010043-005 Replacement of asphalt or fiberglass shingles, gutters & downspouts	Phased	10,000.00				Replacement of asphalt or fiberglass shingles, gutters & downspouts
6005	146000-010087-005 Attic Ventalation	Phased	10,000.00				Attic Ventalation
6005	146000-010054-005 Replacement of wood /vinyl or aluminum siding; painting	phased	20,000.00 644,960.30	55,000.00 575,000.00	scattered sites		Replacement of wood /vinyl or aluminum siding; painting
6002	146510-010063-002 ranges and refrigerators	12	8,000.00 8,000.00				ranges and refrigerators
6003	147000-010067-003 Redesign of Baker Community Center to include increase of office space and roof design to elliminate leaks & completion of Bakerview Lobby Renovations	1	130,000.00 130,000.00			Note (\$28,000 in Renovations)	Redesign of Baker Community Center to include increase of office space and roof design to elliminate leaks & completion of Bakerview Lobby
6002	147510-010078-00 Maintenance Truck Replacement	1	20,000.00				Maintenance Truck Replacement
6004	147510-010070-00 Maintenance Equipment Replacement	as needed	5,000.00 25,000.00				Maintenance Equipment Replacement
6002	1495 Relocation Costs	as needed to each PH Project	4,000.00 4,000.00				Relocation Costs
			941,067.00				

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part 3: Implementation Schedule							
Dev #/Activities	All Fund Obligated Quarter Ending Date			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
101: Baker Heights	30-Jun-2012			30-Jun-2014			
102: Grandview	30-Jun-2012			30-Jun-2014			
103: Bakerview	30-Jun-2012			30-Jun-2014			
104: Pineview	30-Jun-2012			30-Jun-2014			
105: Scattered Sites	30-Jun-2012			30-Jun-2014			
Operations	30-Jun-2012			30-Jun-2014			
Management Improvements	30-Jun-2012			30-Jun-2014			
Administration	30-Jun-2012			30-Jun-2014			
A&E Services	30-Jun-2012			30-Jun-2014			
Non Dwelling Structures & Equipment	30-Jun-2012			30-Jun-2014			
WA006 000 100 P	Baker Heights						
WA006 000 200 P	Grandview						
WA006 000 300 P	Baker view						
WA006 000 400 P	Pineview						
WA006 000 500 P	Scattered Sites						
<p>Interior Renovation of units to include abatement and installation of new flooring, upgrade to exhaust fans for ranges if possible, upgrade of all electrical fixtures, new kitchen and bath cabinets and countertops, new sinks, toilets showers, shower doors/curtains, studio room privacy ; interior doors; baseboard heater replacement; lighting upgradesm carbon monoxide detectors, dischwasher-optional; fire extinguishers; firewalls/draftsopts in attics and storage areas; entry fiberglass doors; smore and fire detectors; thermostats; and modernization related to energy efficiency improvements</p>							

**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 Annual PHA Plan for the PHA fiscal year beginning 7/1/10, 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 implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials 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's 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 (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since 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 or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan 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 conformity 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 examining their programs or proposed programs, identify any impediments to fair housing choice within those 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 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full 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 each site;
 - 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 assure 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)(1).
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 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition 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.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. 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 Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. 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 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. 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 approvable under the regulations and included in its Plan.
20. 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 at 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.
21. The PHA provides assurance as part of this 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.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Housing Authority of the City of Everett
PHA Name

WA 006
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2010 - 2014

Annual PHA Plan for Fiscal Years 2010 - 2011

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official <u>Todd F. Taylor</u>	Title <u>Chair - Board of Commissioners</u>
Signature <u>[Signature]</u>	Date <u>3/22/2010</u>

Civil Rights Certification

Annual Certification and Board Resolution

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 Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity 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, and will affirmatively further fair housing.

Housing Authority of the City of Everett

WA 006

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)	
Name of Authorized Official	Title
Todd F. Taylor	Chair-Board of Commissioners
Signature	Date
	4-1-2010