2011 PHA 5-Year and Annual Plan Version 2	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011

1.0 PHA Information

PHA Name: **The Housing Authority of the City of Washington, Washington, NC** PHA Code: **NC032**

PHA Type: ☐ Small ☐ High Performing ☒ Standard ☐ HCV (Section 8)

PHA Fiscal Year Beginning: (MM/YYYY): **10/2011**

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)

Number of PH units: **383** Number of HCV units: **370**

3.0 Submission Type

☐ 5-Year and Annual Plan ☒ Annual Plan Only ☐ 5-Year Plan Only

4.0 PHA Consortia ☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below.) **N/A**

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:					

5.0 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.

5.1 Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:

The aim of the Washington Housing Authority is to ensure safe, decent, and affordable housing: create opportunities for resident self-sufficiency and economic independence; and assure fiscal integrity in all programs administered.

5.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

NOT REQUIRED

6.0 PHA Plan Update

(a) No Changes

(b) PHA Template is available for review at the PHA Main Office.

****VAWA Policy SEE ATTACHMENTS****

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

SEE ATTACHMENTS

8.0 Capital Improvements. *Please complete Parts 8.1 through 8.3, as applicable.*

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. *As part of the PHA 5-Year and Annual Plan, annually complete and submit the* Capital Fund Program Annual Statement/Performance and Evaluation Report, *form HUD-50075.1, for each current and open CFP grant and CFFP financing.*

SEE nc032a01 & nc032b01

8.2 **Capital Fund Program Five-Year Action Plan.** As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan,* 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.

SEE SECTION 8.2

8.3 Capital Fund Financing Program (CFFP).

☒ 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.

SEE nc032b01

9.0 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.

SEE ATTACHMENTS

9.1	**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.** **SEE ATTACHMENTS**
10.0	**Additional Information.** Describe the following, as well as any additional information HUD has requested. (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. **SEE ATTACHMENTS** (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" **SEE ATTACHMENTS**

11.0	**Required Submission for HUD Field Office Review.** In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office. (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only) (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only) (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only) (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. **SEE ATTACHMENTS** (g) Challenged Elements **SEE ATTACHMENTS** (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only) **SEE nc032a01 & nc032b01** (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only) **SEE SECTION 8.2**

WASHINGTON HOUSING AUTHORITY
VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY

I. Purpose and Applicability

The purpose of this policy (herein called "Policy") is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) and more generally to set forth WASHINGTON HOUSING AUTHORITY's policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined.

This Policy shall be applicable to the administration by WASHINGTON HOUSING AUTHORITY of all federally subsidized public housing and Section 8 rental assistance under the United States Housing Act of 1937 (42 U.S.C. §1437 et seq.*). Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.*

II. Goals and Objectives

This Policy has the following principal goals and objectives:

A. Maintaining compliance with all applicable legal requirements imposed by VAWA;

B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by WASHINGTON HOUSING AUTHORITY;

C. Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;

D. Creating and maintaining collaborative arrangements between WASHINGTON HOUSING AUTHORITY, law enforcement
authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by WASHINGTON HOUSING AUTHORITY; and

E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by WASHINGTON HOUSING AUTHORITY.

III. Other WASHINGTON HOUSING AUTHORITY **Policies and Procedures**

This Policy shall be referenced in and attached to WASHINGTON HOUSING AUTHORITY's Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of WASHINGTON HOUSING AUTHORITY's Admissions and Continued Occupancy Policy. WASHINGTON HOUSING AUTHORITY's annual public housing agency plan shall also contain information concerning WASHINGTON HOUSING AUTHORITY's activities, services or programs relating to domestic violence, dating violence, and stalking.
To the extent any provision of this policy shall vary or contradict any previously adopted policy or procedure of WASHINGTON HOUSING AUTHORITY, the provisions of this Policy shall prevail.

IV. Definitions

As used in this Policy:

A. *Domestic Violence* – The term 'domestic violence' includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction."

B. *Dating Violence* – means violence committed by a person—

(A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and
(B) where the existence of such a relationship shall be determined based on a consideration of the following factors:

(i) The length of the relationship.
(ii) The type of relationship.
(iii) The frequency of interaction between the persons involved in the relationship.

C. *Stalking – means –*

(A) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and

(B) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to –

(i) that person;
(ii) a member of the immediate family of that person; or
(iii) the spouse or intimate partner of that person;

D. *Immediate Family Member* - means, with respect to a person –

(A) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or
(B) any other person living in the household of that person and related to that person by blood or marriage.

E. *Perpetrator* – means person who commits an act of domestic violence, dating violence or stalking against a victim.

V. Admissions and Screening

A. *Non-Denial of Assistance.* WASHINGTON HOUSING AUTHORITY will not deny admission to public housing or to the Section 8 rental assistance program to any person because that person is or has been a victim of domestic violence, dating violence, or stalking, provided that such person is otherwise qualified for such admission.

[Optional preference provision: Note that VAWA does not require an admissions preference, and, therefore, if such a preference is adopted it need not be applicable to victims of dating violence and stalking as well as to domestic violence]

B. *Admissions Preference.* Applicants for public housing assistance from WHA will receive a preference in admissions by virtue of their status as victims of domestic violence [dating violence, stalking]. Applicants for Section 8 assistance from WHA will not receive a preference in admissions by virtue of their status as victims of domestic violence [dating violence, stalking].This preference is particularly described as follows: [insert description including any requirements with respect to evidence of past domestic violence incidents, etc.]

[Optional adverse information provision: Note that VAWA does not require such a provision]

C. *Mitigation of Disqualifying Information.* When so requested in writing by an applicant for assistance whose history includes incidents in which the applicant was a victim of domestic violence, WASHINGTON HOUSING AUTHORITY, may but shall not be obligated to, take such information into account in mitigation of potentially disqualifying information, such as poor credit history or previous damage to a dwelling. If requested by an applicant to take such mitigating information into account, WASHINGTON HOUSING AUTHORITY shall be entitled to conduct such inquiries as are reasonably necessary to verify the claimed history of domestic violence and its probable relevance to the potentially disqualifying information. WASHINGTON HOUSING AUTHORITY will not disregard or mitigate potentially disqualifying information if the applicant household includes a perpetrator of a previous incident or incidents of domestic violence.

VI. Termination of Tenancy or Assistance

A. *VAWA Protections.* Under VAWA, public housing residents and persons assisted under the Section 8 rental assistance program have the following specific protections, which will be observed by WASHINGTON HOUSING AUTHORITY:

1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a "serious or repeated" violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.

2. In addition to the foregoing, tenancy or assistance will not be terminated by WASHINGTON HOUSING AUTHORITY as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant's control, and the tenant or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:

(a) Nothing contained in this paragraph shall limit any otherwise available authority of WASHINGTON HOUSING AUTHORITY' or a Section 8 owner or manager to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the tenant or a member of the tenant's household. However, in taking any such action, neither WASHINGTON HOUSING AUTHORITY nor a Section 8 manager or owner may apply a more demanding standard to the victim of domestic violence dating violence or stalking than that applied to other tenants.

(b) Nothing contained in this paragraph shall be construed to limit the authority of WASHINGTON HOUSING AUTHORITY or a Section 8 owner or manager to evict or terminate from assistance any tenant or lawful applicant if the owner, manager or WASHINGTON HOUSING AUTHORITY, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.

B. *Removal of Perpetrator.* Further, notwithstanding anything in paragraph VI.A.2. or Federal, State or local law to the contrary, WASHINGTON HOUSING AUTHORITY or a Section 8 owner or manager, as the case may be, may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the tenant or a lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by WASHINGTON HOUSING AUTHORITY. Leases used for all public housing operated by WASHINGTON HOUSING AUTHORITY and, at the option of Section 8 owners or managers, leases for dwelling units occupied by families assisted with Section 8 rental assistance administered by WASHINGTON HOUSING AUTHORITY, shall contain provisions setting forth the substance of this paragraph.

VII. Verification of Domestic Violence, Dating Violence or Stalking

A. *Requirement for Verification.* The law allows, but does not require, WHA or a section 8 owner or manager to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this policy. Subject only to waiver as provided in paragraph VII. C., WASHINGTON HOUSING AUTHORITY shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by WASHINGTON HOUSING AUTHORITY. Section 8 owners or managers receiving rental assistance administered by AHA may elect to require verification, or not to require it as permitted under applicable law.

Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking may be accomplished in one of the following three ways:

1. *HUD-approved form* - by providing to WASHINGTON HOUSING AUTHORITY or to the requesting Section 8 owner or manager a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.

2. *Other documentation* - by providing to WASHINGTON HOUSING AUTHORITY or to the requesting Section 8 owner or manager documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.

3. *Police or court record* – by providing to WASHINGTON HOUSING AUTHORITY or to the requesting Section 8 owner or
manager a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.

B. *Time allowed to provide verification/ failure to provide.* An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by WASHINGTON HOUSING AUTHORITY, or a Section 8 owner or manager to provide verification, must provide such verification within 14 business days (*i.e.,* 14 calendar days, excluding Saturdays, Sundays, and federally-recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.

C. *Waiver of verification requirement.* The Executive Director of WASHINGTON HOUSING AUTHORITY, or a Section 8 owner or manager, may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy based on the victim's statement or other corroborating evidence. Such waiver may be granted in the sole discretion of the Executive Director, owner or manager. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

VIII. Confidentiality

A. *Right of confidentiality.* All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to WASHINGTON HOUSING AUTHORITY or to a Section 8 owner or manager in connection with a verification required under section VII of this policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:

1. requested or consented to by the individual in writing, or

2. required for use in a public housing eviction proceeding or in connection with termination of Section 8 assistance, as permitted in VAWA, or

3. otherwise required by applicable law.

B. *Notification of rights.* All tenants of public housing and tenants participating in the Section 8 rental assistance program administered by WASHINGTON HOUSING AUTHORITY shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.

[Optional provisions – paragraphs A through D]

VIII. Transfer to New Residence

A. *Application for transfer.* In situations that involve significant risk of violent harm to an individual as a result of previous incidents or threats of domestic violence, dating violence, or stalking, WASHINGTON HOUSING AUTHORITY will, if an approved unit size is available at a location that may reduce the risk of harm, approve transfer by a public housing or Section 8 tenant to a different unit in order to reduce the level of risk to the individual. A tenant who requests transfer must attest in such application that the requested transfer is necessary to protect the health or safety of the tenant or another member of the household who is or was the victim of domestic violence dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

B. *Action on applications.* WASHINGTON HOUSING AUTHORITY will act upon such an application promptly [alternatively, insert a number of business days].

C. *No right to transfer.* WASHINGTON HOUSING AUTHORITY will make every effort to accommodate requests for transfer when suitable alternative vacant units are available and the circumstances warrant such action. However, except with respect to portability of Section 8 assistance as provided in paragraph IX. E. below the decision to grant or refuse to grant a transfer shall lie within the sole discretion of WASHINGTON HOUSING AUTHORITY, and this policy does not create any right on the part of any applicant to be granted a transfer.

D. *Family rent obligations.* If a family occupying WASHINGTON HOUSING AUTHORITY public housing moves before the expiration of the lease term in order to protect the health or safety of a household member, the family will remain liable for the rent during the remainder of the lease term unless released by WASHINGTON HOUSING AUTHORITY. In cases where WASHINGTON HOUSING AUTHORITY determines that the family's decision to move was reasonable under the circumstances, WASHINGTON HOUSING AUTHORITY may wholly or partially waive rent payments and any rent owed shall be reduced by the amounts of rent collected for the remaining lease term from a tenant subsequently occupying the unit.

E. *Portability.* Notwithstanding the foregoing, a Section 8-assisted tenant will not be denied portability to a unit located in another jurisdiction (notwithstanding the term of the tenant's existing lease has not expired, or the family has not occupied the unit for 12 months) so long as the tenant has complied with all other requirements of the Section 8 program and has moved from the unit in order to protect a health or safety of an individual member of the household who is or has been the victim of domestic violence dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

[Optional Provision]

X. Court Orders/Family Break-up

A. Court orders. *It is WHA's policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by WASHINGTON HOUSING AUTHORITY and their property. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of victims and addressing the distribution of personal property among household members in cases where a family breaks up.*

B. Family break-up. *Other WASHINGTON HOUSING AUTHORITY policies regarding family break-up are contained in WASHINGTON HOUSING AUTHORITY's Public Housing Admissions and Continuing Occupancy Plan (ACOP) and its Section 8 Administrative Plan.*

[Optional provision]

XI. Relationships with Service Providers

It is the policy of WASHINGTON HOUSING AUTHORITY to cooperate with organizations and entities, both private and governmental, that provide shelter and/or services to victims of domestic violence. If WASHINGTON HOUSING AUTHORITY staff become aware that an individual assisted by WHA is a victim of domestic violence, dating violence or stalking, WHA will refer the victim to such providers of shelter or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring WASHINGTON HOUSING AUTHORITY either to maintain a relationship with any particular provider of shelter or services to victims or domestic violence or to make a referral in any particular case. WASHINGTON HOUSING AUTHORITY's annual public housing agency plan shall describe providers of shelter or services to victims of domestic violence with which WASHINGTON HOUSING AUTHORITY has referral or other cooperative relationships.

XII. Notification

WASHINGTON HOUSING AUTHORITY shall provide written notification to applicants, tenants, and Section 8 owners and managers, concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and, termination of tenancy or assistance.

XIII. Relationship with Other Applicable Laws

Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence or stalking.

XIV. Amendment

This policy may be amended from time to time by WASHINGTON HOUSING AUTHORITY as approved by the AHA Board of Commissioners.

7.0 (a)-Hope VI or Mixed Finance Modernization or Development

1. Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
No

2. Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
No

3. Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
No

4. Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
No

7.0 (b)-Demolition and/or Demolition

a. Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI)of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year?
No

7.0 (c)-Conversion of Public Housing

Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act?
No

7.0 (d)-Homeownership

Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program?
No

7.0 (e)-Project Based Vouchers

Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year?
Yes

Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?
Yes-low utilization rate for vouchers due to lack of suitable rental units

Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts)
Unknown at this time

8.1-Capital Fund Program Annual Statement/Performance and Evaluation Report-50075.1

See nc032a01 & nc032b01

8.2-Capital Fund Program Five Year Action Plan-50075.2

Part I: Summary						
PHA Name/Number: **The Housing Authority of the City of Washington; Washington, North Carolina/NC032**			Locality: **Washington, North Carolina**		☐**Original 5-Year Plan** ☒**Revision No: 1**	
A.	Development Number **NC032**	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
B.	Physical Improvements Subtotal	Annual Statement	**$326,278.00**	**$326,278.00**	**$326,278.00**	**$286,278.00**
C.	Management Improvements		**$70,000.00**	**$70,000.00**	**$70,000.00**	**$70,000.00**
D.	PHA-Wide Non-dwelling Structures and Equipment		**$28,000.00**	**$28,000.00**	**$28,000.00**	**$48,000.00**
E.	Administration		**$68,000.00**	**$68,000.00**	**$68,000.00**	**$68,000.00**
F.	Other		**$52,000.00**	**$52,000.00**	**$52,000.00**	**$52,000.00**
G.	Operations		**$128,099.00**	**$128,099.00**	**$128,099.00**	**$128,099.00**
H.	Demolition		**$0.00**	**$0.00**	**$0.00**	**$10,000.00**
I.	Development		**$0.00**	**$0.00**	**$0.00**	**$10,000.00**
J.	Capital Fund Financing – Debt Service		**$0.00**	**$0.00**	**$0.00**	**$0.00**
K.	Total CFP Funds		**$672,377.00**	**$672,377.00**	**$672,377.00**	**$672,377.00**
L.	Total Non-CFP Funds					
M.	Grand Total		**$672,377.00**	**$672,377.00**	**$672,377.00**	**$672,377.00**

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012			Work Statement for Year: 3 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						
	NC032-1			**PHA-WIDE**		
	Parking/Paving/Landscaping	LS	$50,000.00	Misc. Interior Renovations	10 Units	$40,000.00
	Entry Doors	164 Units	$68,778.00			
	Drop boxes	164 Units	$2,500.00	**NC032-1**		
	Windows	164 Units	$100,000.00	Bathrooms	164 Units	$145,000.00
	Closet Doors	164 Units	$10,000.00	Cover Exterior Wood	164 Units	$21,278.00
	Subtotal		**$231,278.00**	Provide Accessibility	164 Units	$15,000.00
				Subtotal		**$181,278.00**
	NC032-4					
	Fencing	82 Units	$50,000.00	**NC032-2**		
	Drop boxes	82 Units	$2,500.00	Provide Accessibility	46 Units	$15,000.00
	Subtotal		**$52,500.00**			
				NC032-4		
	NC032-6		$40,000.00	Entry Doors	82 Units	$60,000.00
	Storage doors	50 Units	$2,500.00	Provide Accessibility	82 Units	$10,000.00
	Drop boxes	50 Units	**$42,500.00**	**Subtotal**		**$70,000.00**
	Subtotal					
				NC032-6		
				Provide Accessibility	50 Units	$20,000.00
	Subtotal of Estimated Cost		**$326,278.00**	**Subtotal of Estimated Cost**		**$326,278.00**

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2011	Work Statement for Year 4 FFY 2014			Work Statement for Year: 5 FFY 2015		
	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						
	PHA-WIDE			**PHA-WIDE**		
	Energy Conversation Measures	383 Units	$20,000.00	Reconfiguration of Bedroom Sizes	1 Unit	$10,000.00
	NC032-1			**NC032-1**		
	Interior Walls	164 Units	$40,000.00	Miscellaneous Exterior Improvements	164 Units	$20,000.00
	Electrical Improvements	164 Units	$30,000.00	Screen Fencing/Landscaping/Sidewalks	164 Units	$30,000.00
	SUBTOTAL		**$70,000.00**	**SUBTOTAL**		**$50,000.00**
	NC032-2			**NC032-2**		
	Entry Doors	46 Units	$25,000.00	HVAC	46 Units	$100,000.00
	Kitchens	46 Units	$45,000.00			
	SUBTOTAL		**$70,000.00**	**NC032-4**		
				Miscellaneous Exterior Improvements	82 Units	$37,000.00
	NC032-4					
	Roofing	82 Units	$83,278.00	**NC032-6**		
				Flooring	50 Units	$89,278.00
	NC032-6					
	Bathrooms	50 Units	$83,000.00			
	Subtotal of Estimated Cost		**$326,278.00**	**Subtotal of Estimated Cost**		**$286,278.00**

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012		Work Statement for Year: 3 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	**PHA-WIDE**		**PHA-WIDE**	
Statement	Management Improvements	$70,000.00	Management Improvements	$70,000.00
	Subtotal of Estimated Cost	**$70,000.00**	**Subtotal of Estimated Cost**	**$70,000.00**

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2011	Work Statement for Year 4 FFY 2014		Work Statement for Year: 5 FFY 2015	
	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				
	PHA-WIDE		**PHA-WIDE**	
	Management Improvements	$70,000.00	Management Improvements	$70,000.00
	Subtotal of Estimated Cost	**$70,000.00**	**Subtotal of Estimated Cost**	**$70,000.00**

9.0-Housing Needs

Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) ☒ Section 8 tenant-based assistance ☐ Public Housing ☐ Combined Section 8 and Public Housing ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	**1559**		**21**
Extremely low income <=30% AMI	-	-	
Very low income (>30% but <=50% AMI)	-	-	
Low income (>50% but <80% AMI)	-	-	
Families with children	**1029**	**65%**	
Elderly families	**84**	**5%**	
Families with Disabilities	**79**	**5%**	
Race/ethnicity WHITE	**167**	**11%**	
Race/ethnicity BLACK	**1370**	**86%**	
Race/ethnicity HISPANIC	**23**	**1%**	
Race/ethnicity OTHER	**0**	**0%**	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? ☒ No ☐ Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes			

Housing Needs of Families on the Waiting List

Waiting list type: (select one)
- ☐ Section 8 tenant-based assistance
- ☒ Public Housing
- ☐ Combined Section 8 and Public Housing
- ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	**286**		**80**
Extremely low income <=30% AMI	**248**	**87%**	
Very low income (>30% but <=50% AMI)	**33**	**.12%**	
Low income (>50% but <80% AMI)	**5**	**2%**	
Families with children	**171**	**60%**	
Elderly families	**9**	**3%**	
Families with Disabilities	**33**	**12%**	
Race/ethnicity WHITE	**N/A**	**N/A**	
Race/ethnicity BLACK	**N/A**	**N/A**	
Race/ethnicity HISPANIC	**N/A**	**N/A**	
Race/ethnicity OTHER	**N/A**	**N/A**	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	**115**	**40%**	
2 BR	**90**	**32%**	
3 BR	**60**	**21%**	
4 BR	**15**	**5%**	
5 BR	**6**	**2%**	
5+ BR	**0**	**0%**	

Is the waiting list closed (select one)? ☒ No ☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

☐ No ☐ Yes

9.1-Strategy for Addressing Housing Needs

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☒ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☐ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☒ Apply for additional section 8 units should they become available
- ☐ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☐ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI
Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☐ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI
Select all that apply

- ☐ Employ admissions preferences aimed at families who are working
- ☐ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:
Select all that apply

- ☐ Seek designation of public housing for the elderly
- ☒ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:
Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☐ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☐ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☐ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations
- ☐ Other: (list below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☐ Limited availability of sites for assisted housing
- ☐ Extent to which particular housing needs are met by other organizations in the community
- ☐ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☐ Community priorities regarding housing assistance
- ☐ Results of consultation with local or state government
- ☐ Results of consultation with residents and the Resident Advisory Board
- ☐ Results of consultation with advocacy groups
- ☐ Other: (list below)

10.0 (a)-Additional Information-Progress In Meeting Missions & Goals

The Authority's mission is to ensure safe, decent, and affordable housing: Create opportunities for residents' self-sufficiency and economic independence; and assure fiscal integrity in all programs administered. We feel that this is an indication of this Authority's excellence in mission accomplishment and fiscal integrity.

Our strategic goal is to increase the availability of decent, safe and affordable housing. We have reduced Public Housing vacancies during the past year. In addition to management of Public Housing and Section 8 Assisted Housing we have experience in management of a tax-credit property in Roper, NC.

The Authority improved Housing Choice Voucher management during the fiscal year. We have increase customer satisfaction, improved public housing finance, improved voucher unit inspections, renovated and modernized Public Housing through the Capital Fund Program. The Authority has provided voucher mobility counseling, implemented site-based waiting lists and conducted outreach efforts to potential voucher landlords.

Quality of Life and Economic Vitality. It has been our goal to provide an improved living environment by implementing measures to de-concentrate poverty by bringing higher income public housing households into lower income developments; implementing measure to promote income mixing in public housing by assuring access for lower income families into higher income developments; and implementing public housing security improvements.

Promote Self-Sufficiency and Asset Development of Families and Individuals. The Authority is pursuing its goal of promoting self-sufficiency and asset development of assisted households. We have increased the number and percentage of employed persons in assisted families; provided and attracted supportive services to improve assistance recipients' employability; and provide and attracted supportive services to increase independence for elderly, or families with disabilities.

Ensure Equal Opportunity in Housing for all Americans. The Authority continues to pursue its goal of ensuring equal opportunity and promoting fair housing objectives. We undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability; undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability; and undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

Neighborhood Appearance:
This Authority has clean, well-maintained communities that compliment the overall appearance of the City of Washington, NC. We continue to make neighborhood appearance a major focus of our meetings with employees and residents as we learn about community needs and concerns. We will continue to maintain public housing property in a decent and safe condition, with emphasis on neighborhood appearance.

10.0 (b)-Significant Amendement and Substantial Deviation/Modification

Housing Authority
Definition of "Substantial Deviation" and
"Significant Amendment or Modification"

The Housing Authority, to meet the requirement of Final Rule 903.7(r) and PIH 99-51, pertaining to "Substantial Deviation" and "Significant Amendment or Modification," offers the following:

A. **A substantial deviation from its Five-Year Plan; and a significant amendment or modification to its Five-Year Plan and Annual Plan.**
B. **Changes to rent or admissions policies or organization of the waiting list.**
C. **Additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.**
D. **Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.**

Any substantial deviation from the Mission Statement and/or Goals and Objectives presented in the Five-Year Plan that cause changes in the services provided to residents or significant changes to the Agency's financial situation, in excess of $100,000.00 will be documented in subsequent Agency Plans.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements offered by HUD.

11.0 (a)-Form HUD-50077
Mailed Hard Copy Original to HUD

11.0 (b)-Form HUD-50070
Mailed Hard Copy Original to HUD

11.0 (c)-Form HUD-50071
Mailed Hard Copy Original to HUD

11.0 (d)-Form SF-LLL
Mailed Hard Copy Original to HUD

11.0 (e)-Form SF-LLL-A
N/A

11.0 (f)-Resident Advisory Board Comments

Narrative for Washington Housing Authority RAB Comments

The Washington Housing Authority encourages participation in the development of the annual and five-year Consolidated Plan. An extensive community outreach was conducted through our Resident Advisory Council that meets monthly and our Resident Advisory Board (RAB) that meets twice a year. The Washington Housing Authority held our RAB meeting on Wednesday, June 29th at 3:00 p.m. This meeting was held to solicit input regarding housing needs, recommendations and priorities. Residents in attendance were notified within a reasonable timeframe via mail. Below you will find the comments and responses from the RAB meeting. Resident Council officers, Residents and Housing Authority Staff were in attendance. The areas in attendance include Oakcrest, Eastern Village, Eastern Village Annex, EastHaven, and Old Fort.

Oakcrest-There were a few concerns regarding the AC units going not working properly and Residents asking about new window shades.

WHA Response: Staff said that there have been a few issues going on with some of the older units in the development. If there has been a call into the Maintenance department to set up a work order and no one has come out within a day or so, make sure the second call goes directly to the Maintenance Director and he will make sure it is addressed. Executive Director, Marc Recko said that he would like to get new blinds across all developments that still have the older window shades. Staff has turned over any units still using window shades and is actively working on changing them out to blinds.

Eastern Village & Eastern Village Annex-Residents were concerned about other residents trash going into neighbors yards and the wrong person being charged for the Housing Authority coming out to pick up the trash. Residents feel that there are problems with water bugs in the units, contractors that are on-site working need to give notice, and toilets leaking.

WHA Response: Staff said that there would have to be some system between the Residents if trash does not belong to them. May just need to pick the trash up because the Staff has no way of knowing where the trash in a yard came from. Staff will continue trying to find remedies to this problem. Most Residents with the water bug issue have spoken with their Housing Manager and work orders are put in for Maintenance to come out to spray. There may not be an immediate solution at this time, but Staff will do the best they can to control it. Staff informed RAB that ANYONE coming to their units to work will have on an identifying shirt with a logo or something on it. In addition, contractors are required to give the Housing Authority and Residents a 48-hour notice BEFORE coming out to a unit/development. Staff said if that is not happening, please inform the Director of Maintenance and they will be pulled immediately off the job. Staff has taken care of the leaking toilets by having the subcontractors go back out to check each toilet.

EastHaven-Resident Council Vice-President and former Resident Council President wanted to ask about an AC unit on the fourth floor. Water ran from the unit and the Resident called the Housing Manager. The Council wanted to know if the unit had been fixed.

WHA Response: Staff informed the Resident Council that the Housing Manager contacted the Director of Maintenance and he forwarded the call to the on-call Maintenance employee. Until the Maintenance employee could get to the unit, the Resident was instructed to turn the unit off. The on-call Maintenance employee had a medical emergency come up with his eyes and was unable to drive. The Maintenance Director contacted an on-call contractor to handle the AC issue.

Old Fort-Residents have concerns about the new lights and water pressure in the restrooms. The concern is the lights being too dim and not enough water is coming out of the faucet.

WHA's response: Staff said the new lights have energy efficient bulbs that start out a little dim and as they stay on, they brighten up. It will take some time to get use too. The water pressure coming out of the faucet is fine. It will take some time to get use to the new faucets, but the same amount of water is coming out. Staff said that if anyone still has concerns regarding the water, please call it in to Maintenance so there can be a work order and someone will come out to check it.

Westbrooke-No comments brought to the RAB.

WHA RAB members have been advised that that these items are in the works, and that some of the items have already been addressed and are in the works to begin soon. We have always maintained that our Residents' safety is a priority for the Housing Authority and we stand by that. The Housing Authority will be bringing these issues to the monthly Resident Council meeting, as well as the semi-annual RAB meeting in efforts to continue improvement to each site.

Submitted by: Shanetta Moye, Director of Special Programs

11.0 (g)-Challenged Elements

There were no challenged elements to the Authorities Five-Year Plan.

Signed _____ **Date** 8/19/11

11.0 (h)-Form HUD-50075.1

See nc032a01 & nc032b01

11.0 (i)-Form HUD-50075.2

See Section 8.2

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

US 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:	Grant Type and Number	FFY of Grant:
WASHINGTON HOUSING AUTHORITY	Capital Fund Program Grant No: NC19PO3250111 Replacement Housing Factor Grant No: Date of CFFP_____	_____ FFY of Grant Approval _____

Type of Grant
(X) 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 No.	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]	$125,000.00	$0.00	$0.00	$0.00
3	1408 Management Improvements	$70,000.00	$0.00	$0.00	$0.00
4	1410 Administration (may not exceed 10% of line 21)	$65,000.00	$0.00	$0.00	$0.00
5	1411 Audit	$0.00	$0.00	$0.00	$0.00
6	1415 Liquidated Damages	$0.00	$0.00	$0.00	$0.00
7	1430 Fees and Costs	$12,000.00	$0.00	$0.00	$0.00
8	1440 Site Acquisition	$0.00	$0.00	$0.00	$0.00
9	1450 Site Improvement	$55,000.00	$0.00	$0.00	$0.00
10	1460 Dwelling Structures	$66,000.00	$0.00	$0.00	$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	$15,000.00	$0.00	$0.00	$0.00
12	1470 Nondwelling Structures	$36,000.00	$0.00	$0.00	$0.00
13	1475 Nondwelling Equipment	$30,136.04	$0.00	$0.00	$0.00
14	1485 Demolition	$0.00	$0.00	$0.00	$0.00
15	1490 Replacement Reserve	$0.00	$0.00	$0.00	$0.00
16	1492 Moving to Work Demonstration	$0.00	$0.00	$0.00	$0.00
17	1495.1 Relocation Costs	$0.00	$0.00	$0.00	$0.00
18	1499 Development Activities[4]	$0.00	$0.00	$0.00	$0.00

[1] To be completed for the Performance and Evaluation Report.

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

[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.

[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program	US 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: WASHINGTON HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NC19PO3250111 Replacement Housing Factor Grant No: Date of CFFP_____	FFY of Grant: _____ FFY of Grant Approval _____

Type of Grant
(X) 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 No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
19	1501 Collater Exp / Debt Service	$0.00	$0.00	$0.00	$0.00
19b	9000 Collaterization or Debt Service	$198,240.96	$0.00	$0.00	$0.00
20	1502 Contingency	$0.00	$0.00	$0.00	$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	$672,377.00	$0.00	$0.00	$0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	$25,000.00	$0.00	$0.00	$0.00
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Signature of Executive Director Marc Recko	Date 06/23/2011	Signature of Public Housing Director	Date

[1] To be completed for the Performance and Evaluation Report.

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

[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.

[4] RHF funds shall be included here.

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

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

Part II: Supporting Pages

PHA Name: WASHINGTON HOUSING AUTHORITY	**Grant Type and Number** Capital Fund Program Grant No: NC19PO3250110 Replacement Housing Factor Grant No:	CFFP (Yes/No):	**Federal FY of Grant:** 2010

Development Number Name/HA-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]	
	OPERATIONS							
PHA-Wide	Operations	1406	383	$125,000.00	$0.00	$0.00	$0.00	
	SUBTOTAL			**$125,000.00**	**$0.00**	**$0.00**	**$0.00**	
	MANAGEMENT IMPROVEMENTS							
PHA-Wide	Management Improvements	1408	383	$70,000.00	$0.00	$0.00	$0.00	
	SUBTOTAL			**$70,000.00**	**$0.00**	**$0.00**	**$0.00**	
	ADMINISTRATION							
PHA-Wide	Administration	1410	383	$65,000.00	$0.00	$0.00	$0.00	
	SUBTOTAL			**$65,000.00**	**$0.00**	**$0.00**	**$0.00**	
	FEES & COSTS							
PHA-Wide	a. Architects fee to prepare bid and	1430.1	383	$10,000.00	$0.00	$0.00	$0.00	
	contract documents, drawings,							
	specifications and assist the PHA at							
	bid opening, awarding the contract, and							
	to supervise the construction work							
	on a periodic basis. Fee to be negotiated							
	Contract Labor							
	Subtotal			**$10,000.00**	**$0.00**	**$0.00**	**$0.00**	

PHA-Wide	b. Consulting fees for Agency Plan preparation.	1430.2	383	$2,000.00	$0.00	$0.00	$0.00	
	Subtotal			**$2,000.00**	**$0.00**	**$0.00**	**$0.00**	
	SUBTOTAL			**$12,000.00**	**$0.00**	**$0.00**	**$0.00**	
	SITE IMPROVEMENTS							
PHA- Wide	a Trees, Site Work, Landscaping	1450	383	$15,000.00	$0.00	$0.00	$0.00	
	Subtotal			**$15,000.00**	**$0.00**	**$0.00**	**$0.00**	
PHA- Wide	b. New/upgrade playground equipment, add mulch and benches	1450	383	$5,000.00	$0.00	$0.00	$0.00	
	Subtotal			**$5,000.00**	**$0.00**	**$0.00**	**$0.00**	
PHA- Wide	c. Replace sanitary sewer/water lines	1450	383	$5,000.00	$0.00	$0.00	$0.00	
	Subtotal			**$5,000.00**	**$0.00**	**$0.00**	**$0.00**	
PHA- Wide	d. Correct/Repair sidewalk settling issues	1450	383	$30,000.00	$0.00	$0.00	$0.00	
	Subtotal			**$30,000.00**	**$0.00**	**$0.00**	**$0.00**	
	SUBTOTAL			**$55,000.00**	**$0.00**	**$0.00**	**$0.00**	
	DWELLING STRUCTURES							
NC032-5	a. Misc. unit improvements. (walls, ceilings, floors, doors, paint, cabinets)	1460	383	$10,000.00	$0.00	$0.00	$0.00	
	Subtotal			**$10,000.00**	**$0.00**	**$0.00**	**$0.00**	
PHA-Wide	b. upgrade security system and fire alarm system	1460	40	$3,000.00	$0.00	$0.00	$0.00	
	Subtotal			**$3,000.00**	**$0.00**	**$0.00**	**$0.00**	
NC032-5	c. Install new ceiling, lighting, and flooring on 2nd, 3rd, and 4th floors	1460	40	$8,000.00	$0.00	$0.00	$0.00	
	Subtotal			**$8,000.00**	**$0.00**	**$0.00**	**$0.00**	
PHA-Wide	d. Force Account labor to maintain apartments. Include salaries, benefits, and material	1460	383	$45,000.00	$0.00	$0.00	$0.00	
	Subtotal			**$45,000.00**	**$0.00**	**$0.00**	**$0.00**	
	SUBTOTAL			**$66,000.00**	**$0.00**	**$0.00**	**$0.00**	

	DWELLING EQUIPMENT NON-EXPENDABLE							
PHA-Wide	Replace Ranges, Refrigerators, and Hot Water Heaters	1465.1	383	$15,000.00	$0.00	$0.00	$0.00	
	Subtotal			**$15,000.00**	**$0.00**	**$0.00**	**$0.00**	
	SUBTOTAL			**$15,000.00**	**$0.00**	**$0.00**	**$0.00**	
	NON-DWELLING EQUIPMENT							
PHA-Wide	Renovation of AMC building and increase space.(electrical, plumbing, hvac. Walls, ceilings, floors and doors)	1470	LS	$8,000.00	$0.00	$0.00	$0.00	
	Subtotal			**$8,000.00**	**$0.00**	**$0.00**	**$0.00**	
NC03204	b Renovation of office at Old Fort	1470	LS	$28,000.00	$0.00	$0.00	$0.00	
	Subtotal			**$28,000.00**	**$0.00**	**$0.00**	**$0.00**	
	SUBTOTAL			**$36,000.00**	**$0.00**	**$0.00**	**$0.00**	
	NON-DWELLING EQUIPMENT							
PHA-Wide	a. Computer and office equipment	1475.04	LS	$20,136.04	$0.00	$0.00	$0.00	
	Subtotal			**$20,136.04**	**$0.00**	**$0.00**	**$0.00**	
PHA-Wide	b. Purchase new vehicle	1475.07	LS	$10,000.00	$0.00	$0.00	$0.00	
	Subtotal			**$10,000.00**	**$0.00**	**$0.00**	**$0.00**	
	SUBTOTAL			**$30,136.04**	**$0.00**	**$0.00**	**$0.00**	
	9000 Collateralization or Debt Sevice							
PHA-Wide	9000 Collateralization or Debt Sevice paid Via System of Direct Payment	9000	383	$198,240.96	$0.00	$0.00	$0.00	
	SUBTOTAL			**$198,240.96**	**$0.00**	**$0.00**	**$0.00**	
	GRAND TOTAL			**$672,377.00**	**$0.00**	**$0.00**	**$0.00**	

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

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

Part III: Implementation Schedule

PHA Name: WASHINGTON HOUSING AUTHORITY	Federal FY of Grant: 2010

Development Number Name/HA-Wide Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates[1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditue End Date	
NC0321A-1B	---		---		per Locc's Contract Dates
NC03202	---		---		per Locc's Contract Dates
NC03204	---		---		per Locc's Contract Dates
NC03206	---		---		per Locc's Contract Dates
NC03205	---		---		per Locc's Contract Dates

NC0321A-1B Eastern Village and Oakcrest 165 units	NC03202 Eastern Village Annex 46 units	NC03204 Old Fort 82 units	NC03205 East Haven 40 units
NC03206 Westbrooke 50 units			

[1]Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section9j of the U.S. Housing Act of 1937, as amended

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

US 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:	Grant Type and Number	FFY of Grant:
WASHINGTON HOUSING AUTHORITY	Capital Fund Program Grant No: NC19PO3250110 Replacement Housing Factor Grant No: Date of CFFP_____	_____ FFY of Grant Approval _____

Type of Grant
( ) Original Annual Statement **□Reserve for Disasters/ Emergencies** **() Revised Annual Statement (revision no:)**
(x) Performance and Evaluation Report for Period Ending: 03-31-2011 □ Final Performance and Evaluation Report

Line No.	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 10% of line 21)[3]	$125,000.00	$125,000.00	$25,000.00	$25,000.00
3	1408 Management Improvements	$74,377.00	$74,377.00	$437.98	$437.98
4	1410 Administration (may not exceed 10% of line 21)	$65,000.00	$65,000.00	$27,595.31	$27,595.31
5	1411 Audit	$0.00	$0.00	$0.00	$0.00
6	1415 Liquidated Damages	$0.00	$0.00	$0.00	$0.00
7	1430 Fees and Costs	$18,000.00	$18,000.00	$0.00	$0.00
8	1440 Site Acquisition	$0.00	$0.00	$0.00	$0.00
9	1450 Site Improvement	$50,000.00	$50,000.00	$19,725.63	$19,725.63
10	1460 Dwelling Structures	$80,000.00	$80,000.00	$45,631.38	$45,631.38
11	1465.1 Dwelling Equipment—Nonexpendable	$15,000.00	$15,000.00	$5,116.65	$5,116.65
12	1470 Nondwelling Structures	$15,000.00	$15,000.00	$7,031.01	$7,031.01
13	1475 Nondwelling Equipment	$30,000.00	$30,000.00	$13,082.50	$13,082.50
14	1485 Demolition	$0.00	$0.00	$0.00	$0.00
15	1492 Moving to Work Demonstration	$0.00	$0.00	$0.00	$0.00
16	1495.1 Relocation Costs	$0.00	$0.00	$0.00	$0.00
17	1499 Development Activities[4]	$0.00	$0.00	$0.00	$0.00

[1] To be completed for the Performance and Evaluation Report.

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

[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.

[4] RHF funds shall be included here.

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

US 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: WASHINGTON HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NC19PO3250110 Replacement Housing Factor Grant No: Date of CFFP_____	FFY of Grant: _____ FFY of Grant Approval _____

Type of Grant
( ) Original Annual Statement **☐Reserve for Disasters/ Emergencies** **() Revised Annual Statement (revision no:)**
(x) Performance and Evaluation Report for Period Ending: 03-31-2011 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
18a	1501 Collateralization	$1,759.04	$1,759.04	$0.00	$0.00
18ba	9000 Collaterization or Debt Service	$198,240.96	$198,240.96	$0.00	$0.00
19	1502 Contingency	$0.00	$0.00	$0.00	$0.00
20	Amount of Annual Grant: (sum of lines 2 – 20)	$672,377.00	$672,377.00	$143,620.46	$143,620.46
21	Amount of line 21 Related to LBP Activities				
22	Amount of line 21 Related to Section 504 compliance				
23	Amount of line 21 Related to Security – Soft Costs				
24	Amount of Line 21 Related to Security – Hard Costs				
25	Amount of line 21 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
Marc Recko	**06/22/2011**		

[1] To be completed for the Performance and Evaluation Report.

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

[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.

[4] RHF funds shall be included here.

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

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

Part II: Supporting Pages

PHA Name: WASHINGTON HOUSING AUTHORITY	Grant Type and Number: Capital Fund Program Grant No: NC19PO3250110 CFFP (Yes/No): Replacement Housing Factor Grant No:	Federal FY of Grant: 2010

Development Number Name/HA-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]	
	OPERATIONS							
PHA-Wide	Operations	1406	383	$125,000.00	$125,000.00	$25,000.00	$25,000.00	
	SUBTOTAL			**$125,000.00**	**$125,000.00**	**$25,000.00**	**$25,000.00**	
	MANAGEMENT IMPROVEMENTS							
PHA-Wide	Management Improvements	1408	383	$74,377.00	$74,377.00	$437.98	$437.98	
	SUBTOTAL			**$74,377.00**	**$74,377.00**	**$437.98**	**$437.98**	
	ADMINISTRATION							
PHA-Wide	Administration	1410	383	$65,000.00	$65,000.00	$27,595.31	$27,595.31	
	SUBTOTAL			**$65,000.00**	**$65,000.00**	**$27,595.31**	**$27,595.31**	
	FEES & COSTS							
PHA-Wide	a. Architects fee to prepare bid and	1430.1	383	$15,000.00	$15,000.00	$0.00	$0.00	
	contract documents, drawings,							
	specifications and assist the PHA at							
	bid opening, awarding the contract, and							
	to supervise the construction work							
	on a periodic basis. Fee to be negotiated							
	Contract Labor							
	Subtotal			**$15,000.00**	**$15,000.00**	**$0.00**	**$0.00**	

PHA-Wide	b. Consulting fees for Agency Plan preparation.	1430.2	383	$3,000.00	$3,000.00	$0.00	$0.00	
	Subtotal			**$3,000.00**	**$3,000.00**	**$0.00**	**$0.00**	
	SUBTOTAL			**$18,000.00**	**$18,000.00**	**$0.00**	**$0.00**	
	SITE IMPROVEMENTS							
PHA- Wide	a Trees, Site Work, Landscaping	1450	383	$5,000.00	$8,000.00	$6,890.63	$6,890.63	
	Subtotal			**$5,000.00**	**$8,000.00**	**$6,890.63**	**$6,890.63**	
PHA- Wide	b. New/upgrade playground equipment, add mulch and benches	1450	383	$10,000.00	$3,000.00	$0.00	$0.00	
	Subtotal			**$10,000.00**	**$3,000.00**	**$0.00**	**$0.00**	
PHA- Wide	c. Replace sanitary sewer/water lines	1450	383	$25,000.00	$25,000.00	$0.00	$0.00	
	Subtotal			**$25,000.00**	**$25,000.00**	**$0.00**	**$0.00**	
PHA- Wide	d. Correct/Repair sidewalk settling issues	1450	383	$10,000.00	$14,000.00	$12,835.00	$12,835.00	
	Subtotal			**$10,000.00**	**$14,000.00**	**$12,835.00**	**$12,835.00**	
	SUBTOTAL			**$50,000.00**	**$50,000.00**	**$19,725.63**	**$19,725.63**	
	DWELLING STRUCTURES							
NC032-5	a. upgrade security system and fire alarm system	1460	40	$10,000.00	$10,000.00	$5,072.67	$5,072.67	
	Subtotal			**$10,000.00**	**$10,000.00**	**$5,072.67**	**$5,072.67**	
PHA-Wide	b. Misc. unit improvements. (walls, ceilings, floors, doors, paint, cabinets)	1460	383	$50,000.00	$50,000.00	$40,558.71	$40,558.71	
	Subtotal			**$50,000.00**	**$50,000.00**	**$40,558.71**	**$40,558.71**	
NC032-5	c. Install new ceiling, lighting, and flooring on 2nd, 3rd, and 4th floors	1460	40	$20,000.00	$20,000.00	$0.00	$0.00	
	Subtotal			**$20,000.00**	**$20,000.00**	**$0.00**	**$0.00**	
	SUBTOTAL			**$80,000.00**	**$80,000.00**	**$45,631.38**	**$45,631.38**	
	DWELLING EQUIPMENT NON-EXPENDABLE							
PHA-Wide	Replace Ranges, Refrigerators, and Hot Water Heaters	1465.1	383	$15,000.00	$15,000.00	$5,116.65	$5,116.65	

	Subtotal			**$15,000.00**	**$15,000.00**	**$5,116.65**	**$5,116.65**	
	SUBTOTAL			**$15,000.00**	**$15,000.00**	**$5,116.65**	**$5,116.65**	
	NON-DWELLING EQUIPMENT							
PHA-Wide	Renovation of AMC building and increase space.(electrical, plumbing, hvac. Walls, ceilings, floors and doors)	1470	LS	$10,000.00	$10,000.00	$7,031.01	$7,031.01	
	Subtotal			**$10,000.00**	**$10,000.00**	**$7,031.01**	**$7,031.01**	
NC03204	b Renovation of office at Old Fort	1470	LS	$5,000.00	$5,000.00	$0.00	$0.00	
	Subtotal			**$5,000.00**	**$5,000.00**	**$0.00**	**$0.00**	
	SUBTOTAL			**$15,000.00**	**$15,000.00**	**$7,031.01**	**$7,031.01**	
	NON-DWELLING EQUIPMENT							
PHA-Wide	a. Computer and office equipment	1475.04	LS	$15,000.00	$15,000.00	$13,082.50	$13,082.50	
	Subtotal			**$15,000.00**	**$15,000.00**	**$13,082.50**	**$13,082.50**	
PHA-Wide	b. Purchase new vehicle	1475	LS	$15,000.00	$15,000.00	$0.00	$0.00	
	Subtotal			**$15,000.00**	**$15,000.00**	**$0.00**	**$0.00**	
	SUBTOTAL			**$30,000.00**	**$30,000.00**	**$13,082.50**	**$13,082.50**	
	1501 Collateralization or Debt Services paid by the PHA							
PHA-Wide	1501 Collateralization or Debt Services paid by the PHA	1501	383	$1,759.04	$1,759.04	$0.00	$0.00	
	SUBTOTAL			**$1,759.04**	**$1,759.04**	**$0.00**	**$0.00**	
	9000 Collateralization or Debt Sevice							
PHA-Wide	9000 Collateralization or Debt Sevice paid Via System of Direct Payment	9000	383	$198,240.96	$198,240.96	$0.00	$0.00	
	SUBTOTAL			**$198,240.96**	**$198,240.96**	**$0.00**	**$0.00**	
	GRAND TOTAL			**$672,377.00**	**$672,377.00**	**$143,620.46**	**$143,620.46**	

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

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

Part III: Implementation Schedule

PHA Name:
WASHINGTON HOUSING AUTHORITY

Federal FY of Grant: 2010

Development Number Name/HA-Wide Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates[1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditue End Date	
NC0321A-1B	7/14/2012		7/14/2014		per Locc's Contract Dates
NC03202	7/14/2012		7/14/2014		per Locc's Contract Dates
NC03204	7/14/2012		7/14/2014		per Locc's Contract Dates
NC03206	7/14/2012		7/14/2014		per Locc's Contract Dates
NC03205	7/14/2012		7/14/2014		per Locc's Contract Dates

NC0321A-1B Eastern Village and Oakcrest 165 units	NC03202 Eastern Village Annex 46 units	NC03204 Old Fort 82 units	NC03205 East Haven 40 units
NC03206 Westbrooke 50 units			

[1]Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section9j of the U.S. Housing Act of 1937, as amended

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

US 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:	Grant Type and Number	FFY of Grant:
WASHINGTON HOUSING AUTHORITY	Capital Fund Program Grant No: NC19PO3250109 Replacement Housing Factor Grant No: Date of CFFP_____	FFY of Grant Approval

Type of Grant
( ) Original Annual Statement **□Reserve for Disasters/ Emergencies** **( ) Revised Annual Statement (revision no:)**
( ) Performance and Evaluation Report for Period Ending: 03/31/2011 □ Final Performance and Evaluation Report

Line No.	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 10% of line 21)[3]	$121,450.00	$121,450.00	$100,000.00	$100,000.00
3	1408 Management Improvements	$60,000.00	$35,000.00	$10,652.61	$10,652.61
4	1410 Administration (may not exceed 10% of line 21)	$58,000.00	$58,000.00	$27,239.11	$27,239.11
5	1411 Audit	$0.00	$0.00	$0.00	$0.00
6	1415 Liquidated Damages	$0.00	$0.00	$0.00	$0.00
7	1430 Fees and Costs	$33,000.00	$8,000.00	$3,500.00	$3,500.00
8	1440 Site Acquisition	$0.00	$0.00	$0.00	$0.00
9	1450 Site Improvement	$50,000.00	$60,000.00	$9,592.60	$9,592.60
10	1460 Dwelling Structures	$82,179.00	$132,179.00	$78,598.22	$78,598.22
11	1465.1 Dwelling Equipment—Nonexpendable	$15,000.00	$5,000.00	$2,569.52	$2,569.52
12	1470 Nondwelling Structures	$8,000.00	$8,000.00	$488.62	$488.62
13	1475 Nondwelling Equipment	$50,000.00	$50,000.00	$43,362.76	$43,362.76
14	1485 Demolition	$0.00	$0.00	$0.00	$0.00
15	1492 Moving to Work Demonstration	$0.00	$0.00	$0.00	$0.00
16	1495.1 Relocation Costs	$0.00	$0.00	$0.00	$0.00
17	1499 Development Activities[4]	$0.00	$0.00	$0.00	$0.00

[1] To be completed for the Performance and Evaluation Report.

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

[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.

[4] RHF funds shall be included here.

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

US 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:	Grant Type and Number	FFY of Grant:
WASHINGTON HOUSING AUTHORITY	Capital Fund Program Grant No: NC19PO3250109 Replacement Housing Factor Grant No: Date of CFFP_____	_____ FFY of Grant Approval _____

Type of Grant
( ) Original Annual Statement **□Reserve for Disasters/ Emergencies** **( ) Revised Annual Statement (revision no:)**
( ) Performance and Evaluation Report for Period Ending: 03/31/2011 □ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
18a	1501 Collateralization	$1,759.04	$1,759.04	$0.00	$0.00
18ba	9000 Collaterization or Debt Service	$198,240.96	$198,240.96	$132,160.64	$132,160.64
19	1502 Contingency	$0.00	$0.00	$0.00	$0.00
20	Amount of Annual Grant: (sum of lines 2 – 20)	$677,629.00	$677,629.00	$408,164.08	$408,164.08
21	Amount of line 21 Related to LBP Activities				
22	Amount of line 21 Related to Section 504 compliance				
23	Amount of line 21 Related to Security – Soft Costs				
24	Amount of Line 21 Related to Security – Hard Costs				
25	Amount of line 21 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
Marc Recko	**06-22-2011**		

[1] To be completed for the Performance and Evaluation Report.

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

[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.

[4] RHF funds shall be included here.

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

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

Part II: Supporting Pages

PHA Name: WASHINGTON HOUSING AUTHORITY	Grant Type and Number: Capital Fund Program Grant No: NC19PO3250109 CFFP (Yes): Replacement Housing Factor Grant No:	Federal FY of Grant: 2009

Development Number Name/HA-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]	
	OPERATIONS							
PHA-Wide	Operations	1406	383	$121,450.00	$121,450.00	$100,000.00	$100,000.00	in progress
	SUBTOTAL			**$121,450.00**	**$121,450.00**	**$100,000.00**	**$100,000.00**	
	MANAGEMENT IMPROVEMENTS							
PHA-Wide	Management Improvements	1408	383	$60,000.00	$35,000.00	$10,652.61	$10,652.61	in progress
	SUBTOTAL			**$60,000.00**	**$35,000.00**	**$10,652.61**	**$10,652.61**	
	ADMINISTRATION							
PHA-Wide	Administration	1410	383	$30,000.00	$30,000.00	$26,518.29	$26,518.29	in progress
	Subtotal			**$30,000.00**	**$30,000.00**	**$26,518.29**	**$26,518.29**	
PHA-Wide	Employee Benefits	1410.9	383	$25,000.00	$25,000.00	$0.00	$0.00	
	Subtotal			**$25,000.00**	**$25,000.00**	**$0.00**	**$0.00**	
PHA-Wide	Travel	1410.1	383	$1,000.00	$1,000.00	$0.00	$0.00	
	Subtotal			**$1,000.00**	**$1,000.00**	**$0.00**	**$0.00**	
PHA-Wide	**Publications**	1410.12	383	$1,000.00	$1,000.00	$0.00	$0.00	
	Subtotal			**$1,000.00**	**$1,000.00**	**$0.00**	**$0.00**	
PHA-Wide	Sundry	1410.19	383	$1,000.00	$1,000.00	$720.82	$720.82	in progress
	Subtotal			**$1,000.00**	**$1,000.00**	**$720.82**	**$720.82**	
	SUBTOTAL			**$58,000.00**	**$58,000.00**	**$27,239.11**	**$27,239.11**	

	FEES & COSTS							
PHA-Wide	a. Architects fee to prepare bid and	1430.1	383	$30,000.00	$4,500.00	$0.00	$0.00	
	contract documents, drawings,							
	specifications and assist the PHA at							
	bid opening, awarding the contract, and							
	to supervise the construction work							
	on a periodic basis. Fee to be negotiated							
	Contract Labor							
	Subtotal			**$30,000.00**	**$4,500.00**	**$0.00**	**$0.00**	
PHA-Wide	b. Consulting fees for Agency Plan preparation.	1430.2	383	$3,000.00	$3,500.00	$3,500.00	$3,500.00	complete
	Subtotal			**$3,000.00**	**$3,500.00**	**$3,500.00**	**$3,500.00**	
	SUBTOTAL			**$33,000.00**	**$8,000.00**	**$3,500.00**	**$3,500.00**	
	SITE IMPROVEMENTS							
PHA- Wide	a Trees, Site Work, Landscaping	1450	383	$5,000.00	$5,000.00	$878.00	$878.00	in progress
	Subtotal			**$5,000.00**	**$5,000.00**	**$878.00**	**$878.00**	
PHA- Wide	b. New/upgrade playground equipment, add mulch and benches	1450	383	$10,000.00	$10,000.00	$3,600.00	$3,600.00	in progress
	Subtotal			**$10,000.00**	**$10,000.00**	**$3,600.00**	**$3,600.00**	
PHA- Wide	c. Replace sanitary sewer/water lines	1450	383	$25,000.00	$35,000.00	$4,529.60	$4,529.60	in progress
	Subtotal			**$25,000.00**	**$35,000.00**	**$4,529.60**	**$4,529.60**	
PHA- Wide	d. Correct/Repair sidewalk settling issues	1450	383	$10,000.00	$10,000.00	$585.00	$585.00	in progress
	Subtotal			**$10,000.00**	**$10,000.00**	**$585.00**	**$585.00**	
	SUBTOTAL			**$50,000.00**	**$60,000.00**	**$9,592.60**	**$9,592.60**	
	DWELLING STRUCTURES							
NC032-5	a. Misc. unit improvements. (walls, ceilings, floors, doors, paint, cabinets)	1460	383	$80,179.00	$130,179.00	$78,598.22	$78,598.22	in progesss
	Subtotal			**$80,179.00**	**$130,179.00**	**$78,598.22**	**$78,598.22**	

PHA-Wide	b. Replace electrical meter centers	1460	82	$0.00	$0.00	$0.00	$0.00	
	Subtotal			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
NC032-5	c. upgrade security system and fire alarm system	1460	40	$2,000.00	$2,000.00	$0.00	$0.00	
	Subtotal			**$2,000.00**	**$2,000.00**	**$0.00**	**$0.00**	
NC032-5	d. Install new ceiling, lighting, and flooring on 2nd, 3rd, and 4th floors	1460	40	$0.00	$0.00	$0.00	$0.00	
	Subtotal			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	SUBTOTAL			**$82,179.00**	**$132,179.00**	**$78,598.22**	**$78,598.22**	
	DWELLING EQUIPMENT NON-EXPENDABLE							
PHA-Wide	Replace Ranges, Refrigerators, and Hot Water Heaters	1465.1	383	$15,000.00	$5,000.00	$2,569.52	$2,569.52	in progesss
	Subtotal			**$15,000.00**	**$5,000.00**	**$2,569.52**	**$2,569.52**	
	SUBTOTAL			**$15,000.00**	**$5,000.00**	**$2,569.52**	**$2,569.52**	
	NON-DWELLING EQUIPMENT							
PHA-Wide	Renovation of AMC building and increase space.(electrical, plumbing, hvac. Walls, ceilings, floors and doors)	1470	LS	$8,000.00	$8,000.00	$488.62	$488.62	in progesss
	Subtotal			**$8,000.00**	**$8,000.00**	**$488.62**	**$488.62**	
	SUBTOTAL			**$8,000.00**	**$8,000.00**	**$488.62**	**$488.62**	
	NON-DWELLING EQUIPMENT							
PHA-Wide	a. Purchase new vehicle	1475.04	LS	$20,000.00	$20,000.00	$18,751.20	$18,751.20	
	Subtotal			**$20,000.00**	**$20,000.00**	**$18,751.20**	**$18,751.20**	
PHA-Wide	b. Computer and office equipment	1475	LS	$30,000.00	$30,000.00	$24,611.56	$24,611.56	in progesss
	Subtotal			**$30,000.00**	**$30,000.00**	**$24,611.56**	**$24,611.56**	
	SUBTOTAL			**$50,000.00**	**$50,000.00**	**$43,362.76**	**$43,362.76**	
	1501 Collateralization or Debt Services paid by the PHA							
PHA-Wide	1501 Collateralization or Debt Services paid by the PHA	1501	383	$1,759.04	$1,759.04	$0.00	$0.00	
	SUBTOTAL			**$1,759.04**	**$1,759.04**	**$0.00**	**$0.00**	

	9000 Collateralization or Debt Sevice							
PHA-Wide	9000 Collateralization or Debt Sevice paid Via System of Direct Payment	9000	383	$198,240.96	$198,240.96	$132,160.64	$132,160.64	in progesss
	SUBTOTAL			**$198,240.96**	**$198,240.96**	**$132,160.64**	**$132,160.64**	
	GRAND TOTAL			**$677,629.00**	**$677,629.00**	**$408,164.08**	**$408,164.08**	

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

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

Part III: Implementation Schedule

PHA Name:
WASHINGTON HOUSING AUTHORITY

Federal FY of Grant: 2009

Development Number Name/HA-Wide Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates[1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditue End Date	
NC0321A-1B	9/14/2011		9/14/2013		per Locc's Contract Dates
NC03202	9/14/2011		9/14/2013		per Locc's Contract Dates
NC03204	9/14/2011		9/14/2013		per Locc's Contract Dates
NC03206	9/14/2011		9/14/2013		per Locc's Contract Dates
NC03205	9/14/2011		9/14/2013		per Locc's Contract Dates

NC0321A-1B Eastern Village and Oakcrest 165 units	NC03202 Eastern Village Annex 46 units	NC03204 Old Fort 82 units	NC03205 East Haven 40 units
NC03206 Westbrooke 50 units			

[1]Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section9j of the U.S. Housing Act of 1937, as amended

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

US 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:	Grant Type and Number	FFY of Grant:
WASHINGTON HOUSING AUTHORITY	Capital Fund Program Grant No: NC19PO3250108 Replacement Housing Factor Grant No: Date of CFFP_____	_____ FFY of Grant Approval _____

Type of Grant
( ) Original Annual Statement **□Reserve for Disasters/ Emergencies** **() Revised Annual Statement (revision no:)**
(x) Performance and Evaluation Report for Period Ending: 03-31-2011 □ Final Performance and Evaluation Report

Line No.	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 10% of line 21)[3]	$106,000.00	$106,000.00	$106,000.00	$102,000.00
3	1408 Management Improvements	$32,820.86	$32,820.86	$32,820.86	$15,185.47
4	1410 Administration (may not exceed 10% of line 21)	$58,000.00	$58,000.00	$58,000.00	$48,598.62
5	1411 Audit	$0.00	$0.00	$0.00	$0.00
6	1415 Liquidated Damages	$0.00	$0.00	$0.00	$0.00
7	1430 Fees and Costs	$27,000.00	$27,000.00	$27,000.00	$3,000.00
8	1440 Site Acquisition	$0.00	$0.00	$0.00	$0.00
9	1450 Site Improvement	$147,000.00	$147,000.00	$147,000.00	$144,682.71
10	1460 Dwelling Structures	$178,000.00	$178,000.00	$178,000.00	$174,689.09
11	1465.1 Dwelling Equipment—Nonexpendable	$19,000.00	$19,000.00	$19,000.00	$16,207.96
12	1470 Nondwelling Structures	$70,278.00	$70,278.00	$70,278.00	$62,133.98
13	1475 Nondwelling Equipment	$42,179.14	$42,179.14	$42,179.14	$39,428.56
14	1485 Demolition	$0.00	$0.00	$0.00	$0.00
15	1492 Moving to Work Demonstration	$0.00	$0.00	$0.00	$0.00
16	1495.1 Relocation Costs	$0.00	$0.00	$0.00	$0.00
17	1499 Development Activities[4]	$0.00	$0.00	$0.00	$0.00

[1] To be completed for the Performance and Evaluation Report.

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

[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.

[4] RHF funds shall be included here.

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

US 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:	Grant Type and Number	FFY of Grant:
WASHINGTON HOUSING AUTHORITY	Capital Fund Program Grant No: NC19PO3250108 Replacement Housing Factor Grant No: Date of CFFP_____	_____ FFY of Grant Approval _____

Type of Grant
( ) Original Annual Statement **☐Reserve for Disasters/ Emergencies** **() Revised Annual Statement (revision no:)**
(x) Performance and Evaluation Report for Period Ending: 03-31-2011 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
18a	1501 Collateralization	$0.00	$0.00	$0.00	$0.00
18ba	9000 Collaterization or Debt Service	$0.00	$0.00	$0.00	$0.00
19	1502 Contingency	$0.00	$0.00	$0.00	$0.00
20	Amount of Annual Grant: (sum of lines 2 – 20)	$680,278.00	$680,278.00	$680,278.00	$605,926.39
21	Amount of line 21 Related to LBP Activities				
22	Amount of line 21 Related to Section 504 compliance				
23	Amount of line 21 Related to Security – Soft Costs				
24	Amount of Line 21 Related to Security – Hard Costs				
25	Amount of line 21 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
Marc Recko	**06-22-2011**		

[1] To be completed for the Performance and Evaluation Report.

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

[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.

[4] RHF funds shall be included here.

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

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

Part II: Supporting Pages

PHA Name: WASHINGTON HOUSING AUTHORITY	Grant Type and Number: Capital Fund Program Grant No: NC19PO3250108 CFFP (Yes): Replacement Housing Factor Grant No:	Federal FY of Grant: 2008

Development Number Name/HA-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]	
	OPERATIONS							
PHA-Wide	Operations	1406	383	$106,000.00	$106,000.00	$106,000.00	$102,000.00	in progress
	SUBTOTAL			**$106,000.00**	**$106,000.00**	**$106,000.00**	**$102,000.00**	
	MANAGEMENT IMPROVEMENTS							
PHA-Wide	Management Improvements	1408	383	$32,820.86	$32,820.86	$32,820.86	$15,185.47	in progress
	SUBTOTAL			**$32,820.86**	**$32,820.86**	**$32,820.86**	**$15,185.47**	
	ADMINISTRATION							
PHA-Wide	Administration	1410	383	$31,864.70	$31,864.70	$31,864.70	$30,220.13	in progress
	Subtotal			**$31,864.70**	**$31,864.70**	**$31,864.70**	**$30,220.13**	
PHA-Wide	Employee Benefits	1410.09	383	$25,000.00	$24,776.94	$24,776.94	$17,020.13	
	Subtotal			**$25,000.00**	**$24,776.94**	**$24,776.94**	**$17,020.13**	
PHA-Wide	Travel	1410.10	383	$0.00	$0.00	$0.00	$0.00	
	Subtotal			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
PHA-Wide	**Publications**	1410.12	383	$746.59	$746.59	$746.59	$746.59	
	Subtotal			**$746.59**	**$746.59**	**$746.59**	**$746.59**	
PHA-Wide	Laundry	1410.19	383	$388.71	$611.77	$611.77	$611.77	
	Subtotal			**$388.71**	**$611.77**	**$611.77**	**$611.77**	

	SUBTOTAL			**$58,000.00**	**$58,000.00**	**$58,000.00**	**$48,598.62**	
	FEES & COSTS							
PHA-Wide	a. Architects fee to prepare bid and	1430.1	383	$24,000.00	$24,000.00	$24,000.00	$0.00	
	contract documents, drawings,							
	specifications and assist the PHA at							
	bid opening, awarding the contract, and							
	to supervise the construction work							
	on a periodic basis. Fee to be negotiated							
	Contract Labor							
	Subtotal			**$24,000.00**	**$24,000.00**	**$24,000.00**	**$0.00**	
PHA-Wide	b. Consulting fees for Agency Plan preparation.	1430.2	383	$3,000.00	$3,000.00	$3,000.00	$3,000.00	complete
	Subtotal			**$3,000.00**	**$3,000.00**	**$3,000.00**	**$3,000.00**	
	SUBTOTAL			**$27,000.00**	**$27,000.00**	**$27,000.00**	**$3,000.00**	
	SITE IMPROVEMENTS							
PHA- Wide	a Trees, Site Work, Landscaping	1450	383	$137,000.00	$145,500.00	$145,500.00	$144,682.71	in progress
	Subtotal			**$137,000.00**	**$145,500.00**	**$145,500.00**	**$144,682.71**	
PHA- Wide	b. New/upgrade playground equipment, add mulch and benches	1450	383	$6,000.00	$0.00	$0.00	$0.00	
	Subtotal			**$6,000.00**	**$0.00**	**$0.00**	**$0.00**	
PHA- Wide	c. Replace sanitary sewer/water lines	1450	383	$1,000.00	$1,000.00	$1,000.00	$0.00	in progress
	Subtotal			**$1,000.00**	**$1,000.00**	**$1,000.00**	**$0.00**	
PHA- Wide	d. Correct/Repair sidewalk settling issues	1450	383	$3,000.00	$500.00	$500.00	$0.00	in progress
	Subtotal			**$3,000.00**	**$500.00**	**$500.00**	**$0.00**	
	SUBTOTAL			**$147,000.00**	**$147,000.00**	**$147,000.00**	**$144,682.71**	
	DWELLING STRUCTURES							
NC032-5	a. Misc. unit improvements. (walls, ceilings, floors, doors, paint, cabinets)	1460	383	$91,000.00	$91,000.00	$91,000.00	$87,689.09	in progesss
	Subtotal			**$91,000.00**	**$91,000.00**	**$91,000.00**	**$87,689.09**	

PHA-Wide	b. Replace electrical meter centers	1460	82	$0.00	$0.00	$0.00	$0.00	
	Subtotal			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
NC032-5	c. upgrade security system and fire alarm system	1460	40	$64,960.00	$64,960.00	$64,960.00	$64,960.00	complete
	Subtotal			**$64,960.00**	**$64,960.00**	**$64,960.00**	**$64,960.00**	
NC032-5	d. Install new ceiling, lighting, and floors on 2nd, 3rd, and 4th floor	1460	40	$0.00	$0.00	$0.00	$0.00	
	Subtotal			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
NC032-5	e Convert 2nd floor lobby into office	1460	40	$22,040.00	$22,040.00	$22,040.00	$22,040.00	
	Subtotal			**$22,040.00**	**$22,040.00**	**$22,040.00**	**$22,040.00**	
NC087-6	f. Reroof Structure	1460	82	$0.00	$0.00	$0.00	$0.00	
	Subtotal			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	SUBTOTAL			**$178,000.00**	**$178,000.00**	**$178,000.00**	**$174,689.09**	
	DWELLING EQUIPMENT NON-EXPENDABLE							
PHA-Wide	Replace Ranges, Refrigerators, and Hot Water Heaters	1465.1	383	$19,000.00	$19,000.00	$19,000.00	$16,207.96	in progesss
	Subtotal			**$19,000.00**	**$19,000.00**	**$19,000.00**	**$16,207.96**	
	SUBTOTAL			**$19,000.00**	**$19,000.00**	**$19,000.00**	**$16,207.96**	
	NON-DWELLING EQUIPMENT							
PHA-Wide	Renovation of AMC building and increase space.(electrical, plumbing, hvac. Walls, ceilings, floors and doors)	1470	LS	$70,278.00	$70,278.00	$70,278.00	$62,133.98	in progesss
	Subtotal			**$70,278.00**	**$70,278.00**	**$70,278.00**	**$62,133.98**	
	SUBTOTAL			**$70,278.00**	**$70,278.00**	**$70,278.00**	**$62,133.98**	
	NON-DWELLING EQUIPMENT							
PHA-Wide	a. Computer and office equipment	1475.04	LS	$32,179.14	$32,179.14	$32,179.14	$31,600.97	
	Subtotal			**$32,179.14**	**$32,179.14**	**$32,179.14**	**$31,600.97**	

PHA-Wide	b. Purchase new vehicle	1475.07	LS	$10,000.00	$10,000.00	$10,000.00	$7,827.59	in progesss
	Subtotal			**$10,000.00**	**$10,000.00**	**$10,000.00**	**$7,827.59**	
	SUBTOTAL			**$42,179.14**	**$42,179.14**	**$42,179.14**	**$39,428.56**	
	1501 Collateralization or Debt Services paid by the PHA							
PHA-Wide	1501 Collateralization or Debt Services paid by the PHA	1501	383	$0.00	$0.00	$0.00	$0.00	
	SUBTOTAL			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	9000 Collateralization or Debt Sevice							
PHA-Wide	9000 Collateralization or Debt Sevice paid Via System of Direct Payment	9000	383	$0.00	$0.00	$0.00	$0.00	in progesss
	SUBTOTAL			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GRAND TOTAL			**$680,278.00**	**$680,278.00**	**$680,278.00**	**$605,926.39**	

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

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

Part III: Implementation Schedule

PHA Name:
WASHINGTON HOUSING AUTHORITY

Federal FY of Grant: 2008

Development Number Name/HA-Wide Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates[1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditue End Date	
NC0321A-1B	6/12/2010		6/12/2012		per Locc's Contract Dates
NC03202	6/12/2010		6/12/2012		per Locc's Contract Dates
NC03204	6/12/2010		6/12/2012		per Locc's Contract Dates
NC03206	6/12/2010		6/12/2012		per Locc's Contract Dates
NC03205	6/12/2010		6/12/2012		per Locc's Contract Dates

NC0321A-1B Eastern Village and Oakcrest 165 units	NC03202 Eastern Village Annex 46 units	NC03204 Old Fort 82 units	NC03205 East Haven 40 units
NC03206 Westbrooke 50 units			

[1]Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section9j of the U.S. Housing Act of 1937, as amended

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

US 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:	Grant Type and Number	FFY of Grant:
WASHINGTON HOUSING AUTHORITY	Capital Fund Program Grant No: NC19PO3250107 Replacement Housing Factor Grant No: Date of CFFP_____	_____ FFY of Grant Approval _____

Type of Grant
( ) Original Annual Statement ☐Reserve for Disasters/ Emergencies () Revised Annual Statement (revision no:)
(x) Performance and Evaluation Report for Period Ending: 03-31-2011 (x) Final Performance and Evaluation Report

Line No.	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]	$93,750.00	$93,750.00	$93,750.00	$93,750.00
3	1408 Management Improvements	$22,933.63	$19,223.40	$19,223.40	$19,223.40
4	1410 Administration (may not exceed 10% of line 21)	$62,000.00	$62,000.00	$62,000.00	$62,000.00
5	1411 Audit	$0.00	$0.00	$0.00	$0.00
6	1415 Liquidated Damages	$0.00	$0.00	$0.00	$0.00
7	1430 Fees and Costs	$32,000.00	$40,396.52	$40,396.52	$40,396.52
8	1440 Site Acquisition	$0.00	$0.00	$0.00	$0.00
9	1450 Site Improvement	$148,587.12	$148,587.12	$148,587.12	$148,587.12
10	1460 Dwelling Structures	$194,658.00	$192,530.13	$192,530.13	$192,530.13
11	1465.1 Dwelling Equipment—Nonexpendable	$15,000.00	$13,986.96	$13,986.96	$13,986.96
12	1470 Nondwelling Structures	$30,000.00	$28,454.62	$28,454.62	$28,454.62
13	1475 Nondwelling Equipment	$28,864.25	$28,864.25	$28,864.25	$28,864.25
14	1485 Demolition	$0.00	$0.00	$0.00	$0.00
15	1492 Moving to Work Demonstration	$0.00	$0.00	$0.00	$0.00
16	1495.1 Relocation Costs	$0.00	$0.00	$0.00	$0.00
17	1499 Development Activities[4]	$0.00	$0.00	$0.00	$0.00

[1] To be completed for the Performance and Evaluation Report.

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

[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.

[4] RHF funds shall be included here.

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

US 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:	Grant Type and Number	FFY of Grant:
WASHINGTON HOUSING AUTHORITY	Capital Fund Program Grant No: NC19PO3250107 Replacement Housing Factor Grant No: Date of CFFP_____	_____ FFY of Grant Approval _____

Type of Grant
( ) Original Annual Statement **□Reserve for Disasters/ Emergencies** **() Revised Annual Statement (revision no:)**
(x) Performance and Evaluation Report for Period Ending: 03-31-2011 (x) Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
18a	1501 Collateralization	$0.00	$0.00	$0.00	$0.00
18ba	9000 Collaterization or Debt Service	$0.00	$0.00	$0.00	$0.00
19	1502 Contingency	$0.00	$0.00	$0.00	$0.00
20	Amount of Annual Grant: (sum of lines 2 – 20)	$627,793.00	$627,793.00	$627,793.00	$627,793.00
21	Amount of line 21 Related to LBP Activities				
22	Amount of line 21 Related to Section 504 compliance				
23	Amount of line 21 Related to Security – Soft Costs				
24	Amount of Line 21 Related to Security – Hard Costs				
25	Amount of line 21 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
Marc Recko	**06-22-2011**		

[1] To be completed for the Performance and Evaluation Report.

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

[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.

[4] RHF funds shall be included here.

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

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

Part II: Supporting Pages

PHA Name: WASHINGTON HOUSING AUTHORITY	Grant Type and Number: Capital Fund Program Grant No: NC19PO3250109 CFFP (Yes): Replacement Housing Factor Grant No:	Federal FY of Grant: 2007

Development Number Name/HA-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]	
	OPERATIONS							
PHA-Wide	Operations	1406	383	$93,750.00	$93,750.00	$93,750.00	$93,750.00	complete
	SUBTOTAL			**$93,750.00**	**$93,750.00**	**$93,750.00**	**$93,750.00**	
	MANAGEMENT IMPROVEMENTS							
PHA-Wide	Management Improvements	1408	383	$22,933.63	$19,223.40	$19,223.40	$19,223.40	complete
	SUBTOTAL			**$22,933.63**	**$19,223.40**	**$19,223.40**	**$19,223.40**	
	ADMINISTRATION							
PHA-Wide	Administration	1410	383	$42,016.37	$42,016.37	$42,016.37	$42,016.37	complete
	Subtotal			**$42,016.37**	**$42,016.37**	**$42,016.37**	**$42,016.37**	
PHA-Wide	Employee Benefits	1410.09	383	$18,582.50	$18,582.50	$18,582.50	$18,582.50	complete
	Subtotal			**$18,582.50**	**$18,582.50**	**$18,582.50**	**$18,582.50**	
PHA-Wide	Travel	1410.10	383	$615.91	$615.91	$615.91	$615.91	complete
	Subtotal			**$615.91**	**$615.91**	**$615.91**	**$615.91**	
PHA-Wide	**Publications**	1410.12	383	$182.59	$182.59	$182.59	$182.59	complete
	Subtotal			**$182.59**	**$182.59**	**$182.59**	**$182.59**	
PHA-Wide	Laundry	1410.19	383	$602.63	$602.63	$602.63	$602.63	complete
	Subtotal			**$602.63**	**$602.63**	**$602.63**	**$602.63**	

	SUBTOTAL			**$62,000.00**	**$62,000.00**	**$62,000.00**	**$62,000.00**	
	FEES & COSTS							
PHA-Wide	a. Architects fee to prepare bid and	1430.1	383	$30,000.00	$38,396.52	$38,396.52	$38,396.52	complete
	contract documents, drawings,							
	specifications and assist the PHA at							
	bid opening, awarding the contract, and							
	to supervise the construction work							
	on a periodic basis. Fee to be negotiated							
	Contract Labor							
	Subtotal			**$30,000.00**	**$38,396.52**	**$38,396.52**	**$38,396.52**	
PHA-Wide	b. Consulting fees for Agency Plan preparation.	1430.2	383	$2,000.00	$2,000.00	$2,000.00	$2,000.00	complete
	Subtotal			**$2,000.00**	**$2,000.00**	**$2,000.00**	**$2,000.00**	
	SUBTOTAL			**$32,000.00**	**$40,396.52**	**$40,396.52**	**$40,396.52**	
	SITE IMPROVEMENTS							
PHA- Wide	a Trees, Site Work, Landscaping, and Defensible Space	1450	383	$140,276.00	$140,276.00	$140,276.00	$140,276.00	in progress
	Subtotal			**$140,276.00**	**$140,276.00**	**$140,276.00**	**$140,276.00**	
PHA- Wide	b. New/upgrade playground equipment, add mulch and benches	1450	383	$8,311.12	$8,311.12	$8,311.12	$8,311.12	
	Subtotal			**$8,311.12**	**$8,311.12**	**$8,311.12**	**$8,311.12**	
PHA- Wide	c. provide gate at dumpster and repair/replace screen fence	1450	383	$0.00	$0.00	$0.00	$0.00	in progress
	Subtotal			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	SUBTOTAL			**$148,587.12**	**$148,587.12**	**$148,587.12**	**$148,587.12**	
	DWELLING STRUCTURES							
NC032-5	a. Misc. unit improvements. (walls, ceilings, floors, doors, paint, cabinets)	1460	383	$132,077.71	$137,409.87	$137,409.87	$137,409.87	in progesss
	Subtotal			**$132,077.71**	**$137,409.87**	**$137,409.87**	**$137,409.87**	
PHA-Wide	b. Replace electrical meter centers	1460	82	$5,000.00	$2,227.82	$2,227.82	$2,227.82	

	Subtotal			**$5,000.00**	**$2,227.82**	**$2,227.82**	**$2,227.82**	
NC032-5	c. install lever handles at all public spaces and dwelling units	1460	40	$0.00	$0.00	$0.00	$0.00	complete
	Subtotal			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
NC032-5	d. East haven upgrade security system and fire alarm system	1460	40	$15,000.00	$10,312.15	$10,312.15	$10,312.15	complete
	Subtotal			**$15,000.00**	**$10,312.15**	**$10,312.15**	**$10,312.15**	
NC032-5	e East Haven install new ceilings, lighting and floors on 2nd, 3rd, and 4th floor	1460	40	$0.00	$0.00	$0.00	$0.00	
	Subtotal			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
NC087-6	f. Westbrooke reroof Structure	1460	50	$42,580.29	$42,580.29	$42,580.29	$42,580.29	complete
	Subtotal			**$42,580.29**	**$42,580.29**	**$42,580.29**	**$42,580.29**	
	SUBTOTAL			**$194,658.00**	**$192,530.13**	**$192,530.13**	**$192,530.13**	
	DWELLING EQUIPMENT NON-EXPENDABLE							
PHA-Wide	Replace Ranges, Refrigerators, and Hot Water Heaters	1465.1	383	$15,000.00	$13,986.96	$13,986.96	$13,986.96	complete
	Subtotal			**$15,000.00**	**$13,986.96**	**$13,986.96**	**$13,986.96**	
	SUBTOTAL			**$15,000.00**	**$13,986.96**	**$13,986.96**	**$13,986.96**	
	NON-DWELLING EQUIPMENT							
PHA-Wide	Renovation of AMC building and increase space.(electrical, plumbing, hvac. Walls, ceilings, floors and doors)	1470	LS	$30,000.00	$28,454.62	$28,454.62	$28,454.62	complete
	Subtotal			**$30,000.00**	**$28,454.62**	**$28,454.62**	**$28,454.62**	
	SUBTOTAL			**$30,000.00**	**$28,454.62**	**$28,454.62**	**$28,454.62**	
	NON-DWELLING EQUIPMENT							
PHA-Wide	b. Purchase new mower	1475.04	LS	$2,865.40	$2,865.40	$2,865.40	$2,865.40	complete
	Subtotal			**$2,865.40**	**$2,865.40**	**$2,865.40**	**$2,865.40**	
PHA-Wide	c. Purchase computer and office equipment	1475.07	LS	$25,998.85	$25,998.85	$25,998.85	$25,998.85	complete
	Subtotal			**$25,998.85**	**$25,998.85**	**$25,998.85**	**$25,998.85**	

	SUBTOTAL			$28,864.25	$28,864.25	$28,864.25	$28,864.25	
	GRAND TOTAL			$627,793.00	$627,793.00	$627,793.00	$627,793.00	

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

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

Part III: Implementation Schedule

PHA Name:
WASHINGTON HOUSING AUTHORITY

Federal FY of Grant: 2007

Development Number Name/HA-Wide Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates[1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditue End Date	
NC0321A-1B	9/12/2009		9/12/2011		per Locc's Contract Dates
NC03202	9/12/2009		9/12/2011		per Locc's Contract Dates
NC03204	9/12/2009		9/12/2011		per Locc's Contract Dates
NC03206	9/12/2009		9/12/2011		per Locc's Contract Dates
NC03205	9/12/2009		9/12/2011		per Locc's Contract Dates

NC0321A-1B Eastern Village and Oakcrest 165 units	NC03202 Eastern Village Annex 46 units	NC03204 Old Fort 82 units	NC03205 East Haven 40 units
NC03206 Westbrooke 50 units			

[1]Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section9j of the U.S. Housing Act of 1937, as amended

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

US 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:	Grant Type and Number	FFY of Grant:
WASHINGTON HOUSING AUTHORITY	Capital Fund Program Grant No: NC19S03250109 Replacement Housing Factor Grant No: Date of CFFP_____	_____ FFY of Grant Approval _____

Type of Grant
( ) Original Annual Statement **□Reserve for Disasters/ Emergencies** **() Revised Annual Statement (revision no:)**
(X) Performance and Evaluation Report for Period Ending: 03-31-2011 □ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[3]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	$0.00	$0.00	$0.00	$0.00
3	1408 Management Improvements	$0.00	$0.00	$0.00	$0.00
4	1410 Administration	$86,110.00	$86,110.00	$86,110.00	$80,904.90
5	1411 Audit	$0.00	$0.00	$0.00	$0.00
6	1415 Liquidated Damages	$0.00	$0.00	$0.00	$0.00
7	1430 Fees and Costs	$68,987.00	$68,987.00	$68,987.00	$68,987.00
8	1440 Site Acquisition	$0.00	$0.00	$0.00	$0.00
9	1450 Site Improvement	$172,642.88	$172,642.88	$172,642.88	$172,642.88
10	1460 Dwelling Structures	$533,357.12	$533,357.12	$533,357.12	$521,913.01
11	1465.1 Dwelling Equipment—Nonexpendable	$0.00	$0.00	$0.00	$0.00
12	1470 Nondwelling Structures	$0.00	$0.00	$0.00	$0.00
13	1475 Nondwelling Equipment	$0.00	$0.00	$0.00	$0.00
14	1485 Demolition	$0.00	$0.00	$0.00	$0.00
15	1492 Moving to Work Demonstration	$0.00	$0.00	$0.00	$0.00
16	1495.1 Relocation Costs	$0.00	$0.00	$0.00	$0.00
17	1499 Development Activities	$0.00	$0.00	$0.00	$0.00
18a	1501 Collateralization	$0.00	$0.00	$0.00	$0.00
18ba	9000 Collaterization or Debt Service	$0.00	$0.00	$0.00	$0.00
19	1502 Contingency	$0.00	$0.00	$0.00	$0.00
20	Amount of Annual Grant: (sum of lines 2 – 20)	$861,097.00	$861,097.00	$861,097.00	$844,447.79

21	Amount of line 21 Related to LBP Activities				
22	Amount of line 21 Related to Section 504 compliance				
23	Amount of line 21 Related to Security – Soft Costs				
24	Amount of Line 21 Related to Security – Hard Costs				
25	Amount of line 21 Related to Energy Conservation Measures				

[1] To be completed for the Performance and Evaluation Report.

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

[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.

[4] RHF funds shall be included here.

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

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

Part 1: Summary

PHA Name:	Grant Type and Number	FFY of Grant:
WASHINGTON HOUSING AUTHORITY	Capital Fund Program Grant No: NC19S03250109 Replacement Housing Factor Grant No: Date of CFFP_____	_____ FFY of Grant Approval _____

Type of Grant

( ) Original Annual Statement **□Reserve for Disasters/ Emergencies** **(x) Revised Annual Statement (revision no: 2)**

□ Performance and Evaluation Report for Period Ending: 03/31/2011 □ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[3]	Obligated	Expended

Signature of Executive Director
Marc Recko

Date
06/22/2011

Signature of Public Housing Director

Date

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

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

Part II: Supporting Pages

PHA Name: WASHINGTON HOUSING AUTHORITY	Grant Type and Number: Capital Fund Program Grant No: NC19S03250109 CFFP (Yes/No): Replacement Housing Factor Grant No:	Federal FY of Grant: 2009

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity # of units	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised[1]	Funds Obligated[2]	Funds Expended[2]	
	MANAGEMENT IMPROVEMENTS							
PHA-Wide	Management Improvements	1408	383	$0.00	$0.00	$0.00	$0.00	
	SUBTOTAL			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ADMINISTRATION							
PHA-Wide	Administration	1410	383	$64,888.00	$65,089.28	$65,089.28	$63,313.57	
	Subtotal			**$64,888.00**	**$65,089.28**	**$65,089.28**	**$63,313.57**	
PHA-Wide	Employee Benefits	1410.9	383	$16,222.00	$17,020.72	$17,020.72	$17,020.72	
	Subtotal			**$16,222.00**	**$17,020.72**	**$17,020.72**	**$17,020.72**	
PHA-Wide	Travel	1410.10	383	$1,000.00	$0.00	$0.00	$0.00	
	Subtotal			**$1,000.00**	**$0.00**	**$0.00**	**$0.00**	
PHA-Wide	**Publications**	1410.12	383	$1,000.00	$1,000.00	$1,000.00	$145.44	
	Subtotal			**$1,000.00**	**$1,000.00**	**$1,000.00**	**$145.44**	
PHA-Wide	Sundry	1410.19	383	$3,000.00	$3,000.00	$3,000.00	$425.17	
	Subtotal			**$3,000.00**	**$3,000.00**	**$3,000.00**	**$425.17**	
	SUBTOTAL			**$86,110.00**	**$86,110.00**	**$86,110.00**	**$80,904.90**	
	FEES & COSTS							

PHA-Wide	a. Architects fee to prepare bid and	1430	383	$61,987.00	$67,678.70	$67,678.70	$67,678.70	complete
	contract documents, drawings,							
	specifications and assist the PHA at							
	bid opening, awarding the contract, and							
	to supervise the construction work							
	on a periodic basis. Fee to be negotiated							
	Subtotal			**$61,987.00**	**$67,678.70**	**$67,678.70**	**$67,678.70**	
	b. Architect travel cost	1430.1	383	$3,000.00	$866.80	$866.80	$866.80	
	Subtotal			**$3,000.00**	**$866.80**	**$866.80**	**$866.80**	
	c. Architect Sundry	1430.19	383	$4,000.00	$441.50	$441.50	$441.50	
	Subtotal			**$4,000.00**	**$441.50**	**$441.50**	**$441.50**	
	SUBTOTAL			**$68,987.00**	**$68,987.00**	**$68,987.00**	**$68,987.00**	
	SITE IMPROVEMENTS							
NC032-01	a. Tree Removal	1450	165	$43,700.00	$43,700.00	$43,700.00	$43,700.00	complete
	Subtotal			**$43,700.00**	**$43,700.00**	**$43,700.00**	**$43,700.00**	
NC032-01	b. Replace water lines/main and Sewer lines/mains	1450	165	$128,942.88	$128,942.88	$128,942.88	$128,942.88	complete
	Subtotal			**$128,942.88**	**$128,942.88**	**$128,942.88**	**$128,942.88**	
NC032-01	c. Concrete/Paving-correct sidewalks and settling issues	1450	165	$0.00	$0.00	$0.00	$0.00	deferred
	Subtotal			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	SUBTOTAL			**$172,642.88**	**$172,642.88**	**$172,642.88**	**$172,642.88**	
	DWELLING STRUCTURES							
NC032-04	a. Replace roofs and add diverters @ entries and AC condensers	1460	82	$183,996.28	$183,996.28	$183,996.28	$183,996.28	complete
	Subtotal			**$183,996.28**	**$183,996.28**	**$183,996.28**	**$183,996.28**	
NC032-05	b. Upgrade elevators	1460	40	$51,850.00	$51,850.00	$51,850.00	$51,850.00	complete
	Subtotal			**$51,850.00**	**$51,850.00**	**$51,850.00**	**$51,850.00**	
NC032-01	c. New front and back exterior doors	1460	165	$297,510.84	$297,510.84	$297,510.84	$286,066.73	in progress

	Subtotal			$297,510.84	$297,510.84	$297,510.84	$286,066.73	
	SUBTOTAL			$533,357.12	$533,357.12	$533,357.12	$521,913.01	
	GRAND TOTAL			$861,097.00	$861,097.00	$861,097.00	$844,447.79	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: WASHINGTON HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NC19S03250109 Replacement Housing Factor Grant No:	Federal FY of Grant: 2009

Development Number Name/HA-Wide Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	3/17/2010			3/17/2012			per Locc's Contract Dates
NC032-01	3/17/2010			3/17/2012			per Locc's Contract Dates
NC032-04	3/17/2010			3/17/2012			per Locc's Contract Dates
NC032-05	3/17/2010			3/17/2012			per Locc's Contract Dates

NC032-1=165 Units NC032-2=46 units NC032-4=82 units NC032-5=40 units NC032-6=50 units

01-Eastern Village and Oak Crest 02-Eastern Village Annex 04-Old Fort 05- East Haven 06-Westbrooke

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name:	Grant Type and Number	Federal FY of Grant:
NC032 Washington Housing Authority	Capital Fund Financing Program 2010	Cap Fund Borrowing

☑ Original Annual Statement ☐ Reserve for Disasters / Emergencies ☐ Revised Annual Statement

☑ Performance and Evaluation Report for Period Ending 03-31-2011 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	183,145.63	183,145.63	39,804.96	39,804.96
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,879,506.00	1,879,506.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service	237,348.37	237,348.37	237,348.37	237,348.37
20	1502 Contingency				
21	Amount of Proposed Project: (sum of lines 2 – 20)	2,300,000.00	2,300,000.00	277,153.33	277,153.33
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
Marc Recko	06-22-2011		

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: **NC032 Washington Housing Authority**		**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No:					**Federal FY of Grant: Capital Fund Borrowing**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.		Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
	Fees and Costs								
PHA Wide	CFFP Fees		1430		39,804.96	39,804.96	39,804.96	39,804.96	
PHA Wide	Architect fee to prepare and bid contract, drawing, specification, assist pha in bid opening, award the contract, and supervise construction work. Architect travel cost and architect sundry		1430		143,340.67	143,340.67	0.00	0.00	
	Subtotal 1430				**183,145.63**	**183,145.63**	**39,804.96**	**39,804.96**	
	Dwelling Structures								
NC032-004	Exterior Doors		1460	164	121,400.00	121,400.00	0.00	0.00	
Old Fort									
							0.00	0.00	
NC032-002	Roofs		1460	12	117,600.00	117,600.00	0.00	0.00	
Eastern Village	Kitchen Cabinets		1460	46	207,000.00	207,000.00	0.00	0.00	
Annex	Range Hoods		1460	46	5,750.00	5,750.00	0.00	0.00	
	Counters & Sinks		1460	46	46,000.00	46,000.00	0.00	0.00	
	Exterior Doors		1460	92	110,400.00	110,400.00	0.00	0.00	
NC032-006	Exterior Doors		1460	150	153,800.00	153,800.00	0.00	0.00	
Westbrooke									

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: **NC032 Washington Housing Authority**		**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No:					**Federal FY of Grant: Capital Fund Borrowing**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.		Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
NC032-005	Kitchen Cabinets		1460	40	124,000.00	124,000.00	0.00	0.00	
East Haven	Range Hoods		1460	40	6,056.00	6,056.00	0.00	0.00	
	Counters & Sinks		1460	40	10,000.00	10,000.00	0.00	0.00	
NC032-001	Columns Porches		1460	165	123,750.00	123,750.00	0.00	0.00	
Eastern Village &	Shower/ Tub Surrounds		1460	165	272,250.00	272,250.00	0.00	0.00	
Oak Crest	Vanities		1460	165	33,000.00	33,000.00	0.00	0.00	
	Bathroom Flooring		1460	165	66,000.00	66,000.00	0.00	0.00	
Oak Crest	Windows		1460	115	402,500.00	402,500.00	0.00	0.00	
Eastern Villiage	Dwelling Unit Flooring		1460	50	80,000.00	80,000.00	0.00	0.00	
	Subtotal 1460				**1,879,506.00**	**1,879,506.00**	**0.00**	**0.00**	
	Collaterization or Debt Service								
PHA Wide	Reserve Deposit		1501		198,240.91	198,240.91	198,240.91	198,240.91	
PHA Wide	Capitalized Interest		1501		39,107.46	39,107.46	39,107.46	39,107.46	
	Subtotal 1501				**237,348.37**	**237,348.37**	**237,348.37**	**237,348.37**	
	GRAND TOTAL				**2,300,000.00**	**2,300,000.00**	**277,153.33**	**277,153.33**	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: **NC032 Washington Housing Authority**		**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No:				**Federal FY of Grant: Capital Fund Borrowing**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: **NC032 Washington Housing Authority**	**Grant Type and Number** Capital Fund Program No: Replacement Housing Factor No:	**Federal FY of Grant: Capital Fund Borrowing**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NC032-004	5/31/2012			5/31/2014			
Old Fort							
NC032-002	5/31/2012			5/31/2014			
Eastern Village							
Annex							
NC032-6	5/31/2012			5/31/2014			
Westbrooke							
NC032-005	5/31/2012			5/31/2014			
East Haven							
NC032-001	5/31/2012			5/31/2014			
Eastern Village &							
Oak Crest							