

Objective # 1 Research and implement "Quality of Life Programs."

Action Items: Partner with community resources and/or apply for grants to provide life skills programs. Promote, support, and assist residents in development of tenant-based community groups and/or neighborhood organizations. Continue partnerships with law enforcement agencies to enhance community safety and security. Priority is based on available funding.

Objective # 2 Promote family stabilization and self-sufficiency of low income families.

Action Items: Partner with area service providers and other funding sources to provide supportive services such as case management to increase independence for residents and program participants. Participate in statewide efforts to expand service-enriched housing environments where the reimbursement covers related program costs of administration.

Objective #3 Apply Asset Management Principles to NEWHS-owned properties.

Action Items: Implement systems for long range capital planning and ensure all Property Management Staff share a role in the planning and implementation effort. Annually evaluate and redefine property management performance benchmarks. Apply asset management principles to ensure individual properties are self-sustaining and adequately support NEWHS and funders' needs.

Action Item: Coordinate all long range capital planning efforts with other NEWHS departments so that these plans remain consistent and congruent.

STRATEGIC GOAL # 4 – Be a Community Development Leader and Resource for Increased Community Development.

Objective # 1 Leverage private and/or public funds to diversify NEWHS' current portfolio, increasing housing opportunities and expanding revenue sources.

Action Items: Acquire and/or build affordable housing or mixed income properties utilizing a combination of funding sources. Explore opportunities to add value, such as increasing density, to current affordable housing development as a critical element of "Economic Development" that attracts new employers and provides the structure for revitalization.

Objective # 2 Partner with community agencies to increase regional development strategies.

Action Items: Promote consistency with local plans to achieve the goals of Washington State Growth Management, including provision of housing for all economic levels. Support Regional Affordable Housing Task Force recommendations for a Central Clearing Housing Concept for City and County Program Funding.

Objective # 3 Lead and advocate community development investment in Northeast Washington.

Action Items: Provide technical assistance and work with landlords, developers, neighborhood councils, Public, and Community Partners to develop strategies for redevelopment and revitalization of targeted neighborhoods. Encourage property owners to improve their properties where possible and economically feasible. Work with local governments to develop a HUD "Choice Neighborhoods" project.

STRATEGIC GOAL # 5 – Enhance NEWHS' Public Image.

Objective # 1 Revisit NEWHS' mission, vision, values, goals, affordable housing needs, and agency activities. Once adopted, promote "top of mind awareness, education and marketing campaign."

Action Items: Offer presentations to local groups and organizations that will increase public knowledge of affordable housing, agency mission, vision, values, activities and services. Encourage staff participation in local community coalitions and organizations. Board Members will lead advocacy and education to the degree possible.

Objective # 2 Evaluate and expand marketing tools for NEWHS.

Action Items: Develop a public relations plan that includes updated brochures, annual reports, newsletters, and agency logo items to distribute and add interactive educational modules to the NEWHS website.

STRATEGIC GOAL # 6 – Promote a Motivating Work Environment With a Customer-Friendly, Capable and Efficient Team of Employees to Operate as Leaders in the Affordable Housing Community.

Objective # 1 Standardize performance measures, job tasks and assignments for each position.

Action Items: Provide staff with a positive work environment, based on mutual purpose and respect, while providing clearly articulated and measurable job performance standards. Enhance professional standards and accountability with Policy and Procedure Desk Manuals to help staff standardize the implementation of department/program plans. Regularly analyze day-to-day operations for program efficiency, effectiveness, and to identify new or expanded tasks requiring skills and capacities not currently included in organizational structure.

Objective # 2 Enhance training opportunities and communication systems for all levels of staff.

	<p>Action Items: Identify and provide training and mentoring opportunities for all staff, including those interested in growth and advancement into other positions. Fully utilize existing NEWHS technology and enhance use of electronic archiving and communication of documents.</p> <p>Objective # 3 Develop a succession plan for Board of Commissioners and senior management staff.</p> <p>Action Items: Continue outreach for potential commissioners and training. Conduct ongoing evaluation of internal staffing potential, staffing priorities, structure, and competitiveness for recruitment at the national level when and if necessary. Persist in the commitment to regular training of staff to increase knowledge and skills.</p> <p>Objective # 4 Evaluate wages and benefits on a regular basis to remain competitive in the Spokane market.</p> <p>Action Items: Annually adjust wages according to regional wage inflation rates. Employ a knowledgeable consultant to evaluate job descriptions, classifications, wages and benefits at least every four years.</p> <p>STRATEGIC GOAL # 7 – Review Feasibility of the Development of a 501(c)3 Non Profit Organization.</p> <p>Based on legal review, make recommendations to Board of Commissioners whether to Pursue this Strategic Goal</p> <p>Objective #1 Develop a non-profit organization to complement the mission of NEWHS and provide greater opportunities for implementation of the Strategic Goals outlined in this Plan.</p> <p>Action Items: Develop the core mission of the non-profit. Submit 501(c)3 application. Develop business plan for new organization and related organizational support systems. Implement organization, appoint directors, plan and staff/outsource as appropriate.</p> <p>STRATEGIC GOAL # 8 – Evaluate And Revise Strategic Plan on an Annual Basis.</p> <p>Objective#1 Ensure the Agency is on track given current and future community needs.</p> <p>Action Items: Annually hold agency retreat to revisit Plan and related priorities. Celebrate successes.</p>
6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p style="padding-left: 40px;">None.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p style="padding-left: 40px;">Main Administrative Office – 55 W Mission, Spokane, WA PHA Development management office – 108 S Jefferson, Spokane, WA PHA Website – www.spokanehousing.org</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</p> <p>(a) <i>Hope VI or Mixed Finance Modernization or Development.</i> Not applicable.</p> <p>(b) <i>Demolition and/or Disposition.</i> There are no approved and/or pending demolition or disposition activities at this time.</p> <p>(c) <i>Conversion of Public Housing.</i> None.</p> <p>(d) <i>Homeownership.</i> The Section 8 Homeownership Program will continue to be administered.</p> <p>(e) <i>Project-Based Vouchers.</i></p> <p style="padding-left: 40px;">Projected number and census tracts:</p> <ul style="list-style-type: none"> i. 5 Units, Census Tract 23 ii. 5 Units, Census Tract 32 iii. 10 Units, Census Tract 113 iv. 10 Units, Census Tract 11 v. 19 Units, Census Tract 35 vi. 50 Units, Census Tract 2
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>

8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>The housing needs of low-income, very low-income, and extremely low-income families who reside in NEWHS jurisdiction, taken directly from and in accordance with the applicable Consolidated Plans are:</p> <ul style="list-style-type: none"> • Additional affordable and/or subsidized units so that families can truly afford the unit and meet basic needs • Fair distribution, and development of affordable housing • Promotion of employer sponsored affordable housing • Use current infrastructure of services and facilities to direct location of new residential developments • Educational resources and programs regarding affordable housing • Socioeconomic integration by including affordable units in all new developments • Support and assistance by local government for private and public low-income and mixed-income developments • Development of 2 bedroom units for smaller families • Development of 1 bedroom and studio units for the 'Baby Boomer' generation who are now downsizing their units • Units for persons with special needs, particularly physically disabled, developmentally disabled, and chronically mentally ill populations • Rehabilitation of existing sub-standard housing to create safe and decent housing units as 65% of housing stock is more than 30 years old • In a 2000 study by Spokane Partnership for Affordable Housing the current need at the time for median income of 30% or below as over 10 thousand units.
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> <p>In the fiscal year 2009, Spokane Housing Authority dba Northeast Washington Housing Solutions (NEWHS) will use all reasonable efforts to provide safe, decent, and affordable housing to extremely low-income, and very low-income residents of Spokane, Stevens, Whitman, Pend Oreille, and Lincoln counties.</p> <ul style="list-style-type: none"> • NEWHS has housing units under redevelopment/construction. • NEWHS plans to purchase housing units of mixed income. • Provide opportunities for homeownership through Section 8 Homeownership Program. • Continue to seek opportunities to partner with for-profit and non-profit developers. • Preserve affordable housing through the purchase of Project Based Section 8 units in the affordable housing market. • Continue to expand the tenant-based housing choice voucher program. • NEWHS will be flexible and responsive to the needs of our communities by providing conduit bond financing for low-income housing development and rehab. • NEWHS is committed to addressing the need of special needs and senior low-income households through the use of project-based vouchers. • In addition to providing ongoing rental assistance to 4622 families, NEWHS will continue to assist hundreds of families under several grant-based programs. • Families seeking housing assistance whom we cannot immediately assist will be referred to a number of other community service organizations to help maximize individual success.
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>Spokane Housing Authority has made progress in meeting the mission and goals in our 5-Year Plan in 2009 in the following ways:</p> <ul style="list-style-type: none"> • Acquired and redevelopments units of affordable housing, leveraging public and private funds <ul style="list-style-type: none"> ○ Completed the construction of 35 units of service enriched housing using a combination of funding sources including HOME, CDBG, Housing Trust Fund, LIHTC and HTC. This will also preserve an historic downtown building. Seven units for homeless veterans. ○ Completed items related to the refinancing of a bond property which provided \$1.5 million in rehabilitation including energy saving measures to replace aluminum windows and sliders with vinyl units and provide new Energy Star appliances. • Homeownership program through Section 8 HCV Homeownership program successfully placed ??? families in homes

- Facilitated input from neighbors in predevelopment potential NEWHS' properties
 - Met with the Downtown partnership on the Pearl on Adams for neighborhood input.
 - Met with the Hillyard Neighborhood Council and Steering Committee on planning for the Martindale Apartments.
- Public Housing has continued to be marketed, including on the NEWHS website.
- Public Housing screening procedures have been maintained
- Continued relationship and association with local law enforcement to enhance safety of NEWHS housing and neighborhoods, including the COPS and SCOPE programs
- Crime Free Multi-Family status at all NEWHS-owned properties has been maintained.
- All Property Management staff obtain Fair Housing training annually.
- NEWHS is a member of the Affordable Housing Management Association
- Facilitated input from neighbors in predevelopment of potential NEWHS' properties
- Welcome Home Program was implemented and was completed successfully.
- Developed Pilot Program with grant funding to assist felons bring released from prison
- Worked closely with CTED (Community, Trade, and Economic Development) in assisting those displaced by closure of a mobile home park.
- Partnered with the Veterans Administration to administer vouchers for homeless, mentally disabled veterans. (Veterans Supportive Housing Program)
- Complete annual customer service surveys
- Solicit for input from RAB and other SHA resident groups
- Use of internet-based screening for initiating tenant application screening process, applications are available online
- Director of Assets participated on a committee for the Continuum of Care planning, regional plan for ending homelessness, and the "Taking Health Care Home" program
- Partnered with two additional area service providers for service enriched
 - Began planning for a 20 unit Permanent Supportive Housing project with Spokane County, Spokane City Human Services Department and Spokane Mental Health. Planning was facilitated by the Washington State Permanent Supportive Housing Institute and Common Ground.
 - Executed MOU's with SNAP and Spokane Mental Health to provide services at two locations under construction or in planning
 - Have worked closely with the local Veterans Administration to utilize VASH Vouchers in NEWHS owned properties.
- Partnered with Girl Scouts to provide on-site programs at NEWHS property
- Continue to identify and recruit training and volunteer jobs with NEWHS, currently with three local organizations that assist in placing volunteers
- Technical assistance support in the amount of \$750 annual support is provided to Parson's Resident Association to continue and enhance its viability
- NEWHS has assisted community residents at two properties to develop residential organizations
- Have expanded marketing of NEWHS owned properties by using internet resources, including NEWHS website, and reaching out to organizations to educate them about Housing Authorities and NEWHS.
- Annually, in April, NEWHS partners with HUD, Northwest Fair Housing Alliance, landlord, realtor and lender associations to provide education regarding ADA and other Fair Housing issues for landlords.
- Host Free Landlord Workshops and are re-establishing quarterly Landlord Brown Bag Lunches.
- Expanded Property Management Services with non-profit and other public entities
- Developed a business plan identifying potential growth areas for NEWHS and associated staffing and training needs.
- Emphasis on customer service training, such as returning phone calls within 24 hours, open during the lunch hour and extended hours of service.
- Developed a resource library and partner with local agencies for free staff training such as customer service and interpersonal skills.
- Rebalancing of caseloads, cross training, streamlined processes, and developed procedures and policies for continuity of performance.
- NEWHS has broadened staff participation in local community coalitions and organizations
- Spokane Housing Authority evaluated marketing tools for SHA, including the 2006 renaming to NEWHS
- NEWHS continues to support Employee-based activities and promotes department based appreciation programs, including an Annual Staff Recognition Event, and department potlucks.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

NEWHS considers 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
- Any change with regard to demolition or disposition, designation, home ownership 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 requirement; such changes will not be considered a substantial deviation or significant amendment or

	modification to either the five-year or annual plans.
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)

**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 X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 7/1/10, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

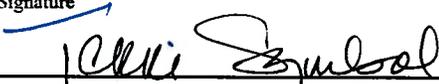
Spokane Housing Authority
PHA Name

WA055
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2010 - 2015

Annual PHA Plan for Fiscal Years 2010 - 2011

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

Name of Authorized Official Terri Symbol	Title Chair, Board of Commissioners
Signature 	Date 3/22/10

Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan

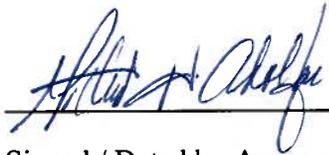
U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

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BY:

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Mike Adolfae the Community Development Director certify that the Five Year and
Annual PHA Plan of the Spokane Housing Authority is consistent with the Consolidated Plan of
City of Spokane prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official 3/24/10

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

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

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Christine Barada the Director of Housing & Community Dev. certify that the Five Year and
Annual PHA Plan of the Spokane Housing Authority is consistent with the Consolidated Plan of
Spokane County prepared pursuant to 24 CFR Part 91.

 3-23-10

Signed / Dated by Appropriate State or Local Official

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

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

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Kathy McClung the Community Development Director certify that the Five Year and Annual PHA Plan of the Spokane Housing Authority is consistent with the Consolidated Plan of City of Spokane Valley prepared pursuant to 24 CFR Part 91.

Kathy McClung 3/24/2010
Signed / Dated by Appropriate State or Local Official

Civil Rights Certification

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

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Spokane Housing Authority

WA 055

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)				
Name of Authorized Official	Terri Symbol	Title	Chair, Board of Commissioners	
Signature			Date	3/22/10

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Spokane Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Grants

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Name of Authorized Official

Terri Symbol

Title

Chair, Board of Commissioners

Signature

X Terri Symbol

Date

3/22/10

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Spokane Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Grants

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

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

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

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

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

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

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

Name of Authorized Official

Steve Cervantes

Title

Executive Director

Signature



Date (mm/dd/yyyy)

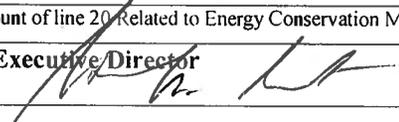
7/2/2010

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

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

Part I: Summary					
PHA Name: SPOKANE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CFRC GRANT Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:1) <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		40,650		
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	375000	289,271		
11	1465.1 Dwelling Equipment—Nonexpendable		85,729		
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				

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: SPOKANE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CFRC GRANT Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <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
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)	375000	375,000		
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	375000	375,000		
Signature of Executive Director 		Date 05/05/2010		Signature of Public Housing Director _____	
				Date _____	

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Part II: Supporting Pages								
PHA Name: SPOKANE HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: CFRC GRANT CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
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	
WA055000002	REPLACE OLD WINDOWS WITH ENERGY EFFICIENT WINDOWS	1460	70	337925	255,310			NOT BEGUN
WA055000002	REPLACE OLD WATER HEATERS WITH ENERGY STAR WATER HEATERS	1465.1	75	37075	38,311			NOT BEGUN
WA055000002	REPLACE OLD REFRIGERATORS WITH NEW ENERGY STAR MODELS	1465.1	70	0	43,968			NOT BEGUN
WA055000002	REPLACE OLD DISHWASHERS W NEW ENERGY STAR MODELS	1465.1	11	0	3,450			NOT BEGUN
WA055000002	REPLACE OLD EXTERIOR DOORS WITH NEW ENERGY STAR DOORS	1460	75	0	33,961			NOT BEGUN

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

Part I: Summary					
PHA Name: SPOKANE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No. CFRG GRANT Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 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 checked="" 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	235149		235149	235149
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				

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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
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Part I: Summary						
PHA Name: SPOKANE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CFRG GRANT Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant 2009 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 checked="" type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	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)					
20	Amount of Annual Grant: (sum of lines 2 - 19)	235149		235149	235149	
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					
Signature of Executive Director		Date 04-30-10		Signature of Public Housing Director		
				Date		

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⁴ RHF funds shall be included here.

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

Part I: Summary						
PHA Name/Number		Locality (City/County & State)			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY _2009____	Work Statement for Year 2 FFY __2010_____	Work Statement for Year 3 FFY __2011_____	Work Statement for Year 4 FFY __2012_____	Work Statement for Year 5 FFY __2013_____
B.	Physical Improvements Subtotal	Annual Statement				
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations		200,000	200,000	200,000	200,000
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		200,000	200,000	200,000	200,000
L.	Total Non-CFP Funds					
M.	Grand Total		200,000	200,000	200,000	200,000

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>2010</u> FFY <u>2010</u>			Work Statement for Year: <u>2011</u> FFY <u>2011</u>		
	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	OPERATONS		200,000	OPERATIONS		200,000
		Subtotal of Estimated Cost		\$200,000	Subtotal of Estimated Cost	

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____ 2009_____	Work Statement for Year __2012_____ FFY __2012_____			Work Statement for Year: ____2013_____ FFY __2013_____		
	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	OPERATIONS		200,000	OPERATIONS		200,000
		Subtotal of Estimated Cost		\$200,000	Subtotal of Estimated Cost	

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>2010</u> FFY <u>2010</u>		Work Statement for Year: <u>2011</u> FFY <u>2011</u>	
	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	ALL IN OPERATIONS (PT II)		ALL IN OPERATIONS (PT II)	
		Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY ____2009____	Work Statement for Year ____2012____ FFY ____2012____		Work Statement for Year: ____2013____ FFY ____2013____	
	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	ALL IN OPERATIONS (PT II)		ALL IN OPERATIONS (PT II)	
		Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost

Annual and 5-Year Plan

WA055 – Spokane Housing Authority

VAWA Statement

Spokane Housing Authority (SHA) addresses VAWA in the Section 8 Housing Choice Voucher Administrative Plan and the Public Housing Admissions and Continued Occupancy Policy. The responsibility of not terminating families from housing for reasons that fall under the VAWA regulation is particularly addressed.

In addition SHA administers programs, such as Family Unification and vouchers for WFF, at least some of whom the participants have come from domestic violence backgrounds. SHA has also identified local agencies to partner with in areas where we can help domestic violence programs.

To date we have worked closely with community partners like Transitions for Women, SNAP, Spokane Mental Health, and YWCA.

We just contributed approximately \$27,000 to the YWCA last December 2009, for the support of this Domestic Violence program, from funding that the State Housing Commission requires Tax Credit Awardees to provide contributions to housing providers in their community.

In addition we use County and City agencies, including the various law enforcement agencies and for cases with a cases of Domestic Violence issues.

At other governmental levels including the state—we participated in special funding VAWA type programs that involve our clients like the Washington State Fair Housing Commission, HUD, and specific state agencies like the new Commerce Department (formerly known as CTED).

In summary we follow the VAWA program policies and regulations with the underlining goal of providing safeguards for the families falling under the VAWA related program requirements and refer households, as needed, to local domestic violence service provider partners.