

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Housing Authority of Grays Harbor County</u> PHA Code: <u>WA0018</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>415</u> Number of HCV units: <u>212</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: See attached.				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. See attached.				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: See attached: Statement of Financial Resources, Results of most recent fiscal year audit for the PHA, Statement of Asset Management Implementation and Grievance Procedure. (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. Available at the central office.				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
8.1	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.				
8.2	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.				
8.3	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.				

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>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <ul style="list-style-type: none"> (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. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (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, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (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_dispo/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)

- (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.

5.1 MISSION – HOUSING AUTHORITY OF GRAYS HARBOR COUNTY

The mission of the Housing Authority of Grays Harbor County is to be the area's affordable housing of choice. We provide and maintain safe, decent, sanitary, quality housing in a cost-effective manner. By partnering with others, we offer rental assistance and other related services to our community in a non-discriminatory manner.

5.2 GOALS AND OBJECTIVES – HOUSING AUTHORITY OF GRAYS HARBOR COUNTY

The Housing Authority of Grays Harbor County endeavors to meet the following goals and objectives in order to fulfill its mission to serve the needs of low-income, very-low-income, and extremely-low-income families for the next five years.

Increase the availability of decent, safe, affordable housing by reducing public housing vacancies and leveraging private or other public funds to create additional housing opportunities.

Improve the quality of assisted housing by improving the public housing management (PHAS) score, increasing customer satisfaction, and renovating public housing units.

Increase assisted housing choices by providing voucher mobility counseling and conducting outreach efforts to potential voucher landlords. In addition, the Housing Authority has acquired an additional thirty-four vouchers.

Provide an improved living environment by implementing security improvements in public housing.

Promotion of self-sufficiency and asset development of assisted households by increasing the number and percentage of employed persons in assisted families, providing or attracting supportive services to improve assistance recipients' employability, and providing or attracting supportive services to increase independence for the elderly or families with disabilities.

Ensure equal opportunity and fair housing by undertaking affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required. In addition, the Housing Authority of Grays Harbor will not discriminate against, deny access to, or evict from public housing or subsidized housing victims of domestic violence, dating violence, or stalking.

PROGRESS IN MEETING GOALS AND OBJECTIVES DESCRIBED IN 2009-2013 5-YEAR-PLAN

Renovation of public housing units on a continual basis, including, but not limited to, converting two 3-bedroom family units to 2-bedrooms accessible to wheelchair bound families.

Memorandum of Understanding with Washington State University to provide curriculum to tenants including nutrition, economics, food and safety, and self-sufficiency.

QUINTANF sponsored nutrition classes in form of canning, making jelly etc. at the Family Center. This was conducted on a trial basis this year and will be re-evaluated and continued next year.

In addition, summer activity classes were conducted for one week at both Emerson and Sunnyside Courts.

The Housing Authority has improved vacancy rates by implementing Asset Management, which has resulted in shorter turnover intervals and lease-up times.

Staff members continue to attend both Work Source and Continuum of Care meetings to obtain employment and social service information that is shared with tenants to increase their knowledge of available assistance.

6.0 FINANCIAL RESOURCES

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2008 grants)		
a) Public Housing Operating Fund	975,591	
b) Public Housing Capital Fund	492,897	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	1,050,444	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)	0	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2007 Capital Fund Program	106,091	
2008 Capital Fund Program	445,484	
3. Public Housing Dwelling Rental Income		
	1,044,000	
4. Other income (list below)		
Miscellaneous Income	43,440	
4. Non-federal sources (list below)		
Total resources	4,157,947	

6.0 GRIEVANCE PROCEDURE

GRIEVANCE PROCEDURE

1. Applicability.

This Grievance Procedure shall apply (i) whenever a tenant (the “Complainant”) has a complaint against the Grays Harbor Housing Authority (“PHA”) for an alleged violation of the Lease Agreement, PHA Rules or Regulations, or other failure to observe any obligation of PHA regarding the tenant’s rights, duties, welfare, status or qualifications and (ii) whenever a complaint is made by PHA, or by another tenant against the Complainant concerning any alleged acts, conduct or violation of the Lease Agreement, PHA Rules or Regulations or other obligation owed by the Complainant, except when the complaint concerns the termination of a tenancy involving:

- a. Any activity, not just criminal activity, that threatens the health, safety, or right to peaceful enjoyment of the premises of other residents or PHA employees, or
- b. Any drug-related criminal activity *on or off* such premises.
- c. At the tenant’s written waiver and election to proceed with an unlawful detainer procedure including trial.

2. Informal Review and Formal Hearings.

Upon making a complaint by Complainant, or following a complaint made by PHA or by another tenant against Complainant, the Complainant may first request an informal review, upon or following which the Complainant, PHA or other complaining tenant may then request a formal hearing.

3. Informal Review.

Any complaint by Complainant and all complaints regarding Complainant’s conduct or action, shall be delivered to the PHA office, or provided to Complainant by PHA in the form of a written grievance. Written grievances must be signed by the Complainant, a complaining tenant, or by a PHA staff member. The grievance must be presented within a reasonable time, typically no more than five (5) working days after occurrence of the action or failure to act, which is the basis for the grievance. Grievances presented outside the five (5) day period must be accompanied by an explanation justifying the delay.

The grievance may be simply stated, but shall, at a minimum, contain: (i) the particular grounds or objection upon which the grievance is based; (ii) the specific action requested; (iii) the name, address and telephone number of the Complainant, and similar information about Complainant’s representative, if any; and (iv) the date made. The purpose of the informal review is to provide an opportunity for open and informal discussion between Complainant, the complaining tenant and/or PHA to hopefully resolve the grievance in an amicable fashion without the necessity of a formal hearing. The informal review shall be conducted by the Chief Executive Officer or Chief Operations Officer of PHA.

Within a reasonable time, not to exceed ten (10) working days, a written summary of the discussion will be mailed to Complainant and any complaining tenant by PHA. One copy will be filed in the Complainant's file. The PHA summary will include the names of all participants, date of the meeting, nature of the proposed disposition and the specific reasons for the disposition. The summary will also specify the steps by which a formal hearing can be requested.

4. Dissatisfaction with Informal Meeting.

If the Complainant or complaining tenant is dissatisfied with the proposed disposition of the informal review, s/he shall submit a written request for a formal hearing within five (5) working days of the date of receipt of the summary of the informal meeting.

The written request for a formal hearing must be delivered to the PHA office. The request for formal hearing will be date stamped by PHA. The request must specify the reasons why the Complainant, a complaining tenant or PHA is dissatisfied with the proposed disposition in the informal review and provide the specific relief, which will be sought in a formal hearing.

5. Failure to Request a Formal Hearing.

If the Complainant, complaining tenant, or PHA does not request a formal hearing within five (5) working days, the right to said hearing is deemed to be waived and the proposed disposition of the grievance will become final. This section in no way constitutes a waiver of Complainant's right to contest the proposed disposition in any appropriate judicial proceeding.

6. Right to a Formal Hearing.

After exhausting the informal review procedure outlined above, and provided that a formal hearing has not been waived, as set forth above, the Complainant, or complaining tenant, shall be entitled to a formal hearing before an independent hearing official.

7. Selection of an Independent Hearing Official.

A formal hearing shall be conducted by an impartial person, who is not employed by or on the Board of PHA and shall be selected by PHA from a list of capable and qualified persons willing to act in such capacity, other than the person who made, or approved the PHA action under review, or a subordinate of such person. The hearing official shall not serve if s/he is related to the Complainant, complaining tenant or an employee of PHA and shall recuse him or herself if there is reasonable evidence or inference of any prior knowledge, predisposition or bias concerning Complainant, complaining tenant or PHA.

8. Procedures to Obtain a Formal Hearing.

- a. Informal Review a Prerequisite. All formal hearings must be preceded by an informal review. The hearing official may waive the informal review only when the Complainant can show good cause why s/he failed to proceed informally. PHA may also waive the informal review in order to expedite the proceedings.
- b. Escrow Deposit. Before a formal hearing is scheduled regarding any grievance involving

an amount of rent the PHA claims is due, the Complainant shall pay to the PHA all rent and any unpaid deposits or other monetary obligations due under the Lease Agreement and payable as of the date scheduled for the hearing. The Complainant shall thereafter deposit the same amount of the monthly rent and other monetary obligations, in an escrow account each month until the complaint is resolved by decision of the hearing official. The PHA or hearing official may waive the escrow requirements, upon good cause shown and only in extraordinary circumstances. Unless so waived, failure to make the required escrow payments shall result in dismissal of the grievance procedure. Failure to make the escrow payments does not constitute a waiver of any right the Complainant may have to contest the PHA disposition of a grievance in any appropriate judicial proceeding.

- c. Scheduling. If the Complainant complies with the procedures outlined above, a formal hearing shall be scheduled by PHA promptly within five (5) and no more than twenty (20) working days, at a time and place reasonably convenient to the Complainant, complaining tenant and PHA. A written notification of the date, time, and place for the hearing shall be provided by PHA and delivered to the Complainant, complaining tenant and appointed independent hearing official.

9. Formal Hearing Procedure.

The formal hearing shall be held before an impartial and independent hearing official. The Complainant shall be afforded a fair and impartial hearing and shall be provided the basic safeguards of due process to include:

- a. Complainant's Right to Records. Complainant shall have the opportunity to examine and to copy before the hearing, at a reasonable cost to the Complainant, all documents, records and regulations of the PHA as may be relevant to the hearing. Any document not made so available, after a request is made by Complainant, may not be relied upon by the PHA at the hearing.
- b. PHA's Right to Records. The PHA shall have the opportunity to examine and to copy before the hearing, at the expense of PHA, all documents, records and statements that the Complainant or any witness on behalf of Complainant plans to submit during the hearing to promote Complainant's grievance or refute the PHA's inaction or proposed action.

Any documents not made available to the PHA may not be relied upon by Complainant at the formal hearing.

- c. Privacy. The formal hearing shall be conducted privately unless a public hearing is requested by Complainant.
- d. Counsel. The Complainant and PHA each have the right to be represented by legal counsel or other qualified and competent person chosen as a representative, so long as such person conducts him or herself in a professional, orderly, and dignified manner and proceeds without undue delay or disruption.

- e. Evidence and Cross-examination. Complainant has the right to present evidence and arguments in support of the grievance and to controvert evidence presented by the PHA and to confront and cross-examine all witnesses upon whose testimony or information the PHA, or complaining tenant relies.
- f. Impartiality. The decision by the hearing official shall be based solely and exclusively upon the testimony and evidence presented at the formal hearing.

10. Procedure at the Formal Hearing.

- a. If the grievance concerns PHA's inaction or alleged failure to abide by the Lease Agreement or PHA Rules and Regulations, the Complainant must first make a prima facie showing of such inaction or failure, following which the PHA must sustain by a preponderance of evidence the burden of justifying, excusing, or mitigating PHA action or failure to act against which the grievance is directed.
- b. If the grievance concerns PHA or a complaining tenant's complaint against the Complainant for alleged violation or failure to abide by the Lease Agreement or PHA Rules and Regulations, the PHA must first make a prima facie showing of such violation or alleged failure, following which the Complainant must sustain by a preponderance of evidence the burden of providing reasonable justification, excuse, mitigation, or entitlement justifying his or her action or failure to act against which the grievance is directed.
- c. Evidentiary Rules. The hearing official shall allow introduction of relevant oral testimony and documentary evidence pertinent to the facts, circumstances and issues raised by the PHA complaint, or Complainant's grievance and such testimony and evidence may be received without regard to admissibility under the civil rules of evidence applicable to judicial proceedings.
- d. Conduct at Hearing. The hearing official shall require the PHA, complaining tenant, Complainant, legal counsel, all other participants, and any spectators to conduct themselves in a dignified and orderly manner. The failure to comply with any direction of the Hearing official to maintain peace and order will result in the exclusion of the disorderly person from the proceedings and/or a decision adverse to the interests of the Complainant, complaining party or PHA, if the disorderly person is invited by or affiliated with the Complainant, complaining party or PHA and may result in the granting or denial of the relief sought by the Complainant, complaining party or PHA, as may be appropriate.
- e. Transcript: The Complainant or the PHA may arrange, in advance, and at the expense of the party making the arrangement, for a transcript of the hearing. Any interested party may upon reasonable payment receive a copy of such transcript.
- f. Failure to Show. Failure of Complainant to appear at the hearing will result in a waiver and dismissal of the grievance and will result in the entry of a decision in favor of the PHA. Such a determination in no way waives the Complainant's right to appropriate judicial proceedings before a court of competent jurisdiction.

11. Decision of the Hearing Official.

The Hearing official shall provide the PHA and Complainant with a written decision, to include a recital of the relevant facts, evidence, and reasons for the decision, within ten (10) working days following the formal hearing. The PHA will place one copy in the Complainant file. The decision of the hearing official shall be binding on the PHA, which shall take all actions necessary to carry out the decision, unless the PHA determines, within ten (10) working days, and so notifies the Complainant, that:

- a. The grievance does not concern PHA action or failure to act in accordance with or involving the Complainant's Lease Agreement or PHA Rules and Regulations, adversely affecting the Complainant's rights, duties, welfare or status; or
- b. The decision of the hearing official is contrary to applicable federal, state, or local law, HUD regulations, or requirements of the Annual Contributions Contract between HUD and the PHA.

A decision by the hearing official in favor of the PHA or denying the relief requested by Complainant in whole or part shall not constitute a waiver, nor affect in any manner the rights of Complainant to pursue judicial review by a court of competent jurisdiction.

12. Housing Authority Eviction Action. If Complainant has requested a formal hearing or informal review in accordance with the foregoing Grievance Procedures on a grievance or complaint involving a PHA notice of violation or termination of tenancy and the hearing official upholds the PHA action, the PHA shall commence an eviction action in accordance with any applicable notice served on Complainant. Notwithstanding the decision of the hearing official, PHA may proceed with eviction, but in doing so will notify the applicable court of the decision made by the independent hearing official.

6.0 FISCAL YEAR AUDIT

There were no findings.

6.0 ASSET MANAGEMENT IMPLEMENTATION

The Housing Authority of Grays Harbor County has broken the eight low-rent public housing developments into three AMPs, each one having less than 150 units. Staff members continue to attend applicable training; e.g., accounting & financial training, procurement training, and public housing manager training. An inventory of all Housing Authority assets has been completed, resulting in inventory records that are specific to the Central Office Cost Center and AMPs.

We are in the process of identifying certain functions previously performed centrally to determine which functions should be decentralized such as taking of work orders, storing of materials, purchasing of services and supplies.

Housing Authority investments have been distributed across AMPs utilizing a percentage basis.

An agency-wide physical needs assessments has been completed which will be used to determine future capital fund expenditures.

9.1 STRATEGY FOR ADDRESSING HOUSING NEEDS

The Housing Authority of Grays Harbor County plans to employ the following strategies to address the housing needs of its jurisdiction:

Employment of effective maintenance and management policies to minimize the number of public housing units off-line.

Reduction of turnover time for vacated public housing units.

Reduction of renovation time of public housing units.

Measures to ensure access to affordable housing among PHA-assisted families, regardless of unit size required.

Pursuing housing resources other than public housing or Section 8 tenant-based assistance.

Exploration of creation of mixed-finance housing.

Exceed federal targeting requirements in both public housing and Section 8-based assistance (30% or less of AMI).

Conversion of four 3-bedroom units into four 2-bedroom handicapped accessible units.

Ensure modifications required in public housing due to Section 504 are accomplished.

Application for special-purpose (families with disabilities) vouchers, if available.

10. ADDITIONAL INFORMATION

(a) Progress in Meeting Mission and Goals:

See Attachment 5.2 PROGRESS IN MEETING GOALS AND OBJECTIVES DESCRIBED IN 2008-2012 5-YEAR-PLAN.

(b) Significant Amendment and Substantial Deviation / Modification.

The Housing Authority of Grays Harbor County defines a “substantial deviation” or “significant amendment or modification” as a discretionary change in the plan or policy of the Housing Authority that fundamentally alters the mission, goals, objectives, or plans of the Agency and which will require the formal approval of the Board of Commissioners. Specifically, the following will be considered to constitute a substantial deviation or significant amendment or modification:

A material change in the policies regarding the manner in which tenant rent is calculated.

A material change in the admissions policies with respect to the selection of applicants from or organization of the waiting list.

The addition of new types of activities not previously included in the current PHDEP plan.

Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities not previously identified in the Agency Plan.

An exception to this definition will be made only to the extent that the modification is the result of changes in HUD regulatory requirements; such changes shall not be considered a substantial deviation or significant amendment or modification to either the Five-Year or Annual Plans.

HOUSING NEEDS OF FAMILIES ON THE WAITING LIST		
SECTION 8 TENANT-BASED ASSISTANCE		
	# of Families	% of Total Families
WAITING LIST TOTAL	1162	
Extremely Low-Income < = 30%& AMI	848	73%
Very Low Income > 30% < 50% AMI	311	27%
Low-Income >50% < 80% AMI	n/a	n/a
Families with Children	779	67%
Elderly Families	136	11.7%
Families with Disabilities	540	46.5%
White	1112	95.7%
Black	24	2.1%
Asian	19	1.6%
Hispanic	37	3.2%

HOUSING NEEDS OF FAMILIES ON THE WAITING LIST			
PUBLIC HOUSING			
	# of Families	% of Total Families	Annual Turnover
WAITING LIST TOTAL	357		109
Extremely Low-Income < = 30%& AMI	255	71%	
Very Low Income > 30% < 50% AMI	83	23%	
Low-Income >50% < 80% AMI	19	5%	
Families with Children	202	57%	
Elderly Families	93	26%	
Families with Disabilities	211	59%	
White	339	95.2%	
Black	3	.74%	
American Indian	13	3.9%	
Asian	2	.49%	
Characteristics by Bedroom Size			
0-1 BR	154		
2 BR	126		
3 BR	71		
4 BR	6		
5 BR	---		
5+ BR	---		

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
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: Housing Authority of Grays Harbor County

Grant Type and Number: Capital Fund Program Grant No. WA19P01850106 Replacement Housing Factor Grant No: _____

Date of CFFP: _____

FFY of Grant: 2006

FFY of Grant Approval: 2006

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: Summary by Development Account	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended
1	Total non-CFF Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	0.00	0.00	0.00	0.00	0.00
3	1408 Management Improvements	68,825.50	69,094.50	69,094.50	69,094.50	69,094.50
4	1410 Administration (may not exceed 10% of line 21)	39,163.83	39,297.25	39,297.25	39,297.25	39,297.25
5	1411 Audit	0.00	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages					
7	1430 Fees and Costs	0.00	0.00	0.00	0.00	0.00
8	1440 Site Acquisition					
9	1450 Site Improvement	3,500.00	3,229.20	3,229.20	3,229.20	3,229.20
10	1460 Dwelling Structures	404,474.67	406,454.77	406,454.77	403,963.67	403,963.67
11	1465.1 Dwelling Equipment—Nonexpendable	3,000.00	1,790.00	1,790.00	1,790.00	1,790.00
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	1,500.00	907.29	907.29	907.29	907.29
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs	400.00	90.99	90.99	90.99	90.99
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant. (sum of lines 2 - 19)	520,864.00	520,864.00	520,864.00	518,372.90	518,372.90
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	27,837.67	28,022.60	28,022.60	28,022.60	28,022.60
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.
⁴ RHF funds shall be included here.

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
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2006	
PHA Name: Housing Authority of Grays Harbor County		FFY of Grant Approval: 2006	
Grant Type and Number Capital Fund Program Grant No.: WA19P01850106		Replacement Housing Factor Grant No:	
Date of CFFP: _____			
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Revised Annual Statement (revision no:4) <input type="checkbox"/> Final Performance and Evaluation Report	
Reserve for Disasters/Emergencies <input type="checkbox"/>			
Summary by Development Account		Total Estimated Cost	Revised ?
Original		Obligated	Expended
Signature of Executive Director <i>Southern</i>		Signature of Public Housing Director	
Date October 16, 2009		Date	

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
 Expires 4/30/2011

Part II: Supporting Pages											
PHA Name: Housing Authority of Grays Harbor		Grant Type and Number Capital Fund Program Grant No: WA19P01850106			Federal FFY of Grant: 2006						
Development Number Name/PHA-Wide Activities		General Description of Major Work Categories		Development Account No.	Quantity		Total Estimated Cost		Total Actual Cost		Status of Work
					Sub-Total	Sub-Total	Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide		Operations		1406		0.00	0.00	0.00	0.00	0.00	See Narrative
PHA-WIDE		Management Improvements		1408							
		Resident Initiatives Coordinator				31,729.71	31,813.78	31,813.78	31,813.78	31,813.78	See Narrative
		Federal Housing Regulation Training Security Guards				0.00	0.00	0.00	0.00	0.00	See Narrative
		Admin Expenses for Job Trng Prgm				27,837.67	28,022.60	28,022.60	28,022.60	28,022.60	See Narrative
						9,258.12	9,258.12	9,258.12	9,258.12	9,258.12	See Narrative
PHA-WIDE		Administration		1410	Sub-Total	68,825.50	69,094.50	69,094.50	69,094.50	69,094.50	
		Administration Expenses for CFP				39,163.83	39,297.25	39,297.25	39,297.25	39,297.25	See Narrative
PHA-WIDE		Audit		1411							
		Audit Expenses		1411	Sub-Total	0.00	0.00	0.00	0.00	0.00	See Narrative
PHA-Wide		Fees & Costs		1430							
		Architect & Engineering Expenses			Sub-Total	0.00	0.00	0.00	0.00	0.00	See Narrative

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, 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
 Expires 4/30/2011

Part II: Supporting Pages									
PHA Name: Housing Authority of Grays Harbor		Grant Type and Number Capital Fund Program Grant No: WA19P01850106 CFFP (Yes/No):			Federal FFY of Grant: 2006				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Replacement Housing Factor Grant No:	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Pacific Court	Site Improvement Driveways - 2617/2619 Bay Avenue		1450		3,500.00	3,229.20	3,229.20	3,229.20	See Narrative
Pacific Court	Dwelling Structures Upgrade %age of Units		1460		360,308.75	362,288.85	362,288.85	359,797.75	See Narrative
Sunnyside Court	Dry Rot Floors				44,165.92	44,165.92	44,165.92	44,165.92	See Narrative
				Sub-Total	404,474.67	406,454.77	406,454.77	403,963.67	
Pacific Court	Dwelling Equipment Appliances		1465		3,000.00	1,790.00	1,790.00	1,790.00	See Narrative
PHA-Wide	Non-Dwelling Equipment Tools/Equipment for Mod Prgrm		1475		1,500.00	907.29	907.29	907.29	See Narrative
	Prorated Office Equipment Expenses				0.00	0.00	0.00	0.00	See Narrative
	Relocation Costs		1495		1,500.00	907.29	907.29	907.29	
Pacific Court	Relocation Costs for Mod Units			Sub-Total	400.00	90.99	90.99	90.99	See Narrative
				Total	520,864.00	520,864.00	520,864.00	518,372.90	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Capital Fund Program ~ FY 2006
WA19PO1850106
Performance & Evaluation Report ~ 06.30.09

HA-Wide Operations

Funds reprogrammed.

HA-Wide Management Improvements

<i>(1) Resident Initiatives Coordinator</i>	<i>Completed. On-going activity with future CFP Funding.</i>
<i>(2) Federal Housing Regulation Training</i>	<i>Funds reprogrammed.</i>
<i>(3) Security Guards</i>	<i>Completed. On-going activity with future CFP Funding.</i>
<i>(4) Admin \$ for Job Training Program</i>	<i>Completed. Job training program eliminated.</i>

HA-Wide Administration

<i>(1) Administration \$ for Capital Fund Program</i>	<i>Completed. On-going activity with future CFP Funding.</i>
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HA-Wide Audit Expenses for CFP

<i>(1) Audit \$ for Capital Fund Program</i>	<i>Funds reprogrammed.</i>
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HA-Wide Fees & Costs

<i>A/E Services:</i>	<i>Funds reprogrammed.</i>
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Site Improvement

<i>(1) Driveways for Modernized Units</i>	<i>Partial Expense funged in from Five-Year Plan</i>
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Dwelling Structures

<i>Pacific Court: Upgrade % of Units</i>	<i>Completed. On-going activity with future CFP Funding.</i>
<i>Sunnyside Court: Repair Dry Rot Floors</i>	<i>Completed On-going activity with future CFP Funding.</i>

PHA-Wide Dwelling Equipment

<i>Pacific Court: Appliances</i>	<i>Completed. On-going activity with future CFP Funding.</i>
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PHA-Wide Non-Dwelling Equipment

<i>Tools / Equipment for Modernization Program:</i>	<i>Completed. On-going activity with future CFP Funding.</i>
<i>Prorated Office Equipment Expenses:</i>	<i>Funds reprogrammed.</i>

Relocation Costs

<i>Pacific Court: Relocation costs</i>	<i>Completed. Funds reprogrammed.</i>
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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
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: Date of CFFP:	Replacement Housing Factor Grant No:	FFY of Grant: 2007	
PHA Name: Housing Authority of Grays Harbor County				FFY of Grant Approval: 2007	
Type of Grant	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no:2)			
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹
		Original			Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	25,000.00	0.00	0.00	52,920.12
3	1408 Management Improvements	51,000.00	53,600.00	53,600.00	49,441.20
4	1410 Administration (may not exceed 10% of line 21)	50,000.00	49,441.20	49,441.20	0.00
5	1411 Audit	11,000.00	0.00	0.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,000.00	8,000.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	351,091.00	391,049.80	294,158.80	82,039.78
11	1465.1 Dwelling Equipment—Nonexpendable	5,000.00	2,000.00	2,000.00	1,408.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	10,000.00	1,500.00	800.00	418.51
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	2,000.00	500.00	0.00	0.00
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)	506,091.00	506,091.00	400,000.00	186,227.61
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	25,000.00	22,600.00	22,600.00	22,535.17
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	50,000.00	50,000.00	50,000.00	50,000.00

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

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
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2007	
PHA Name: Housing Authority of Grays Harbor County		FFY of Grant Approval: 2007	
Grant Type and Number Capital Fund Program Grant No: Date of CFFP: _____		Replacement Housing Factor Grant No:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: Line Summary by Development Account		<input checked="" type="checkbox"/> Revised Annual Statement (revision no:2) <input type="checkbox"/> Final Performance and Evaluation Report Total Estimated Cost Revised ² Total Actual Cost ¹	
Signature of Executive Director <i>Southern M...</i>		Original Date October 16, 2009	Expended Date

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
 Expires 4/30/2011

Part II: Supporting Pages									
PHA Name: Housing Authority of Grays Harbor		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			CFPP (Yes/No):			Federal FFY of Grant: 2007	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
PHA-Wide	Operations	1406	Sub-Total	25,000.00	0.00	0.00	0.00	See Narrative	
PHA-Wide	Management Improvements	1408							
	Resident Initiatives Coordinator			23,000.00	31,000.00	31,000.00	30,384.95	See Narrative	
	Federal Housing Regulation Training			3,000.00	0.00	0.00	0.00	See Narrative	
	Security Guards			25,000.00	22,600.00	22,600.00	22,535.17	See Narrative	
	Admin Expenses for Job Trng Prgm			0.00	0.00	0.00	0.00		
			Sub-Total	51,000.00	53,600.00	53,600.00	52,920.12		
PHA-Wide	Administration	1410							
	Administration Expenses for CFP		Sub-Total	50,000.00	49,441.20	49,441.20	49,441.20	See Narrative	
PHA-Wide	Audit	1411	Sub-Total	11,000.00	0.00	0.00	0.00	See Narrative	
PHA-Wide	Fees & Costs	1430	Sub-Total	1,000.00	8,000.00	8,000.00	0.00	See Narrative	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, 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
 Expires 4/30/2011

Part II: Supporting Pages									
PHA Name: Housing Authority of Grays Harbor		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			CFPP (Yes/No):		Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Original	Revised ¹	Funds Obligated ²	Total Actual Cost	Status of Work
	Dwelling Structures						Funds Expended ²		
Pacific Court	Upgrade %age of Units	1460	Sub-Total	351,091.00	351,091.00	391,049.80	294,158.80	82,039.78	See Narrative
Pacific Court	Dwelling Equipment Appliances	1465	Sub-Total	5,000.00	5,000.00	2,000.00	2,000.00	1,408.00	See Narrative
PHA-Wide	Non-Dwelling Equipment Tools / Equipment for MOD Program Prorated Office Equipment Expenses	1475			5,000.00	1,500.00	800.00	418.51	See Narrative
			Sub-Total	10,000.00	10,000.00	1,500.00	0.00	0.00	See Narrative
Pacific Court	Relocation Costs Relocation Costs for Modernization of Units	1495	Sub-Total	2,000.00	2,000.00	500.00	0.00	0.00	
			Total	506,091.00	506,091.00	506,091.00	400,000.00	186,227.61	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Capital Fund Program ~ FY 2007
WA19PO1850107
Performance & Evaluation Report ~ 06.30.09

HA-Wide Operations

Funds reprogrammed.

HA-Wide Management Improvements

<i>(1) Resident Initiatives Coordinator</i>	<i>Completed. On-going activity with future CFP Funding.</i>
<i>(2) Federal Housing Regulation Training</i>	<i>Funds reprogrammed.</i>
<i>(3) Security Guards</i>	<i>Completed. On-going activity with future CFP Funding.</i>
<i>(4) Admin \$ for Job Training Program</i>	<i>Job training program eliminated.</i>

HA-Wide Administration

<i>(1) Administration \$ for Capital Fund Program</i>	<i>Completed. On-going activity with future CFP Funding.</i>
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HA-Wide Audit Expenses for CFP

<i>(1) Audit \$ for Capital Fund Program</i>	<i>Funds reprogrammed.</i>
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HA-Wide Fees & Costs

<i>A/E Services:</i>	<i>Budget increased for anticipated A/E Services</i>
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Dwelling Structures

<i>Pacific Court: Upgrade % of Units</i>	<i>On-going activity.</i>
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PHA-Wide Dwelling Equipment

<i>Pacific Court: Appliances</i>	<i>On-going activity.</i>
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PHA-Wide Non-Dwelling Equipment

<i>Tools / Equipment for Modernization Program:</i>	<i>On-going activity.</i>
<i>Prorated Office Equipment Expenses:</i>	<i>Funds reprogrammed.</i>

Relocation Costs

<i>Pacific Court: Relocation costs</i>	<i>Funds not accessed this time.</i>
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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
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: Housing Authority of Grays Harbor County Grant Type and Number: Replacement Housing Factor Grant No: _____ FFY of Grant: 2008

Date of CFFP: _____ Capital Fund Program Grant No: _____ FFY of Grant Approval: 2008

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: Summary by Development Account	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost			Total Actual Cost ¹
			Original	Revised ²	Obligated	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³		25,000.00			4,238.19
3	1408 Management Improvements		48,000.00		30,000.00	
4	1410 Administration (may not exceed 10% of line 21)		49,548.00		20,000.00	3,799.86
5	1411 Audit		11,000.00			
6	1415 Liquidated Damages					
7	1430 Fees and Costs		1,000.00			
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures		343,936.00			
11	1465.1 Dwelling Equipment—Nonexpendable		5,000.00			
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment		10,000.00			
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs		2,000.00			
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 – 19)		495,484.00		50,000.00	8,038.05
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities				15,000.00	2,046.55
23	Amount of line 20 Related to Security – Soft Costs		25,000.00			
24	Amount of line 20 Related to Security – Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures		50,000.00		0.00	0.00

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

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
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2008	
PHA Name: Housing Authority of Grays Harbor County	Grant Type and Number Capital Fund Program Grant No: Date of CFFP: _____	Replacement Housing Factor Grant No:	FFY of Grant Approval: 2008
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: Line Summary by Development Account	<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Original Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost	Total Actual Cost¹
		Original	Revised²
		Date October 16, 2009	Obligated
Signature of Executive Director <i>Sandy Newman</i>	Signature of Public Housing Director	Expended	Date

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
 Expires 4/30/2011

Part II: Supporting Pages									
PHA Name: Housing Authority of Grays Harbor		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			CFPP (Yes/ No):			Federal FFY of Grant: 2008	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work			
				Original	Revised ¹		Funds Obligated ²	Funds Expended ²	
PHA-Wide	Operations	1406	Sub-Total	25,000.00			0.00	0.00	
PHA-Wide	Management Improvements Resident Initiatives Coordinator	1408		23,000.00		See Narrative	15,000.00	2,191.64	
	Security Guards			25,000.00		See Narrative	15,000.00	2,046.55	
			Sub-Total	48,000.00			30,000.00	4,238.19	
PHA-Wide	Administration Administration Expenses for CFP	1410	Sub-Total	49,548.00		See Narrative	20,000.00	3,799.86	
PHA-Wide	Audit	1411	Sub-Total	11,000.00			0.00	0.00	
PHA-Wide	Fees & Costs	1430	Sub-Total	1,000.00			0.00	0.00	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, 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
 Expires 4/30/2011

Part II: Supporting Pages									
PHA Name: Housing Authority of Grays Harbor		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			CFFP (Yes/No):		Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	Funds Obligated ²	Funds Expended ²	
Pacific Court	Dwelling Structures Upgrade %age of Units	1460	Sub-Total	Original 343,936.00	0.00	See Narrative	0.00	0.00	
Pacific Court	Dwelling Equipment Appliances	1465	Sub-Total	5,000.00	0.00	See Narrative	0.00	0.00	
PHA-Wide	Non-Dwelling Equipment Tools / Equipment for MOD Program Prorated Office Equipment Expenses	1475		5,000.00	0.00	See Narrative	0.00	0.00	
			Sub-Total	10,000.00	0.00	See Narrative	0.00	0.00	
Pacific Court	Relocation Costs Relocation Costs for Modernization of Units	1495	Sub-Total	2,000.00	0.00	See Narrative	0.00	0.00	
			Total	495,484.00	50,000.00			8,038.05	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Capital Fund Program ~ FY 2008
WA19PO1850108
Performance & Evaluation Report ~ 06.30.09

HA-Wide Operations

Funds not accessed this time.

HA-Wide Management Improvements

(1) Resident Initiatives Coordinator *On-going activity.*
(2) Security Guards *On-going activity.*

HA-Wide Administration

(1) Administration \$ for Capital Fund Program *On-going activity.*

HA-Wide Audit Expenses for CFP

(1) Audit \$ for Capital Fund Program *Funds not accessed this time.*

HA-Wide Fees & Costs

A/E Services: *Funds not accessed this time.*

Dwelling Structures

Pacific Court: Upgrade % of Units *Funds not accessed this time.*

PHA-Wide Dwelling Equipment

Pacific Court: Appliances *Funds not accessed this time.*

PHA-Wide Non-Dwelling Equipment

Tools / Equipment for Modernization Program: *Funds not accessed this time.*
Prorated Office Equipment Expenses: *Funds not accessed this time.*

Relocation Costs

Pacific Court: Relocation costs *Funds not accessed this time.*

Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: _____	
				FFY of Grant: _____ FFY of Grant Approval: _____	
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: _____)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)				
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 Measures				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part I: Summary				
PHA Name:		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: _____
				FFY of Grant: _____ FFY of Grant Approval: _____
Type of Grant				
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: _____)
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated Expended
Signature of Executive Director		Date		Signature of Public Housing Director Date

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary							
PHA Name/Number		Locality (City/County & State)				<input type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY _____	Work Statement for Year 3 FFY _____	Work Statement for Year 4 FFY _____	Work Statement for Year 5 FFY _____	
B.	Physical Improvements Subtotal	Annual Statement					
C.	Management Improvements						
D.	PHA-Wide Non-dwelling Structures and Equipment						
E.	Administration						
F.	Other						
G.	Operations						
H.	Demolition						
I.	Development						
J.	Capital Fund Financing – Debt Service						
K.	Total CFP Funds						
L.	Total Non-CFP Funds						
M.	Grand Total						

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary (Continuation)							
PHA Name/Number		Locality (City/county & State)				<input type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
Development Number and Name	Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY _____	Work Statement for Year 3 FFY _____	Work Statement for Year 4 FFY _____	Work Statement for Year 5 FFY _____		
	Annual Statement						

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____			Work Statement for Year: _____ FFY _____		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual Statement						
	Subtotal of Estimated Cost		\$	Subtotal of Estimated Cost		\$

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____		Work Statement for Year: _____ FFY _____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual Statement				
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____		Work Statement for Year: _____ FFY _____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual Statement				
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$

Resolution No. 092009-1230

**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 xx 5-Year and/or xx Annual PHA Plan for the PHA fiscal year beginning 2010, 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 Grays Harbor County
PHA Name

WA0018
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 10 - 20 14

Annual PHA Plan for Fiscal Years 20 10 - 20 11

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
Kathryn Eddy	Board Chair
Signature	Date
<i>Kathryn Eddy</i>	September 24, 2009