

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Housing Authority of Snohomish County</u> PHA Code: <u>WA039</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2010</u>					
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>253</u> Number of HCV units: <u>2,998</u>					
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
PHA 1:						
PHA 2:						
	PHA 3:					
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.					
<b>5.1</b>	<b>Mission.</b> 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:  <b>"To provide housing opportunities that are as affordable as possible, that enhances the quality of life for individuals and families with limited financial resources, including elderly and disabled persons, and that contributes to a safer and stronger community."</b>					
<b>5.2</b>	<b>Goals and Objectives.</b> 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.  <b>See attached documents – 5-Year Plan Progress and 5-Year Plan Goals and Objectives</b>					
<b>6.0</b>	<b>PHA Plan Update</b>  (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.  <b>The PHA Plan and PHA Plan elements are available at HASCO's administrative office.</b>					

**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.*

**Mixed-Finance Development of Public Housing**

HASCO has received funding from HUD for the construction of 19 new units of green, energy-efficient Public Housing in Marysville, known as Marysville Pointe. The project will be developed using the mixed-finance method. It is anticipated that construction on the project will commence during 2010 and will be completed in 2011. The project will serve families with children in two-bedroom and three-bedroom units.

**Disposition and Conversion of Public Housing:**

HASCO would like to convert family Public Housing to tenant-based vouchers and senior Public Housing to project-based vouchers in the future. A formal demonstration project proposal was submitted to HUD in 2004, but no response from HUD was received. In the coming year, HASCO will continue to explore the possibility of receiving HUD approval to voucher out Public Housing, including an application to HUD for disposition and conversion of the following Public Housing projects, along with an application for Section 8 vouchers for all of the units (253 units total):

Alderwood, WA39-007, 5600 186th Pl SW, Lynnwood 98037 (25 units)  
Cedar Grove, WA39-020, 7401 84th St NE, Marysville 98270 (28 units)  
Centerwood, WA39-010, 712 Center Road, Everett 98204 (20 units)  
East Terrace I and II, WA39-017 and WA39-020, 4201 214th St SW, Mountlake Terrace 98043 (26 units)  
Maplewood, WA39-011, 1015 McDonald, Snohomish 98290 (15 units)  
Millwood Estates, WA39-021, 16605 6th Ave W, Lynnwood 98036 (43 units)  
North Terrace, WA39-005, 21401 52nd Ave W, Mountlake Terrace 98043 (12 units)  
Pinewood, WA39-003 and WA39-008, 5720 200th Ave W, Lynnwood 98036 (25 units)  
Robin Park, WA39-004, 19701 48th Ave W, Lynnwood 98036 (30 units)  
Stevens Circle, WA39-006, 12326 24th Pl NE, Lake Stevens 98258 (19 units)  
Scattered Sites, WA39-014 and WA39-015, 1020 120th St SW and 12102 11th Pl W, Everett 98204; 4306 92nd St NE and 7503 67th Ave NE, Marysville 98270; 15630 34th Pl W, Lynnwood 98037 (10 units)

HASCO plans to provide tenant-based vouchers to all residents of Public Housing projects with the exception of Robin Park, where 30 of the vouchers will be project-based (see section below on Project-Based Vouchers).

HASCO also will continue to pursue transferring the 43 Public Housing units at Millwood Estates to another property or properties, and convert the 43 units at Millwood Estates back to market-rate units.

**Homeownership:**

HASCO currently administers a Section 8 Homeownership program. This program allows families to receive a second mortgage that is paid with their voucher. Voucher recipients must meet the following criteria to participate:

1. Family must have sufficient income to pay homeownership and other family expenses.
2. Only 30-year fixed-rate mortgages are allowed.
3. Homebuyers must contribute \$2,500 or 2% of the purchase price, whichever is greater. Additional funds may be received in a gift.
4. Family must be a first-time homebuyer, i.e. has not owned a home in the last 3 years or is a displaced homemaker.
5. Family must be able to document at least 2 years of employment in current line of work, unless elderly or disabled.
6. Family must have 12 months of clean credit with no late payments, delinquencies, judgments, claims or bankruptcies. Any bankruptcy must have been discharged for at least 2 years. Any previous foreclosure must have a "SOLD" justification.
7. Family must have reasonable expectation of future income growth, unless elderly or disabled.

This year, HASCO will undertake the following actions to implement the program:

1. Continued referrals to HomeSight.
2. Continued information to Section 8 participants of homeownership opportunities.
3. Continued participation in the United Way Individual Development Accounts Collaborative and the homeownership option.
4. Continued work with Family Self Sufficiency clients on homeownership.

In addition to Section 8 Homeownership, HASCO provides affordable homeownership opportunities at 3 manufactured housing communities in Snohomish County: Thomas Place, Alpine Ridge South and Alpine Ridge East. HASCO has partnered with BECU to provide financing and HomeSight to provide purchase assistance and homeownership counseling. At Alpine Ridge, HASCO has implemented the Manufactured Home Replacement Program to replace the existing pre-HUD code homes in the communities with new, energy-efficient homes as existing residents choose to move out of the communities.

**Project-Based Vouchers:**

HASCO plans to project-base tenant-based Section 8 vouchers in the coming year at the following projects:

1. Center House: Project base up to 10 vouchers for the existing set-aside units with supportive services.
2. Tall Firs: Project base up to 40 vouchers to serve seniors, disabled households, and homeless veterans.
3. Robin Park: Project base up to 30 units serving elderly and disabled residents.
4. East Terrace II Duplex: Project base 2 units to replace expiring Project-Based Certificates.
5. Sound Families Initiative: HASCO continues to support the Sound Families Initiative with project-based vouchers and will honor all existing commitments for vouchers to service providers that received Sound Families funding.
6. HASCO will explore project basing its current special program set-aside vouchers

In addition, HASCO may consider project basing vouchers at other developments if it is necessary for the feasibility of financing project operations.

**Housing Authority Section 8/Housing Choice Voucher Operating Area**

HASCO and Everett Housing Authority (EHA) have agreed to a joint operating area for their voucher clients. Once this takes effect, all HASCO and EHA clients will be able to use their Section 8 voucher anywhere in Snohomish County without needing to port between the housing authorities.

7.0

	<p><b>Violence Against Women Act Statement</b>  In accordance with the Violence Against Women Act of 2005 (VAWA), HASCO began to formulate a VAWA policy and implementation plan in 2006. In 2007, HASCO's Board of Commissioners passed a resolution to revise the Section 8 Administrative Plan to add HASCO's VAWA policy. HASCO created a notice about VAWA that was printed in the HASCO Section 8 Times. The notice was also immediately sent to any Section 8 clients that were in imminent danger of being evicted or if their assistance was being terminated due to domestic violence. All landlords received the notice at the beginning of the year and Section 8 clients received it with their annual review paperwork. All Section 8 clients have now received the notice. All new Section 8 clients receive the notice in their briefing packet.</p> <p>HASCO continues to inform clients and landlords of the Violence Against Women Act (VAWA) on a regular basis. HASCO provided information about VAWA in the Spring 2008 Section 8 Times Newsletter that is sent to landlords and participants 3-4 times per year. In this newsletter we provide the local Domestic Violence Advocate's contact information for clients to refer to. Our sample Owner Packet (accessible by mail and on our website) includes the Section 8 HAP Contract that explains the VAWA in further detail for a prospective landlord. The Tenant-Based Assistance department has a VAWA notice that is placed in the briefing packet for new participants. The notice is also sent to any Section 8 clients that are in imminent danger of being evicted or if their assistance is being terminated due to domestic violence. More extensive information on landlord/tenant issues for survivors of domestic violence, sexual assault and/or stalking is available to landlords and tenants upon request. Brochures for the local Domestic Violence Advocate's contact information as well as a brochure on Elder Abuse are placed in our lobby in several languages.</p>
8.0	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>See attached</p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>See attached</p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>See attached</p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p>During the upcoming 5-year period, HASCO will continue to meet as much of the local housing need as possible using Housing Choice Vouchers. HASCO will actively pursue all opportunities for additional vouchers that come available, including special program vouchers such as Family Unification Program, Non-Elderly Disabled and VASH. HASCO will continue to rely on partnerships with other local agencies to provide services to families in our service-enriched units, such as the Sound Families Initiative voucher units. HASCO will actively pursue funding from sources other than the federal government, in order to produce new units of affordable housing to meet the needs of working families in Snohomish County who cannot afford market-rate housing. However, without significant additional resources from the federal government in the form of both additional vouchers and deeply subsidized units, HASCO will still be unable to meet all of the substantial local need for housing.</p>
10.0	<p><b>Additional Information.</b> 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>See attachment, Five-Year Plan Progress Summary</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p><b>The Housing Authority of Snohomish County will use the following definition when a change in circumstances requires an amendment to the Public Housing Agency Plan:</b></p> <p><b>"Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plan or policies of the housing authority that fundamentally change the mission, goals, objectives or plans of the agency and which require the formal approval of the Board of Commissioners."</b></p>

<b>11.0</b>	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> <li>(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)</li> <li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li> <li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li> <li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li> <li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li> <li>(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.</li> <li>(g) Challenged Elements</li> <li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li> <li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li> </ul>
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**Housing Authority of Snohomish County**  
**2009 Public Housing Agency Plan Resident Advisory Board and Public Participation**

Two Resident Advisory Board (RAB) meetings were held on December 10, 2009 and January 7, 2010. At the meetings, the Housing Authority of Snohomish County's Public Housing Agency Plan Update was presented and RAB members had the opportunity to discuss and comment on the Plan. Although RAB members asked questions about the Plan and the Housing Authority's programs, no RAB members provided any written comments on the Plan.

The 45-day public comment period was held from January 22, 2009 to March 8, 2009. The public hearing was held on March 9, 2009. No public comments were received and no members of the public appeared at the public hearing. Therefore, no elements of the Plan were challenged.

AGENCY PLAN ADVISORY COMMITTEE  
DECEMBER 10, 2009 MEETING  
2:30 PM

1. Introductions

2. Background on Agency Plan – Ann and Janinna

3. Agency Plan Schedule – Janinna

*01/07/10 – 2nd Resident Advisory Board Meeting*

*01/19/10 – Draft Agency Plan Approved by HASCO Board for Public Comment*

*01/20/10-03/05/10 – Draft Agency Plan Available for Comment*

*03/08/10 – Public Hearing on Agency Plan*

*03/16/10 – HASCO Board Adopts Agency Plan*

*04/16/10 – Deadline to Submit Final Plan to HUD*

4. 2009 Agency Plan (Powerpoint) – Janinna, Cathy and Ann

5. Next Meeting      01/07/10 at 2:30 pm

AGENCY PLAN ADVISORY COMMITTEE  
MEETING ATTENDANCE

December 10, 2009

	NAME	PROPERTY OR AGENCY	PH#/EMAIL (425) 741-0016
1.	Frank Cheeney	Alpine Ridge East	frank@cheeney.com
2.	Marie C. Jubie	Ebey Arms	majubie@MSU.com
3.	ROSE MARIE MARSH	Section 8	rmmarsh6@Comcast.net
4.	ANN SCHRAEDER OSTERBERG	HASCO	
5.	Cathy Schindler	HASCO	
6.	Jenny Anderson	Section 8	
7.			
8.			
9.			
10.			
11.			
12.			

AGENCY PLAN ADVISORY COMMITTEE  
JANUARY 7, 2010 MEETING  
2:30 PM

1. Re/Introductions

2. Agency Plan Schedule Recap – Janinna

*01/07/10 – 2nd Resident Advisory Board Meeting*

*01/19/10 – Draft Agency Plan Approved by HASCO Board for Public Comment*

*01/20/10-03/05/10 – Draft Agency Plan Available for Comment*

*03/08/10 – Public Hearing on Agency Plan*

*03/16/10 – HASCO Board Adopts Agency Plan*

*04/16/10 – Deadline to Submit Final Plan to HUD*

3. 2010 5-Year Agency Plan and Goals and Objectives – Janinna, Cathy and Ann

4. Questions/Discussion

AGENCY PLAN ADVISORY COMMITTEE  
MEETING ATTENDANCE

January 7, 2010

NAME	PROPERTY OR AGENCY	PH#/EMAIL
1. Jenny Anderson	Sec 8	
2. Rose Marie Marsh	Sec. 8	<del>3</del>
3. SUSAN STRICKLAND	SEC. 8	
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		

HOUSING AUTHORITY OF SNOHOMISH COUNTY  
2005-2009 5-YEAR PLAN  
MISSION AND GOALS PROGRESS SUMMARY

**HUD Strategic Goal: Increase the availability of decent, safe, affordable housing.**

**PHA Goal 1: Expand the supply of assisted housing.**

***Objective 1-1: Increase the supply of Section 8 vouchers by 100 over the 5-year period.***

**Progress 2005 - 2009:** During this 5 year period, HASCO continued to explore options to apply for more vouchers. However, HUD did not make new vouchers available during this time period. HASCO's total vouchers increased by 7 in 2008 because a Hurricane Katrina victim with a Housing Authority of New Orleans voucher relocated to Snohomish County and the owner of a project with 6 building-based Section 8 contract units opted out. HASCO received 35 VASH vouchers in 2009 and now has a total of 2,998 vouchers.

***Objective 1-2: Prepare to implement the flexible housing voucher program.***

**Progress 2005 - 2009:** HASCO was interested in implementing this program, but HUD did not introduce flexible housing vouchers during this time frame.

***Objective 1-3: Manage decreasing resources in order to serve the same number of families we have committed to serve through the Section 8 Voucher Program.***

**Progress 2005 - 2009:** Over the 5 years, measures to reduce costs were investigated such as reductions to the payment standard, reasonable rent scrutiny, limiting voucher search time, prohibiting portability to areas with a higher payment standard and revising occupancy standards. Some measures were implemented and some we chose not to adjust. Adjustments to the payment standard reflected the fluctuations of the housing market. Occupancy standards did not change because enough HAP funds remained to cover the portfolio.

***Objective 1-4: Explore a local rental assistance program.***

**Progress 2007 - 2009:** Snohomish County implemented the Ending Homelessness Voucher Program, administered by HASCO. 40 vouchers have been awarded to provide homeless households with housing. Supportive services are provided to voucher holders by local agencies.

***Objective 1-5: Acquire 100 additional affordable housing units over the next 5 years.***

**Progress 2005 - 2009:** HASCO successfully acquired 301 additional affordable housing units. We increased the goal to 400 units based on our prospective acquisitions, but several acquisitions near the end of the five year period did not go through. The units ranged from apartments to manufactured housing communities.

***Objective 1-6: Construct 14 units of affordable housing at East Terrace in Mountlake Terrace and 7 units at Fairview in Monroe to assist homeless households.***

**Progress 2005 - 2009:** Funding was acquired by 2007 and construction and leasing were completed in 2008.

***Objective 1-7: Support the Sound Families program with project based vouchers.***

**Progress 2005 - 2009:** HASCO added 79 project based vouchers, bringing the total Sound Families vouchers to 323. Using a \$75,000 Gates Foundation grant with a \$40,000 extension, HASCO hired a Sound Families Program Coordinator. The Program Coordinator strengthened relationships with service providers and landlords and streamlined program processes. Despite funding constraints, HASCO will meet its commitments of project based vouchers to projects that received Sound Families funding.

***Objective 1-8: Explore opportunities for rental assistance programs through local sources such as Snohomish County and Washington State. (Added 2009)***

**Progress 2008:** HASCO is exploring the opportunity to participate in a State-funded pilot housing assistance program for participants in the Program for Assertive Community Treatment (PACT), which is administered by the State Department of Social and Health Services. HASCO continues to look for opportunities to provide rental assistance funded through local sources.

**Objective 1-9: Work with HUD and the VA to receive Veterans Administration Supportive Housing (VASH) vouchers for Snohomish County. (Added 2009)**

**Progress 2008 – 2009:** HASCO did not receive VASH vouchers in the first funding round, but followed up with HUD and successfully lobbied for 35 vouchers in the second round. HASCO created a Memorandum of Understanding (MOU) with the VA to ensure smooth administration of the program. The first veteran family moved into their unit in November 2009.

**Objective 1-10: Work with HUD to construct 19 units of new Public Housing for families in Marysville. (Added 2009)**

**Progress 2009:** HASCO received \$3.3 million in federal stimulus funds to construct 19 units of new family Public Housing in Marysville with green, sustainable, energy efficient features. HASCO is finalizing the financial details and plans to be finished with construction by the end of 2010.

## **PHA Goal 2: Improve the quality of assisted housing**

**Objective 2-1: Implement project based budgeting for the Public Housing program.**

**Progress 2005 - 2009:** Project based budgeting was implemented in 2006, combining all Public Housing developments into one budget.

**Objective 2-2: Voucher out Family Public Housing and project base senior Public Housing Apartments.**

**Progress 2005 - 2009:** This goal was put on hold because HUD has not allowed agencies to voucher out deep subsidy units.

## **PHA Goal 3: Increase assisted housing choices.**

**Objective 3-1: Complete the mobile home park space rental survey and adjust the fair market rent accordingly.**

**Progress 2007 - 2009:** HASCO completed two rental surveys in conjunction with the Everett Housing Authority (EHA) and the King County Housing Authority (KCHA) because HUD requested regional data.. HUD approved a small increase in fair market rent for regular Section 8 clients and a significant increase for manufactured home clients. Increasing fair market rent allows people to more easily find a unit where they can use their Section 8 vouchers.

**Objective 3-2: Enroll 20 voucher households into homeownership program every year, assist 5 households in purchasing a home using their voucher, and assist 25 households in purchasing a home without voucher assistance over the 5 year period.**

**Progress 2005 - 2009:** HomeSight educated 61 households about credit repair, budgeting, and homeownership responsibilities. We assisted 6 households in purchasing homes using Section 8 vouchers. 14 households purchased homes without voucher assistance.

**Objective 3-3: Successfully complete the transition of the SnoHome loan program to HomeSight.**

**Progress 2005 – 2009:** HomeSight took over the SnoHome loan program in 2006.

**Objective 3-4: Complete 40 single family rehabilitation loans per year subject to availability of resources from Snohomish County.**

**Progress 2005 – 2009:** 149 rehabilitation loans were completed or about 30 per year. HASCO plans to increase marketing efforts in 2009 to increase knowledge of the rehabilitation loan program among low-income homeowners.

**Objective 3-5:** *In partnership with HomeSight, implement the Mobile Home Resale and Replacement Program (MHRRP) at the Squire and Kingsbury East Mobile Home Parks, to replace outdated and unsafe pre-HUD code homes with HUD-code, energy efficient manufactured homes. (Added 2008)*

**Progress 2007 – 2009:** HASCO and HomeSight used a Catalyst Grant from the Corporation for Enterprise Development to study different strategies to affordably replace unsafe pre-HUD code homes. To date, HASCO has bought back 16 homes. 6 were repaired and re-sold, 3 were replaced with newer homes, and 4 were replaced with brand new homes, 1 is rented and 2 have been removed to prepare for new homes. Energy efficient, green Marlette Homes were chosen because a sufficient supply of appropriate used homes was not available. Public ownership of the manufactured housing parks preserved homeownership opportunities for low income seniors.

## **HUD Strategic Goal: Improve community quality of life and economic vitality.**

### **PHA Goal 4: Provide an improved living environment**

**Objective 4-1:** *Maintain or decrease the currently low level of criminal activity at Public Housing developments through improved drug elimination programs.*

**Progress 2005 – 2009:** Contracts for police/sheriff presence at all Public Housing developments ended in 2003 due to HUD's termination of the PHDEP program. Community room improvements and better outdoor lighting, both funded through PHDEP, have been completed. HASCO manages properties using a "roving property manager" and provides preventive activities and programs.

## **HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals.**

### **PHA Goal 5: Promote self-sufficiency and asset development of assisted households.**

**Objective 5-1:** *Provide self-sufficiency planning support services to the required number of Family Self Sufficiency (FSS) participants.*

**Progress 2005 – 2009:** 31 participants graduated from FSS and received almost \$200,000 in escrow payments. Three FSS graduates purchased homes during this time period. HASCO provided the full allotment of planning support services during this time period.

**Objective 5-2:** *Make 4 program referrals per month and provide at least 8 supportive services programs per year for both Public Housing and Section 8 clients. (Added 2006)*

**Progress 2005 – 2009:** Program referrals are estimated at 25 per month and at least 10 supportive services programs are provided including Camp Fire, Stranger Danger classes, Books For Kids, fire safety, and the Y Community Program.

**Objective 5-3:** *Enroll new clients in the IDA program when funds are available.*

**Progress 2005 – 2009:** HASCO secured funds for more IDA (individual development account) holders in 2005. From 2005-2009 9 clients graduated from the program. Successful graduates have purchased homes, pursued nursing degrees with their savings, and opened small businesses.

**Objective 5-4:** *Continue to make the Housing Social Services Program available to senior and disabled residents of assisted housing.*

**Progress 2005 – 2009:** HASCO expanded the program to cover Section 8 clients, senior/disabled Public Housing residents, and the Olympic View and Sound View senior apartments. New reports helped HASCO and Senior Services evaluate and improve the program.

**Objective 5-5: Apply to HUD for the Moving to Work designation. (Added 2007)**

**Progress 2007 – 2009:** If legislation passes allowing additional PHA's to receive the Moving to Work designation, HASCO will review the opportunity and determine whether or not to apply.

## **HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans.**

### **PHA Goal 6: Ensure equal opportunity and affirmatively further fair housing.**

**Objective 6-1: Maintain the structural integrity and appearance of our properties and include as many handicapped accessibility improvements as feasible in the 5-year capital improvements plan based on the handicapped physical needs assessment and transition plan prepared for HASCO properties.**

**Progress 2005 – 2009:** HASCO continues to maintain the structural integrity and appearance of our buildings. A capital replacement reserve was established which will be used to replace roofs of Public Housing properties, and two roofs were replaced. We assessed the physical needs and energy usage of all public housing and rural development units and established a five-year action plan to address deficiencies in structural integrity, energy conservation, accessibility of common spaces, interior unit improvements and life cycle performance standards. Improvements in structural integrity, appearance, and handicapped accessibility and safety were made.

**Objective 6-2: Implement the Violence Against Women Act policy, to protect tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance based on acts of such violence against them. (Added 2007)**

**Progress 2006-2009:** HASCO formulated a VAWA policy and made the information available to all Section 8/TBA clients and landlords, starting with those who were in danger of being evicted due to domestic violence. HASCO provides resources, including the local Domestic Violence Advocate's contact information, in the quarterly Section 8 newsletter, and makes brochures available in several languages and in multiple formats.

**Objective 6-3: Implement a Limited English Proficiency (LEP) Program to enable HASCO to assist clients, regardless of their primary language.**

**Progress 2005 – 2009:** Every HASCO employee received LEP training so that they can work with interpreters and use the language line cordless phone. HASCO tracks the most commonly used languages and translates important documents into these other languages, to be included with client information packets.

**Objective 6-4: Establish a formal process to review reasonable accommodation requests made by our clients. (Added 2008)**

**Progress 2007 - 2009:** A HASCO committee established and implemented procedures for reviewing reasonable accommodation requests. This included identifying straightforward situations that can be handled by staff without committee oversight. So far the committee has handled 20 requests.

**Objective 6-5: Transfer administration of Housing Opportunities for Persons with AIDS (HOPWA) to Catholic Community Services. (Added 2009)**

**Progress 2008:** Both HASCO and CSS previously administered small, separate HOPWA voucher programs. To improve efficiency, HASCO transferred administration of all HOPWA vouchers to Catholic Community Services and trained CCS staff to handle the increased administrative responsibility.

***Objective 6-6: Explore transferring Shelter Plus Care contract to Snohomish County. (Added 2009)***

**Progress 2008:** HASCO approached Snohomish County about transferring administration of our Shelter Plus Care contract to the County, since they already handle the funding application to HUD and coordinate with other grant recipients. However, it was decided that it would not make sense to transfer the program to the County at this time. The grantee must be a public agency but the work is contracted to the YWCA.

## **Other PHA Goals and Objectives**

**PHA Goal 7: Support local housing policy efforts and initiatives and assist in their analysis and implementation.**

***Objective 7-1: Continue to support the Housing Consortium as they become the housing umbrella organization in Snohomish County.***

**Progress 2005 – 2009:** HASCO is still a member of the Consortium and serves on the executive committee. HASCO participated in the creation of Housing Within Reach, an action plan for increasing affordable housing opportunities in Snohomish County.

***Objective 7-2: Support the Office of Housing, Homelessness and Community Development as they implement housing policies set by the County Executive and County Council.***

**Progress 2005-2009:** HASCO helped develop the Affordable Housing Production Plan for Snohomish County by providing feedback and conducting a capacity analysis of affordable housing production in the County. HASCO continues to participate in Project Self Sufficiency meetings. HASCO has made strides in creating housing opportunities for veterans, which is a County priority. HASCO now administers the local Ending Homelessness voucher program for Snohomish County, which has provided housing for 25 veterans' families among others. HASCO also obtained 35 VASH vouchers, which it used to house veterans starting in late 2009.

***Objective 7-3: Assist the community in implementing the 10 Year Plan to End Homelessness. (Added 2006)***

**Progress 2005 – 2009:** HASCO continues to attend all Homeless Policy Task Force meetings and participate in the Point in Time Count of homeless persons as well as various subcommittees. HASCO constructed and filled 19 units of transitional housing in Monroe and Mountlake Terrace. HASCO administers the local Ending Homelessness voucher program for Snohomish County. In 2009, HASCO helped plan and participated in the first Snohomish County Project Homeless Connect, which was a one-day event where homeless persons could get connected to housing and services.

***Objective 7-4: Through HASCO's Single Family Rehab Loan Program, work with Snohomish County Weatherization and the Senior Services of Snohomish County Minor Home Repair Program (MHR) to serve low-income Snohomish County residents. (Added 2008)***

**Progress 2005 – 2009:** Thanks to an "Innovations Grant," HASCO was able to replace high polluting wood stoves with more energy efficient ones. HASCO continues to work with the other home repair programs in Snohomish County to serve low-income homeowners and help them find repair assistance.

***Objective 7-5: Support Snohomish County's goal of expanding housing opportunities for Veterans in the County. (Added 2009)***

**Progress 2008 – 2009:** HASCO administers the Snohomish County-funded Ending Homelessness Program vouchers, 25 of which are for veterans. In 2009 HASCO received 35 HUD-VASH (VA Supportive Housing) vouchers.

***Objective 7-6: Support Gates Foundation initiatives in Snohomish County. (Added 2009)***

**Progress 2008:** The Snohomish County Workforce Development Council successfully applied for funding from the Gates Foundation to create a Family Homelessness Planning Team in Snohomish County.

HASCO's Executive Director was instrumental in deciding the policy direction of this initiative through his work on the steering committee, but is no longer involved.

***Objective 7-7: Participate in County Council efforts to preserve mobile home parks. (Added 2009)***

**Progress 2008:** HASCO's Executive Director was active with the Mobile Home Park Preservation Subcommittee of Snohomish County's Housing and Homelessness Policy Oversight Committee. The subcommittee worked on halting or reducing the loss of mobile home parks in the County.

***Objective 7-8: Assist the City of Oak Harbor at their request with the development of a senior manufactured housing community. (Added 2009)***

**Progress 2008:** HASCO is helping the City of Oak Harbor combat the trend of closing communities by developing an affordable senior manufactured housing community. HASCO applied to the State Housing Trust Fund in 2009 but was not funded. This goal is on hold while the City finds other State funding to pursue the project.

#### **PHA Goal 8: Preserve affordable housing in Snohomish County (Added 2008)**

***Objective 8-1: Seek to acquire existing multifamily rental apartment buildings including buildings with building-based Section 8 HAP contracts.***

**Progress 2006 – 2009:** HASCO acquired 2 multifamily apartment buildings, preserving 88 units of building-based Section 8 HAP contract senior housing.

***Objective 8-2: Seek to preserve existing manufactured housing communities when approached by the owner, tenants, or local government. (Added 2006)***

**Progress 2006 – 2009:** HASCO preserved 2 mobile home parks through public acquisition. HASCO offered another community in danger of closure deferred purchase assistance loans through HomeSight so they could purchase their lots, but the owner decided not to sell so tenants ended up not needing assistance. We continue to communicate with an owner who has approached us about a possible acquisition.

#### **PHA Goal 9: Work with financial institutions to bring in private financing as a funding source for affordable housing. (Added 2008)**

***Objective 9-1: Obtain interim and permanent financing from financial institutions to fund acquisition and rehabilitation of housing.***

**Progress 2006 – 2009:** HASCO obtained interim lines of credit and issued permanent bonds via Bank of America to finance various acquisitions. We intend to continue to use private interim financing for upcoming acquisitions.

***Objective 9-2: Work with financial institutions to provide conventional mortgage financing to low-income first-time homebuyers.***

**Progress 2007 - 2009:** HASCO continues to work with BECU and HomeSight to provide mortgage financing and deferred purchase assistance loans to buyers at Thomas Place, Alpine Ridge South (formerly the Squire) and Alpine Ridge East (formerly Kingsbury East). So far, five Alpine Ridge buyers have received BECU mortgages and two have received HomeSight assistance. All of the recent buyers at Thomas Place have received BECU mortgages; none have received HomeSight assistance.

HOUSING AUTHORITY OF SNOHOMISH COUNTY  
2010-2014 PUBLIC HOUSING AGENCY PLAN  
5-YEAR GOALS AND OBJECTIVES

In previous 5-year plans, HASCO has set goals for new housing units and vouchers that are well below what is needed in Snohomish County based on the fact that we did not expect new resources to be available at the federal level. However, in this 5-year plan, the goals reflect the fact that we have higher expectations that federal resources will be available under the current federal administration than we had in previous years.

**HUD Strategic Goal: Increase the availability of decent, safe, affordable housing.**

**PHA Goal 1: Expand the supply of assisted housing**

*Objective 1-1: Increase the supply of Section 8 vouchers by an average of 200 per year for a total of 1,000 over the 5-year period, to meet the growing needs of the wait list and the community.*

*Objective 1-2: Work with HUD and the VA to receive at least 35 additional Veterans Administration Supportive Housing (VASH) vouchers per year for a total of 175 over the next 5 years.*

*Objective 1-3: Receive awards from HUD of at least 50 Family Unification Program and 400 Non-Elderly Disabled vouchers over the next 5 years.*

*Objective 1-4: Explore opportunities for rental assistance programs through local sources.*

*Objective 1-5: Continue to support existing commitments to the Sound Families program and other service-enriched housing programs with project-based vouchers.*

*Objective 1-6: Work with our local congressional delegation and HUD to secure at least 1,000 additional vouchers to replace the vouchers that are being used for the Sound Families Initiative units.*

*Objective 1-7: Work with HUD to construct 19 units of new Public Housing for families in Marysville and bring additional housing subsidy to Snohomish County.*

*Objective 1-8: Provide vouchers for at least 60 families from the voucher wait list per year.*

*Objective 1-9: Work with Snohomish County and local service providers to apply for additional units of Shelter Plus Care assistance from HUD if it is available.*

*Objective 1-10: Explore replacing special program set-aside vouchers with project-based vouchers or other vouchers from HUD, to more efficiently serve families with existing resources.*

**PHA Goal 2: Increase assisted housing choices**

*Objective 2-1: Explore voucherizing out Family Public Housing and project basing senior Public Housing if HUD provides the option.*

*Objective 2-2: Enroll 10 voucher households into homeownership program every year, assist 5 households in purchasing a home using their voucher, and assist 5 households in purchasing a home without voucher assistance over the 5 year period.*

*Objective 2-3: Complete 35 single family rehabilitation loans per year subject to availability of resources from Snohomish County.*

*Objective 2-4: In partnership with HomeSight, continue to implement the Manufactured Home Replacement Program (MHRP) at the Alpine Ridge South and Alpine Ridge East communities, to replace outdated pre-HUD code homes with HUD-code, energy efficient manufactured homes.*

*Objective 2-5: Explore transferring the Millwood Estates public housing units to another property or properties.*

*Objective 2-6: Cooperate with Everett Housing Authority (EHA) to expand our respective Section 8 Housing Choice Voucher service areas to allow voucher clients with each housing authority to locate anywhere within Snohomish County.*

**HUD Strategic Goal: Improve community quality of life and economic vitality.**

**PHA Goal 3: Provide an improved living environment**

*Objective 3-1: Maintain or decrease the currently low level of criminal activity at Public Housing developments through the continued use of the roving property manager and relationships with local law enforcement agencies.*

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

**PHA Goal 4: Promote self-sufficiency and asset development of assisted households.**

*Objective 4-1: Provide self-sufficiency planning support services to the required number of Family Self Sufficiency (FSS) participants.*

*Objective 4-2: Make 4 program referrals per month and provide at least 8 supportive services programs per year for both Public Housing and Section 8 clients.*

*Objective 4-3: Enroll new clients in the IDA program when funds are available.*

*Objective 4-4: Continue to make the Housing Social Services Program available to senior and disabled residents of assisted housing.*

*Objective 4-5: Apply to HUD for the Moving to Work designation.*

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans.**

**PHA Goal 5: Ensure equal opportunity and affirmatively further fair housing**

*Objective 5-1: Maintain the structural integrity and appearance of HASCO properties, install energy efficient light fixtures based on the 2008 Energy Audit, make accessibility improvements to community buildings, repair tripping hazards identified in the Physical Needs Assessment, repair or replace building envelope materials to prevent further water intrusion, and complete interior unit improvements at all public housing properties.*

*Objective 5-2: Continue to comply with the Violence Against Women Act policy, to protect tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance based on acts of such violence against them.*

*Objective 5-3: Continue the Limited English Proficiency (LEP) Program to enable HASCO to assist clients regardless of their primary language.*

*Objective 5-4: Continue using a formal process to review reasonable accommodation requests made by our clients.*

### **Other PHA Goals and Objectives**

**PHA Goal 6: Support local housing policy efforts and initiatives and assist in their analysis and implementation**

*Objective 6-1: Continue to support the Housing Consortium as the housing umbrella organization in Snohomish County.*

*Objective 6-2: Support the Office of Housing, Homelessness and Community Development as they implement housing policies set by the County Executive and County Council.*

*Objective 6-3: Assist the community in implementing the 10-Year Plan to End Homelessness.*

*Objective 6-4: Through HASCO's Single-Family Rehab Loan Program, work with Snohomish County Weatherization and the Senior Services of Snohomish County Minor Home Repair Program (MHR) to serve low-income Snohomish County residents.*

*Objective 6-5: Support the Gates Foundation's Family Homelessness planning initiative around systems change for services and housing in Snohomish County.*

*Objective 6-6: Participate in County Council efforts to preserve mobile home parks.*

*Objective 6-7: Assist the City of Oak Harbor at their request with the development of a senior manufactured housing community.*

*Objective 6-8: Initiate discussions with Snohomish County about whether the County is interested in taking over the programs that HASCO has previously administered on behalf of the County, now that it has expanded its role beyond funding to administration of programs*

**PHA Goal 7: Preserve affordable housing in Snohomish County**

*Objective 7-1: Seek to acquire existing multifamily rental apartment buildings including buildings with building-based Section 8 HAP contracts and USDA rental assistance.*

*Objective 7-2: Seek to preserve existing manufactured housing communities when approached by the owner, tenants, or local government.*

*Objective 7-3: Acquire 60 additional affordable units per year (300 units total) over the next 5 years.*

**PHA Goal 8: Work with financial institutions to bring in private financing as a funding source for affordable housing**

*Objective 8-1: Obtain interim and permanent financing from financial institutions to fund acquisition and rehabilitation of housing.*

*Objective 8-2: Work with financial institutions to provide conventional mortgage financing to low-income homebuyers in HASCO's manufactured housing communities.*

<b>Part I: Summary</b>	
<b>PHA Name: Housing Authority of Snohomish County</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: 2010 Replacement Housing Factor Grant No: Date of CFFP:
<b>FFY of Grant: 2010</b> <b>FFY of Grant Approval:</b>	

**Type of Grant**  
 **Original Annual Statement**       **Reserve for Disasters/Emergencies**       **Revised Annual Statement (revision no: \_\_\_\_\_)**  
 **Performance and Evaluation Report for Period Ending:**       **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	79,021.00			
3	1408 Management Improvements	27,777.00			
4	1410 Administration (may not exceed 10% of line 21)	39,510.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	6,500.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	210,689.00			
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 <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> 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  
 OMB No. 2577-0226  
**Expires 4/30/2011**

<b>Part I: Summary</b>					
<b>PHA Name: Housing Authority of Snohomish County</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: 2010 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant:2010</b> <b>FFY of Grant Approval:</b>			
<b>Type of Grant</b>					
<input checked="" type="checkbox"/> <b>Original Annual Statement</b>		<input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b>		<input type="checkbox"/> <b>Revised Annual Statement (revision no:     )</b>	
<input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b>		<input type="checkbox"/> <b>Final Performance and Evaluation Report</b>			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
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)	31,608.00			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	395,105.00			
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 Energy Conservation Measures	34,500.00			
<b>Signature of Executive Director</b>		<b>Date</b>		<b>Signature of Public Housing Director</b>	
				<b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>								
PHA Name: Housing Authority of Snohomish County			<b>Grant Type and Number</b> Capital Fund Program Grant No: 2010 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: 2010</b>		
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
WA39-004 Robin Park	Interior Unit Rehab	1460	30	15,689.00				
WA39-005 North Terrace	Interior Unit Rehab	1460	12	11,000.00				
WA39-006 Stevens Circle	Interior Unit Rehab	1460	19	15,000.00				
WA39-007 Alderwood	Interior Unit Rehab	1460	25	67,000.00				
WA39-008 Pinewood	Interior Unit Rehab	1460	25	15,000.00				
WA39-010 Centerwood	Interior Unit Rehab	1460	20	50,000.00				
WA39-011 Maplewood	Interior Unit Rehab	1460	15	10,000.00				
WA39-014 Scattered Sites	Interior Unit Rehab	1460	6	1,000.00				
WA39-015 Scattered Sites	Interior Unit Rehab	1460	4	1,000.00				
WA39-017 East Terrace I	Interior Unit Rehab	1460	26	12,000.00				
WA39-019 Cedar Grove	Interior Unit Rehab	1460	28	14,000.00				

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

<sup>2</sup> 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  
 OMB No. 2577-0226  
**Expires 4/30/2011**

<b>Part II: Supporting Pages</b>								
PHA Name: Housing Authority of Snohomish County		<b>Grant Type and Number</b> Capital Fund Program Grant No: 2010 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: 2010</b>			
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
WA39 PHA Wide	Operations (Extraordinary Maintenance	1406	1	79,021.00				
WA39 PHA Wide	Management Improvements	1408	1	27,777.00				
WA39 PHA Wide	Non Technical Salaries	1410.1	3	28,448.00				
WA39 PHA Wide	Non Technical Benefits	1410.9	3	11,062.00				
WA39 PHA Wide	Permit Fees/Environmental Review	1430.6	1	6,000.00				
WA39 PHA Wide	Sundry Planning Costs	1430.19	1	500.00				
WA39 PHA Wide	Contingency	1502	1	31,608.00				

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

<sup>2</sup> 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  
 OMB No. 2577-0226  
**Expires 4/30/2011**

<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: Housing Authority of Snohomish County				<b>Federal FFY of Grant: 2010</b>	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
WA039-004 Robin Park	9/15/2012		9/14/2014		
WA039-005 North Terrace	9/15/2012		9/14/2014		
WA039-006 Stevens Circle	9/15/2012		9/14/2014		
WA039-007 Alderwood	9/15/2012		9/14/2014		
WA039-008 Pinewood	9/15/2012		9/14/2014		
WA039-010 Centerwood	9/15/2012		9/14/2014		
WA039-011 Maplewood	9/15/2012		9/14/2014		
WA039-014 Scattered Site	9/15/2012		9/14/2014		
WA039-015 Scattered Site	9/15/2012		9/14/2014		
WA039-017 East Terrace I	9/15/2012		9/14/2014		
WA039-019 Cedar Grove	9/15/2012		9/14/2014		
WA039-020 East Terrace II	9/15/2012		9/14/2014		
Operations	9/15/2012		9/14/2014		
Management Improvements	9/15/2012		9/14/2014		
Administrative	9/15/2012		9/14/2014		
Fees & Costs	9/15/2012		9/14/2014		

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.



<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: Housing Authority of Snohomish County				<b>Federal FFY of Grant: 2010</b>	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Site Improvements	9/15/2012		9/14/2014		
Dwellings & Structures	9/15/2012		9/14/2014		
Non-Dwelling Equipment	9/15/2012		9/14/2014		

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

<b>Part I: Summary</b>						
WA039 Housing Authority of Snohomish County		12625 4 <sup>th</sup> Avenue West, Suite 200, Everett, WA 98204			<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	210,689.00	210,689.00	210,689.00	210,689.00
C.	Management Improvements		27,777.00	27,777.00	27,777.00	27,777.00
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		39,510.00	39,510.00	39,510.00	39,510.00
F.	Other/contingency		31,608.00	31,608.00	31,608.00	
G.	Operations		79,021.00	79,021.00	79,021.00	79,021.00
H.	Demolition					
I.	Development/environmental		6,500.00	6,500.00	6,500.00	6,500.00
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		395,105.00	395,105.00	395,105.00	395,105.00
L.	Total Non-CFP Funds		0	0	0	0
M.	Grand Total		395,105.00	395,105.00	395,105.00	395,105.00

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 Expires 4/30/2011

<b>Part I: Summary (Continuation)</b>						
WA039 Housing Authority of Snohomish County		12625 4 <sup>th</sup> Avenue West, Suite 200, Everett, WA 98204			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
	WA039-004 Robin Park	Annual Statement	15,689.00	15,689.00	30,689.00	30,689.00
	WA039-005 North Terrace		11,000.00	11,000.00	12,000.00	12,000.00
	WA039-006 Stevens Circle		15,000.00	15,000.00	19,000.00	19,000.00
	WA039-007 Alderwood		67,000.00	67,000.00	25,000.00	25,000.00
	WA039-008 Pinewood		15,000.00	15,000.00	25,000.00	25,000.00
	WA039-010 Centerwood		50,000.00	50,000.00	20,000.00	20,000.00
	WA039-011 Maplewood		10,000.00	10,000.00	15,000.00	15,000.00
	WA039-014 Scattered Site		1,000.00	1,000.00	6,000.00	6,000.00
	WA039-015 Scattered Site		1,000.00	1,000.00	4,000.00	4,000.00
	WA039-017 East Terrace I		12,000.00	12,000.00	26,000.00	26,000.00
	WA039-019 Cedar Grove		14,000.00	14,000.00	28,000.00	28,000.00









## 9.0 Housing Needs

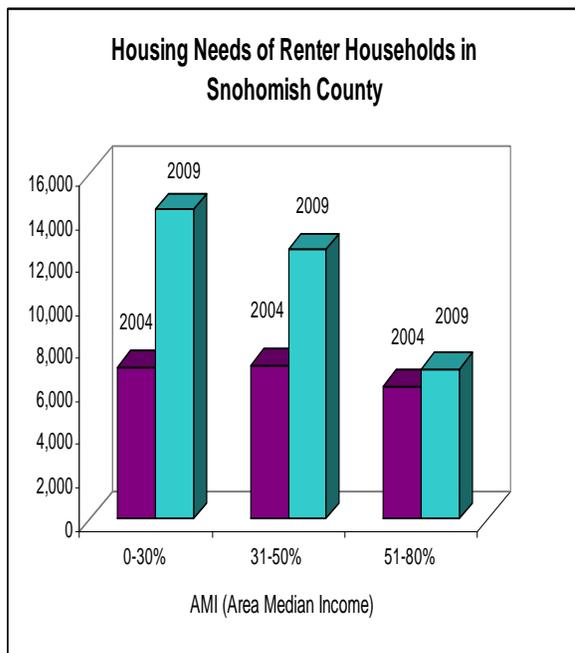
### *Introduction*

The following report will attempt to identify the housing needs of the low-income County residents eligible for services from the Housing Authority of Snohomish County. The report summarizes information from the following sources:

1. US Census Comprehensive Housing Affordability Strategy (CHAS) 2009
2. Snohomish County Housing and Community Development 2005-2009 Consolidated Plan
3. Affordable Housing Production Plan 2007-2017. Snohomish County Human Services Department, Office of Housing, Homelessness, and Community Development
4. Housing Within Reach: A Call to Action for Snohomish County Communities. 2008. Housing Consortium of Everett and Snohomish County.

### *Overall Need*

In 2009, 69,665 or 27% of Snohomish County households were cost-burdened, including 33,895 renter households and 35,770 owner households.<sup>1</sup> This means that they pay more than 30% of their income for housing and sacrifice other basic necessities, or live in substandard housing. This is an increase of 23% since 2000.<sup>2</sup>



<b>Housing Needs of Families in Snohomish County by Income and Family Type<sup>3</sup></b>	
	# of households
0-30% AMI	14,405
31-50% AMI	12,505
51-80% AMI	6,985
Elderly	7,190
Families with Disabilities	7,320
African American	1,050
American Indian	370
Asian/Pacific Islander	1,880
Hispanic	3,490

<sup>1</sup> US Census: Comprehensive Housing Affordability Strategy (“CHAS”) 2009 Dataset

<sup>2</sup> Housing Within Reach: A Call to Action for Snohomish County Communities. 2008. Housing Consortium of Everett and Snohomish County.

<sup>3</sup> US Census: Comprehensive Housing Affordability Strategy (“CHAS”) 2009 Dataset

## 9.0 Housing Needs

### *Quality and Accessibility of Public Housing Units*

Based on a 2008 energy audit, a 2009 Physical Needs Assessment and a 2009 504 Accessibility audit, HASCO identified the following priority needs:

- Interior unit improvements (appliance replacement, cabinetry, doors, and painting)
- Accessibility improvements to community buildings.
- Repair or replace building envelope materials (especially roofs) to prevent water intrusion and preserve structural integrity.
- Repair tripping hazards.
- Replace energy efficient light fixtures.

\$395,000 has been requested from HUD for each year of the Housing Authority Five Year Plan to fulfill these modernization requirements. A capital replacement reserve was established which will be used to replace roofs of Public Housing properties, and two roofs were replaced in 2009.

### *Special Populations*

#### *Seniors*

Seniors made up 12% of Snohomish County's population in the 2000 census, but that number has been going up as Baby Boomers age into retirement. Despite the wealth associated with the Baby Boom generation, a quarter of seniors (and likely more, due to the recession) do not have enough savings to see them through retirement.<sup>4</sup> The number of elderly households on HASCO's public housing and Section 8 waitlists grew 72% from 2005-2009.<sup>5</sup> By 2017, over half of cost-burdened households making below 30% of area median income will be seniors.<sup>6</sup> Fifty-two percent of seniors also have disabilities.<sup>7</sup> Senior housing therefore needs to be low- maintenance, handicap-accessible, close to transportation and services, well-lit, and physically safe for people who have difficulties with mobility. To meet the high priority need for senior housing below 50% and below 30% AMI, over 3,000 units need to be added, at an estimated cost of \$247 million.<sup>8</sup>

#### *Disabled*

It is estimated that 93,000 people, or 15% of the County's population, have a disability.<sup>9</sup> 11,490 households with disabled members are cost-burdened or living in housing that is not adequate to their needs. 1,023 households, or 17% of HASCO's Public Housing waitlist, were disabled. 1,810 or 30% of households on the Section 8 waitlist were disabled. By 2017 Snohomish County will have 8,500 households with a disabled member that are cost-burdened or living in substandard housing.<sup>10</sup>

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<sup>4</sup> Production Plan

<sup>5</sup> HASCO

<sup>6</sup> Production Plan

<sup>7</sup> Census 2000

<sup>8</sup> Consolidated Plan

<sup>9</sup> Production Plan, Consolidated Plan

<sup>10</sup> Production Plan

## 9.0 Housing Needs

### *Minorities*

The County is 84.3% white.<sup>11</sup> Population trends indicate that the non-white population is growing at a much faster rate than the white population.<sup>12</sup> African-Americans, Native Hawaiian/Pacific Islanders, and American Indian/Alaska Natives make up larger proportions of the Public Housing and Section 8 waitlists than their presence in the general population.

### ***Section 8 and Public Housing Waitlists***

HASCO has 5,936 households on its waitlist for public housing. The South County area, which is experiencing rapidly rising housing costs, has the largest number of applicants for public housing, and therefore the longest wait. Because of the low turnover at public housing properties, waiting time is 1-3 years. Families make up about two-thirds of the public housing waitlist. Most of HASCO's units are 2 and 3 bedroom, which matches the family need.

HASCO has 2,998 federally funded tenant-based rental assistance vouchers, a portion of which are project-based for high priority populations. The majority go to households with incomes below 30% of median income. HASCO currently has 5,982 households on its waitlist for Section 8 voucher assistance. Waiting time for Section 8 is 1-5 years. Half of the Section 8 waitlist is families. Large families needing larger units also spend an average of four years on the Section 8 waiting list.

Most households are on both lists; 6,554 separate households are waiting for housing. The unmet need reflected in the wait lists does not include people who were discouraged from applying by the long wait.

<b>Housing Needs of Families on the Section 8 Waiting List</b>		
	<b># of Households 2010</b>	<b>% of Total Families 2010</b>
Waiting List Total	5,981	100%
Extremely Low Income <=30% AMI	5,876	98%
Very Low Income (>30% but <=50% AMI)	92	1.5%
Low Income (>50% but <80% AMI)	13	0.2%
Families with Children	3313	55.4%
Elderly Households	467	7.8%
Households with Disabilities	1810	30.3%
Black	714	11.9%
American Indian	213	3.6%
Asian/Pacific Islander	499	8.3%
Hispanic	406	6.8%

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<sup>11</sup> Census 2008 Estimate

<sup>12</sup> Production Plan

## 9.0 Housing Needs

<b>Housing Needs of Families on the Public Housing Waiting List</b>		
	<b># of Households 2010</b>	<b>% of Total Families 2010</b>
Waiting List Total	5936	100.0%
Extremely Low Income <=30% AMI	5861	98.7%
Very Low Income (>30% but <=50% AMI)	65	1.1%
Low Income (>50% but <80% AMI)	10	0.2%
Families with Children	4374	73.7%
Elderly Households	252	4.2%
Households with Disabilities	1023	17.2%
Black	833	14.0%
American Indian	205	3.5%
Asian/Pacific Islander	599	10.1%
Hispanic	487	8.2%
<b>Waitlist by Bedroom Size (Public Housing Only)</b>		
1 BR	1526	25.7%
2 BR	2679	45.1%
3 BR	1331	22.4%
4 BR	400	6.7%