

PHA Plan Update

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

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

Public Housing program:

- No policy changes related to eligibility, selection, or admissions, including wait list management, are planned for the 2011 Annual Plan year.
- Management will explore the option offering applicants the opportunity to submit applications electronically via the agency website.
- A current deconcentration analysis for EHA's Public Housing properties is available for review as an exhibit to the 2011 Annual Plan.

Section 8 HCV program:

- Management will re-open the application process for approximately one week in early 2011 in order to replenish the wait list for the regular Section 8 HCV program. This will be facilitated by utilizing an electronic application format via kiosks at the main office and the agency website; however, applicants will have the ability to submit paper applications if desired.

2. Financial Resources

- Estimated total financial resources for administration of programs and Public Housing Capital expenditures for Annual Plan year 2011 is \$25,809,770. This is approximately \$2.6 million more than the amount projected as part of last year's Annual Plan, and is based upon anticipated HUD operating subsidies at current levels. The Non-Federal sources category represents funding from Snohomish County and the North Sound Mental Health Administration for the agency's HOPE Options program, which aids seniors facing eviction and other housing crises due to mental health issues. The breakdown of total financial resources by program is as follows:

Public Housing Operating Fund	\$ 1,654,170
Public Housing Capital Fund	\$ 947,400
Annual Contribution for Section 8 Tenant-Based Assistance	\$ 20,921,500
Resident Opportunity and Self-Sufficiency Grants	\$ 150,000
Public Housing Dwelling Rental Income	\$ 1,937,900
Local Government Grants	\$ 198,800

3. Rent Determination

- No changes to rent determination policies for either the Public Housing or Section 8 HCV programs are included in the 2011 Plan. Section 8 payment standards will be reviewed for potential revision when HUD's 2011 Fair Market Rents are issued. Utility Allowances for both programs will be reviewed and, in accordance with existing policy, potentially revised in 2011.

4. Operation and Management

The following activities specific to the Public Housing program are planned over the course of the 2011 Annual Plan year:

- Revise the *Admissions and Occupancy Policy* effective July 1, 2011. A summary of those proposed changes is included as an exhibit to this Plan. No other significant amendments to the *Policy*, which would necessitate revision of the Annual Plan, are expected to take place during the 2011 Plan year.
- Enforce the agency wide smoke-free housing policy, going into effect July 1, 2011, by restricting smoking to designated outdoor areas, when available at specific housing sites, and assist tenants to access smoking cessation resources.
- Develop and conduct a tenant satisfaction survey to replace HUD's discontinued survey, a former component of the Public Housing Assessment System (PHAS).
- Continue to refine procedures to educate tenants and staff about bedbug prevention and eradication. The Department of Facilities is considering purchasing a heating system to handle eradication efforts in-house.
- Research community and tenant demographics to ensure Limited English Proficiency (LEP) populations are being served in accordance with HUD requirements. Based on those findings, determine further steps that need to be taken, such as translation of vital documents.

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- Assist residents of Pineview Apartments with their objective of forming a Resident Council. Work with EHA's Resident Advisory Board to develop outreach and recruitment strategies, with the goal of increasing membership by at least two members.

The following activities specific to the Section 8 Housing Choice Voucher program are planned over the course of the 2011 Annual Plan year:

- To avoid duplication and enhance clarity, minor revisions to the *Section 8 Administrative Plan* will be made effective April 1, 2011. A summary of those proposed changes is included as an exhibit to this Plan. An extensive review in preparation for possible major reformatting of the *Administrative Plan* is also scheduled.
- Continue cooperative efforts with the Housing Authority of Snohomish County (HASCO) to reduce unnecessary duplication of effort, expanded choices for clients, and increased quality and effectiveness in administering the Section 8 program in Everett and Snohomish County.
- Continue to pursue current 5-year goal to increase supply of Housing Choice Vouchers by 1,000.
- Be prepared to make mandated and elective changes to the program that will be required in the event legislation similar to SEVRA is passed on the federal level.
- Begin to develop a contingency plan to address the possibility of significant reductions in Federal funding for the Section 8 HCV program

Other activities related to overall agency operation and management scheduled to take place during the 2011 Annual Plan year are:

- Continue to pursue refinancing and tax credit process for Broadway Plaza. Depending on progress that has been made when Annual Plan year begins, those efforts may include one or more of the following: execution of agreement with equity investor and lender, execution of construction contracts for remodeling of units and common spaces in the East and West buildings, and performance of that work. It is anticipated that those renovations will take approximately 18 months.
- Act as management agent on behalf of the non-profit agency, Washington Home of Your Own, for the Willows at Melvin Place, an 8-unit development serving low income disabled families.
- Implement "Asbestos and Lead Based Paint Management Plan" for EHA properties. This will include protocol for testing, abatement, and safety at sites where these hazardous materials have been detected.

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5. Grievance Procedures

- In accordance with the existing Low Rent Public Housing Grievance Procedure, the Board of Commissioners will appoint new persons for the pool of available Hearing Officers and Hearing Panel Members by April 1, 2012.

6. Designated Housing for Elderly and Disabled Families

- EHA does not intend to designate new or existing housing for exclusive use by elderly and/or disabled families during the 2011 Annual Plan year.

7. Community Service and Self-Sufficiency

- EHA will apply for HUD's Neighborhood Networks grant during the 2011 Plan year. If approved, the grant will fund after school programs for youth residing in Public Housing, as well as employment and computer literacy programs for adult residents.
- An application for a HUD ROSS grant, which covers calendar year 2011, will also be submitted, with the objective of helping Public Housing families to progress towards housing and economic self-sufficiency via supportive services and resident empowerment activities.
- A community-building event for Public Housing residents will take place in the summer of 2011, called "We Value Kids." This event will rely on community partnerships to promote parenting resources, support educational goals, and encourage tolerance and diversity in our neighborhoods.
- Over the course of the 2011 Plan year, management will distribute a newsletter or brochures to inform Public Housing participants and the community at large about EHA's regular programs, as well as short-term resources, designed to promote quality of life and/or self-sufficiency.
- During that same period, management will submit an application to HUD for the purpose of hiring additional Family Self-Sufficiency/HOME Coordinators for the Section 8 program.
- Develop a community service program that matches tenants with volunteer opportunities, enabling them to better meet HUD's monthly 8-hour community service requirement.

8. Safety and Crime Prevention

The following activities specific to this topic are planned for the 2011 Annual Plan year:

- Collaborate with representatives from the City and County Emergency Management departments to develop emergency preparedness programs for Public Housing residents. This will include working with the RAB to encourage maximum participation.
- Continue to work with local law enforcement and community agencies on gang awareness and prevention.
- Continue to work with local law enforcement and the City's Office of Neighborhoods to keep residents advised of crime trends and preventative strategies for reducing crime in EHA's Public Housing neighborhoods.
- Evaluate lighting and landscaping throughout EHA housing and identify improvements that will promote safety and crime prevention. Work on those projects will be subject to available funding over the period covering the current 5-Year Plan (ending June 30, 2015).

9. Pets

- No changes to the existing pet policy are planned for the 2011 Annual Plan year. The Public Housing Family Developments Pet Policy is an exhibit to the *Public Housing Admissions and Occupancy Policy*.

10. Civil Rights Certification

- In 2010, EHA contracted with National Facility Consultants, Inc., to review its housing units and programs for overall compliance with 504/ADA regulations. Management will move forward with the implementation plan that was part of NFC's "Program and Unit Accessibility Review for the Everett Housing Authority" during the 2011 Plan year. A copy of that final report is available for review as an exhibit to the 2011 Annual Plan.
- The Fair Housing Center of Tacoma performed a recent "Analysis of Impediments to Fair Housing" study, which covered programs administered by EHA, the City of Everett, the Housing Authority of Snohomish County (HASCO), and Snohomish County. Management will address any findings that apply directly to EHA programs over the course of the 2011 Plan year. A copy of the "Analysis of Impediments to Fair Housing" study and EHA's response is available for review as an exhibit to the 2011 Annual Plan.

11. Fiscal Year Audit

- The Washington State Auditor's Office issued results for the audit for the Fiscal Year ending June 30, 2009 on March 22, 2010, and re-issued those results on March 29, 2010. No instances of non-compliance or other matters required to be reported under Government Auditing Standards were found. The audit report is available for review as an exhibit to the 2011 Annual Plan.

12. Asset Management

- EHA has completed its transition to asset management, developing a system that is realistic for an agency of its size and for the public housing inventory it possesses. The system will be reviewed and modified as needed on an ongoing basis. Budgeting and accounting are done on an AMP basis. AMP's are served by both direct staff and fee-for-service employees from the Central Office Cost Center.
- EHA continues to use the Capital Fund planning and budgeting process as the primary means to look at the physical needs of its properties. At present, EHA has clear plans for all of its public housing sites. Baker Heights is scheduled to be replaced and disposed of. Grandview is nearing completion of a multi-year extensive renovation. Within the current Five Year Plan, Pineview will commence a renovation process. Ongoing upgrades to Bakerview Apartments will continue with major renovation still some ten years off. EHA anticipates disposing of approximately 12 of its Scattered Site units and replacing them with one or more multifamily properties.
- EHA continues to pursue actions available to it to prepare for the replacement of Baker Heights. These steps include efforts to increase its cash position by disposing of the Baker Heights ball field, selling its Jade Park property, and refinancing the Broadway Plaza buildings. Given current market conditions, pursuing the Baker Heights replacement will require EHA to have significant additional cash and these undertakings will move the agency in that direction.

13. Violence Against Women Act (VAWA)

- A statement of EHA's policies relating to VAWA is included as an attachment to the 2011 Annual Plan.

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	<p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <ul style="list-style-type: none"> • Everett Housing Authority's main office at 3107 Colby Avenue, Everett, WA • Bakerview Resident Council office at 2605 15th Street, Everett, WA • Baker Heights /Bakerview Housing Coordinator's office at 1401 Poplar, Everett, WA • Grandview Homes Community Center at 716 Linden, Everett, WA • Pineview Apartments Community Center at 220 1/2 98th Place SE, Everett, WA
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</p> <p>a) EHA will not apply for HOPE VI or Mixed Finance Modernization or Development housing during the 2011 Plan year.</p> <p>b) EHA has developed a plan to replace through acquisition and/or construction, Baker Heights (AMP No. WA006 000 100P), a 246-unit public housing project. Following its replacement and the successful relocation of all existing tenants, the site will be disposed of for private demolition and redevelopment. One-one replacement of the units will be undertaken as part of this project; however, the current credit market has made redevelopment/replacement infeasible at this time. Management will continue to monitor market conditions and move forward with the redevelopment plan at the point it becomes feasible. EHA plans to dispose of approximately 12 Scattered Site units, replacing them with one or more multi-family properties.</p> <p>c) EHA has no plans to convert existing public housing to tenant-based assistance during the 2011 Plan year.</p> <p>d) EHA does not intend to apply for new homeownership programs during the 2011 Plan year.</p> <p>e) As stated in its Five-Year Plan goal, EHA will seek to maximize the use of project-based Vouchers, up to the 20% allowance. As HUD develops new housing opportunities for special needs groups via the project-based Voucher program, EHA will apply for these opportunities.</p>
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. The applicable form has been included with the Annual Plan as a separate attachment.
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. The applicable form has been included with the Annual Plan as a separate attachment.
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. N/A
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. N/A
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. N/A
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. N/A</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>As a "high performer," EHA is not required to submit this item to HUD for review as part of the 2011 Annual Plan. The definition of changes to the 5-Year and/or Annual Plan that qualify as a "significant amendment" or "substantial deviation/modification" has been filed as an exhibit to the Plan for reference purposes.</p>

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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none">(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.(g) Challenged Elements(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Instructions form HUD-50075

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

1.0 PHA Information

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

2.0 Inventory

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

3.0 Submission Type

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

4.0 PHA Consortia

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

5.0 Five-Year Plan

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

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

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

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

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

PHA Plan Elements. (24 CFR 903.7)

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

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.

7. **Community Service and Self-Sufficiency.** A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (Note: applies to only public housing).

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

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

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

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

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. (Note: Standard and Troubled PHAs complete annually).

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

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

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

Part 1: Summary

PHA Name: _____

Grant Type and Number: WA19P006501-2008
 Replacement Housing Factor Grant No: _____
 Date of CFFP: _____

Housing Authority of the City of Everett

Original Annual Statement Reserve for Disaster/Emergencies

Final Performance and Evaluation Report Performance and Evaluation Report for Program Year Ending 12-31-2010

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (may not exceed 10% of 19)				
3	1408 Management Improvements (may not exceed 20% of 19)	\$ 1,000.00	\$ -	\$ -	\$ -
4	1410 Administration (may not exceed 10% of 19)	\$ 94,623.30	\$ 94,623.30	\$ 94,623.30	\$ 94,623.30
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 31,270.64	\$ 66,095.56	\$ 66,095.56	\$ 53,730.31
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 70.12	\$ 70.12	\$ 70.12	\$ 70.12
10	1460 Dwelling Structures	\$ 544,220.50	\$ 531,347.69	\$ 531,347.69	\$ 488,140.76
11	1465.1 Dwelling Equipment-Nonexpendable	\$ 8,000.00	\$ 5,091.00	\$ 5,091.00	\$ 5,091.00
12	1470 Non-dwelling Structures	\$ 199,038.44	\$ 197,424.11	\$ 197,424.11	\$ 185,827.45
13	1475 Non-dwelling Equipment	\$ 61,010.00	\$ 51,273.72	\$ 51,273.72	\$ 50,025.77
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Cost	\$ 2,000.00	\$ 307.50	\$ 307.50	\$ 307.50
17	1499 Development Activities (4)				

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

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

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

Part 1: Summary

PHA Name: _____ Grant Type and Number: WA19P006501-2008
 Replacement Housing Factor Grant No: _____
 Date of CFFP: _____ FFY of Grant 2008

Housing Authority of the City of Everett
 Original Annual Statement Reserve for Disaster/Emergencies Revised Annual Statement/Revision
 Final Performance and Evaluation Report Performance and Evaluation Report for Program Year Ending 12-31-2010

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of 20)	\$ 5,000.00	\$ -	\$ -	\$ -
20	Amount of Annual Grant (Sum of lines 2-19)	\$ 946,233.00	\$ 946,233.00	\$ 946,233.00	\$ 877,816.21
21	Amount of line 20 Related to LBP Activities	\$ -	\$ -	\$ -	\$ -
22	Amount of line 20 Related to Section 504 Activities	\$ -	\$ -	\$ -	\$ -
23	Amount of line 20 Related to Security-Soft Costs	\$ -	\$ -	\$ -	\$ -
24	Amount of line 20 Related to Security-Hard Costs	\$ -	\$ -	\$ -	\$ -
24	Amount of line 20 Related to Energy Conservation	\$ -	\$ -	\$ -	\$ -

Signature of Executive Director and Date
 3/28/2011
 Signature of Public Housing Director and 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 PHA's with under 250 units in management may use 100% of CFF Grants for operations
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Dev #	Major Acct #	General Description of Major Work Categories	Original Estimated			Expended	Status of Work
			Cost as of 12-31-2009	Revised Cost	Obligated Amount		
Mi	1408-010011	Training Costs: Resident training for move to work; staff training for public housing rules and regulations	1,000.00	-	-	-	Training Costs: Resident training for move to work; staff training for public housing rules and regulations. Moved funds out to other work items
Adm	1410-010082	Staff Salaries	1408 94,623.30	94,623.30	94,623.30	94,623.30	Staff Salaries
	1430	A&E Fees needed for all public housing developments and for any administration office for staff use. To include any plan review fees needed and advertising costs associated with each program, will be allocated to appropriate development at time of use.	1410 31,270.64	94,623.30	94,623.30	94,623.30	A&E Fees needed for all public housing developments and for any administration office for staff use. To include any plan review fees needed and advertising costs associated with each program, will be allocated to appropriate development at time of use.
F & C	1430-010022-003	A&E fees for the Bakerview Laundry Relocation		12,496.19	12,496.19	12,496.19	A&E Fees for Bakerview Laundry Facility Relocation. Laundry room need for Bakerview Residents in conjunction with the elevator rehab. New facility will have 7 each of washers and dryers
	1430-010022-201	A&E fees for the Facilities office addition		17,369.67	17,369.67	17,369.67	The office addition increases the footprint of the building, an environmental review is in the process. Project is 99% completed and facility is in use.
	1430-010022-004	A&E fees for Pineview Community Center		36,229.70	36,229.70	23,864.45	Additional fees needed for A&E for the Pineview Community Center which is part of the ARRA 2009 grant.
WA006 000 400 P	1450-010030-4	PV: Landscaping and/or creek beautification; fencing, playgrounds, basketball courts; fixed furniture, parking stripes, paved walks and surfaces, steps and ramps, new parking spaces	1430 70.12	70.12	70.12	70.12	Cost for copies of blueprints needed for fencing projects from other budgets.
WA006 000 200 P	1450-010046-2	GV: Replace small and large windows but not limited to the following: insulation, asbestos abatement, flooring, painting, hot water tank, heating, windows, doors electrical and plumbing upgrades	1450 20,000.00	70.12	70.12	70.12	GV: Replace small and large windows during the unit rehab GV: Interior renovation of needed units to include but not limited to the following: insulation, asbestos abatement, flooring, painting, hot water tank, heating, windows, doors electrical and plumbing upgrades
WA006 000 200 P	1450-010050-2	GV: Replacement of furnaces	295,000.00	292,306.69	292,306.69	284,303.88	GV: Replacement of furnaces needed during unit rehab
WA006 000 300 P	1450-010052-3	BV: Upgrades to existing firm alarm panel and smoke detector upgrades	7,748.06	7,748.06	7,748.06	7,748.06	BV: Upgrades to existing firm alarm panel and smoke detector upgrades. Contract is 99% completed. Replaced fire panel and all unit devices and the pager system. Most of cost is in a previous budget. Contract is completed.
WA006 000 300 P	1450-010052-3	BV: Upgrades to existing firm alarm panel and smoke detector upgrades	40,656.49	40,656.49	40,656.49	40,656.49	Contract is completed.

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

Dev #	Major Acct #	General Description of Major Work Categories	Original Estimated Cost			Expended Amounts	Status of Work
			as of 12-31-2009	Revised Cost	Obligated Amount		
WA006 000 400 P	1460-010050-4	PV: Interior renovation of needed units to include but not limited to the following: insulation, asbestos abatement, flooring, painting, hot water tank, heating, windows, doors electrical and plumbing upgrades	5,000.00	56.70	56.70	56.70	Costs of blueprints for projects from other budgets
WA006 000 500 P	1460-010050-5	SS: Interior renovation of needed units to include but not limited to the following: insulation, asbestos abatement, flooring, painting, hot water tank, heating, windows, doors electrical and plumbing upgrades. Adjustment #4 added increase of foot print to 2 scattered sites	130,506.25	1,38,694.18	1,38,694.18	103,490.06	This includes costs for the A&E Fee for one scattered site for renovation and addition. This also includes costs associated with the renovation and addition to 2 scattered sites that were part of the stimulus package. There was not enough funds in the stimulus grant so we had to use our regular capital fund. This also has some small charges associated with PUD package upgrades
WA006 000 500 P	1460-010054-5	SS: Replacement of wood /vinyl or aluminum siding; or painting	45,309.70	36,308.13	36,308.13	36,308.13	Replaced siding and painted one 2 story duplex
			1460	531,347.69	531,347.69	488,140.76	
WA006 000 200 P	1465-010063-002	Appliance replacement for GV	6,000.00	5,091.00	5,091.00	5,091.00	Appliance replacement for GV during unit rehab
WA006 000 500 P	1465-010063-005	Appliance replacement for SS	2,000.00	-	-	-	Moved funds to other work items
			1465	5,091.00	5,091.00	5,091.00	
NDS	1470-010067	Resign of office space in Baker Community Center for Housing Coordinator Staff/Adjustment #4 added Facilities office addition and Bakerview Laundry Facility from 5 year lan	199,038.44	197,424.11	197,424.11		BV Laundry Room Relocation. Moved laundry room from 8th floor with only 2 and 3 machines to ground level space with 7 washers and dryers each. Bids opened for the facilities office addition. Waiting on the completion of the environmental review. Project is 98% completed and in use.
	1470-010067-003	BV Laundry Room Relocation		84,901.07	84,901.07	84,901.07	
	1470-010067-201	Facilities Office Addition		112,523.04	112,523.04	100,926.38	
			1470	197,424.11	197,424.11	185,827.45	
NDS/E	1475-010073	PC Upgrades/replacements; printers, copiers; replace/upgrade current server at any adminoffice, purchase and install emote locations hardware-furniture-equipment-		9,597.21	9,597.21	8,349.26	Reopened to purchase equipment for BV Lobby, BCC conference room, BV laundry room, Pineview Community Center

Annual Statement / Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program		U. S. Department of Housing and Urban Development Office of Public and Indian Housing PMB No. 2577-0226 Expires 4-30-2011					
Dev #	Major Acct #	General Description of Major Work Categories	Original Estimated Cost as of 12-31-2009	Revised Cost	Obligated Amount	Expended Amounts	Status of Work
NDS/E	1475-010086	HVAC Replacement-Colby Admin	61,010.00	41,676.51	41,676.51	41,676.51	Design work for the replacement of 40 year old HVAC system at the main HA administration building. System has failing components. Cost will be prorated between the departments. This cost is only for the design of the replacement.
Relocation	1495-010080-000	Relocation Costs (6-1) (6-2) (6-3)	1475	51,273.72	51,273.72	50,025.77	We currently do not have enough funds for the actual replacement which is estimated at \$281,000
Relocation	1495-010080-001	Relocation Costs (6-1)	500.00	-	-	-	Split relocation costs to each development in need
Relocation	1495-010080-002	Relocation Costs (6-2)	1,000.00	307.50	307.50	307.50	Moved to other work items
Relocation	1495-010080-003	Relocation Costs (6-3)	500.00	-	-	-	Relocation Costs (6-2)
Cont	1502-010081	Contingency	1495	307.50	307.50	307.50	Moved to other work items
			1502	-	-	-	Contingency
		Grand Total	946,233.00	946,233.00	946,233.00	877,816.21	

Annual Statement/Performance and Evaluation Report

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

Capital Fund Financing Program

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

Part 3: Implementation Schedule

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

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

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

Part 1: Summary

Grant Type and Number: WA19P006501-2009
Replacement Housing Factor Grant No: _____
Date of CFP: _____

FFY of Grant 2009

Housing Authority of the City of Everett

FFY of Grant Approval 2009

Original Annual Statement Reserve for Disaster/Emergencies

Revised Annual Statement/Revision (due to approved ACC Amount)

Final Performance and Evaluation Report

Performance and Evaluation Report for Program Year Ending--12-31-10

Line No. Summary by Development Account

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (may not exceed 10% of 21)				
3	1408 Management Improvements	\$ 3,460.30	\$ 3,460.30	\$ 250.00	\$ 250.00
4	1410 Administration (may not exceed 10% of line 21)	\$ 94,106.70	\$ 94,106.70	\$ 94,106.70	\$ 94,106.70
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition	\$ 40,000.00	\$ 43,890.72	\$ 36,665.17	\$ 17,125.17
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$ 70,000.00	\$ 53,629.02	\$ 53,629.02	\$ 53,629.02
11	1465.1 Dwelling Equipment-Nonexpendable	\$ 446,000.00	\$ 435,684.91	\$ 365,249.52	\$ 297,807.44
12	1470 Non-dwelling Structures	\$ 7,000.00	\$ 7,000.00	\$ 4,676.00	\$ 3,998.00
13	1475 Non-dwelling Equipment	\$ 278,000.00	\$ 300,795.35	\$ 273,893.88	\$ 280,066.91
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Cost	\$ 2,500.00	\$ 2,500.00	\$ 757.50	\$ 757.90
17	1499 Development Activities (4)				

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3 PHA's with under 250 units in management may use 100% of CFP Grants for operations

4 RHF funds shall be included here

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

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

Part 1: Summary

Grant Type and Number: WA19P006501-2009
 Replacement Housing Factor Grant No: _____
 Date of CFFP: _____

FFY of Grant 2009

Housing Authority of the City of Everett

FFY of Grant Approval 2009

Original Annual Statement Reserve for Disaster/Emergencies

Final Performance and Evaluation Report

Performance and Evaluation Report for Program Year Ending--12-31-10

Revised Annual Statement/Revision (due to approved ACC Amount)

Line No.	Summary by Development Account	Total Estimated Cost		
		Original	Revised (1)	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of 20)	\$ -	\$ -	\$ -
20	Amount of Annual Grant (Sum of lines 2-19)	\$ 941,067.00	\$ 941,067.00	\$ 829,227.79
21	Amount of Line 20 Related to LBP Activities			\$ 747,741.14
22	Amount of Line 20 Related to Section 504 Activities			
23	Amount of Line 20 Related to Security-Soft Costs			
24	Amount of Line 20 Related to Security-Hard Costs			
25	Amount of Line 20 Related to Emergency Conservation Measures			

Signature of Executive Director and Date:  3/28/2011

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 PHA's with under 250 units in management may use 100% of CFP Grants for operations

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

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

Summary of Development Account	Development Number/Name General Description of Major Work Categories	Original Estimated Cost AS OF 12-31-09	Adjusted Budget	Obligated Amount	Expended Amounts	Status of Work
For all developments, will be allocated between the projects for each sites individual cost	1408-010003 facility maintenance training for maintenance staff, capital fund training 1408-010009 management study; disaster planning & training and disaster recovery 1408-010010 development preventive maintenance program; asset management assessment 1408-010012 modernization and or maintenance related software & training	1,000.00 500.00 960.30 500.00	1,000.00 500.00 960.30 500.00	250.00 - - -	250.00 - - -	facility maintenance training for maintenance staff management study, disaster planning & training and disaster recovery Reduced amount due to reduction of grant amount modernization and or maintenance related software & training
MANAGEMENT IMPROVEMENTS MF	1408-010021 ccs software & windows upgrade 141010-010082 Management Fee	500.00 3,460.30 94,106.70 94,106.70	500.00 3,460.30 94,106.70 94,106.70	- 250.00 94,106.70 94,106.70	- 250.00 94,106.70 94,106.70	ccs software & windows upgrade Reduced amount due to reduction of grant amount
MANAGEMENT FEE WA006 000 200 P	143000-010022-2 A& E Grandview	5,000.00	5,000.00	315.00	315.00	Moved line item from 5 year plan to cover costs to be associated with the additional office space need for the on site Housing Coordinator's staff, environmental review currently in process.
WA006 000 300 P	143000-010022-3 A&E for BCC office redesign and Addition	40,000.00	35,000.00	32,459.45	12,919.45	
WA006 000 400 P	143000-010022-4 A&E for Pineview Community Center	40,000.00	3,890.72 43,890.72	3,890.72 36,665.17	3,890.72 17,125.17	Opened line item from previous budget to finish paying the a&e costs associated with the design and construction management of the Pineview Community Center. Part of the reason for the additional cost was the ensuring of american made products.
WA006 000 400 P	1450-010029-4 Replacement of decks and rails	30,000.00	53,629.02	53,629.02	53,629.02	Replacement of decks and rails--entered with wrong code moved from 1460. Completed this project with force account construction crew summer of 2010.
WA006 000 300 P	1450-010030-1 new parking areas, parking striping, paved walks & surfaces, steps and ramps	15,000.00	-	-	-	Need new parking areas, parking striping, paved walks & surfaces, steps and ramps
WA006 000 400 P	1450-010030-4 landscaping and/or creek beautification; fencing, playgrounds, basketball courts; fixed furniture	5,000.00	-	-	-	Need to review the landscaping and/or creek beautification needs; fencing, playgrounds, basketball courts; fixed furniture
WA006 000 400 P	1450-010034-2 landscaping, fencing, playgrounds, basketball courts;	5,000.00	-	-	-	Need to review the landscaping needs; fencing, playgrounds, basketball courts; fixed furniture
WA006 000 200 P	1450-010035-2 exterior lighting	15,000.00	-	-	-	Need to upgrade areas of the exterior lighting in Grandview development.
SITE IMPROVEMENTS	TOTAL	70,000.00	53,629.02	53,629.02	53,629.02	

Annual Statement / Performance and evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 PIMB No. 2577-0226
 Expires 4-30-2011

Summary of Development Account	Development Number/Name General Description of Major Work Categories	Original Estimated Cost AS OF 12-31-09	Adjusted Budget	Obligated Amount	Expended Amounts	Status of Work
WA006 000 400 P	1460-010043-4 Replacement of roof shingles on units that were not reroofed a few years ago 222 and 220)	8,000.00	1,109.28	-	-	Replacement of roof shingles on units that were not reroofed a few years ago 222 and 220). Used partial funds to cover costs of the PVCC A&E costs.
WA006 000 400 P	1460-010044-4 Replacement of gutters and downspouts	10,000.00	2,000.00	-	-	Replacement of gutters and downspouts on entire development
WA006 000 200 P	1460-010046-2 Replace small and large windows	20,000.00	20,000.00	10,266.57	10,266.57	Replacement of small and large windows during the unit renovation process and complete the units the windows where not completed in the original rehab.
WA006 000 200 P	1460-010050-2 Interior Renovation	320,000.00	315,950.29	315,830.60	270,707.18	Interior Renovation
WA006 000 500 P	1460-010050-5 Interior Renovation	5,000.00	5,000.00	5,034.26	218.75	Interior Renovation
WA006 000 500 P	1460-010054-5 Replacement of wood /vinyl or aluminum siding, painting, replacement of decks and rails, roof shingles, gutters and downspouts	-	8,000.00	7,575.25	7,575.25	balance of funds used to reside large 2 story duplex and paint, completed with force account construction crew early summer 2010 at 9th Avenue West.
WA006 000 100 P	1460-010059-1 Investigate & repair Furnaces	42,000.00	34,000.00	9,247.50	-	Moved line item from 5 year plan for furnace replacement, will do investigative review to determine which ones need actually replacement. January 2011: In progress of soliciting for vendor services.
WA006 000 200 P	1460-010059-2 Replacement of furnaces	5,000.00	7,920.69	7,920.69	7,920.69	Replacement of furnaces during unit renovation when needed.
WA006 000 300 P	1460-010061-3 Elevator Upgrades Vent stack cleaning 8 story building-14 stacks	-	10,704.65	9,374.65	-	Elevator Modernization was moved to the 2009 stimulus packet, moved the Colby admin bldg HVAC replacement to this budget. Contract has been signed and work has began in the 2009 stimulus grant. Additional funds needed for change orders
WA006 000 300 P	1460-010087-3 Upgrades to existing roof exhaust system	16,000.00	11,000.00	-	1,119.00	Vent stack cleaning for 8 story building-14 stacks, combined work item of upgrades to existing roof exhaust system together
WA006 000 400 P	1460-010087-4 Attic Ventilation	20,000.00	20,000.00	-	-	Attic Ventilation needed to help mold issues in the bathrooms and bedrooms.
DWELLING SCTRUCTURES		446,000.00	435,684.91	365,249.52	297,807.44	
WA006 000 200 P	1465-010063-2 Appliances	5,000.00	5,000.00	4,676.00	3,998.00	Replacement of appliances during interior unit renovations.
WA006 000 500 P	1465-010063-5 Appliances DWELLING EQUIPMENT-NON EXPENDABLE	2,000.00	2,000.00	-	-	Replacement of appliances during interior unit renovations.
		7,000.00	7,000.00	4,676.00	3,998.00	

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

Summary of Development Account	Development Number/Name General Description of Major Work Categories	Original Estimated Cost AS OF 1.2-31-09	Adjusted Budget	Obligated Amount	Expended Amounts	Status of Work
WA006 000 300 P	1470-010067-3 Bakerview Lobby Renovations: Redesign and construction of interior lobby issues needed for resident use which includes the computer lab, small staff office that is shared with a visiting nurse and remodeling work for resident thrift store.	28,000.00	23,880.92	7,442.53	7,442.53	Work associated with the lobby redesign-new kiosk for tenant information and indoor carpet in breezeway connecting the dwelling units with the new laundry room location.
	1470-010067-201 Facilities Office Addition	-	3,000.00	794.17		Additional funds needs to cover costs of the facilities office addition
WA006 000 400 P	1470-010067-4 PV community Center Renovation and Addition	250,000.00	273,914.43	273,893.88	272,624.38	Additional funds need to cover costs of project in the stimulus packet for the renovation and addition Pineview Community Center. Center was completed in September 2010 and re-opened for the community use.
WA006 000 100 P	1495-010080-1 Relocation	278,000.00	300,795.35	273,893.88	280,066.91	02-05-10 Environmental Report has been completed.
WA006 000 200 P	1495-010080-2 Relocation	500.00	500.00	-	-	Relocation fees as needed for interior unit renovations.
RELOCATION		2,000.00	2,000.00	757.50	757.90	Relocation fees as needed for interior unit renovations.
GRANT TOTAL	GRANT TOTAL	941,067.00	941,067.00	829,227.79	747,741.14	

Annual Statement / Performance and evaluation Report
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U.S. Department of Housing and Urban Development
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 PMB No. 2577-0226
 Expires 4-30-2011

Summary of Development Account	Development Number/Name General Description of Major Work Categories	Original Estimated Cost AS OF 12-31-09	Adjusted Budget	Obligated Amount	Expended Amounts	Status of Work
WA006 000 100 P Baker Heights						
WA006 000 200 P Grandview						
WA006 000 300 P Baker view						
WA006 000 400 P Pineview						
WA006 000 500 P Scattered Sites						

Interior Renovation of units to include abatement and installation of new flooring, upgrade to exhaust fans for ranges if possible, upgrade of all electrical fixtures, new kitchen and bath cabinets and countertops, new sinks, toilets showers, shower doors/curtains, studio room privacy ; interior doors; baseboard heater replacement; lighting upgrades carbon monoxide detectors, dishwasher-optional; fire extinguishers; firewalls/draftstops in attics and storage areas; entry fiberglass doors; smoke and fire detectors; thermostats; and modernization related to energy efficiency improvements

Interior Renovations at the Scattered Sites to include increase of bedroom count/footprint of original building

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

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

Part 3: Implementation Schedule		All Fund Obligated Quarter Ending Date		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates	
Dev #/Activities		Original	Revised	Actual	Original	Revised	Actual
WA006 000 100 P	101: Baker Heights	30-Jun-11			30-Jun-13		
WA006 000 200 P	102: Grandview	30-Jun-11			30-Jun-13		
WA006 000 300 P	103: Bakerview	30-Jun-11			30-Jun-13		
WA006 000 400 P	104: Pineview	30-Jun-11			30-Jun-13		
WA006 000 500 P	105: Scattered Sites	30-Jun-11			30-Jun-13		
	Operations	30-Jun-11			30-Jun-13		
	Management Improvements	30-Jun-11			30-Jun-13		
	Administration	30-Jun-11			30-Jun-13		
	A&E Services	30-Jun-11			30-Jun-13		
	Non Dwelling Structures & Equipment	30-Jun-11			30-Jun-13		

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

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

Part 1: Summary

PHA Name: _____ Grant Type and Number: WA19S006501-2009
 Replacement Housing Factor Grant No: _____
 Date of CFFP: _____
 Housing Authority of the City of Everett

Original Annual Statement Reserve for Disaster/Emergencies Revised Annual Statement/Revision

Final Performance and Evaluation Report

Performance and Evaluation Report for Program Year Ending--12-31-2009

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)
		Original	Revised (1)	

1	Total Non-CGP Funds			
2	1406 Operations (may not exceed 10% of 21)			
3	1408 Management Improvements			
4	1410 Administration (may not exceed 10% of line 21)	\$ 50,000.00	\$ -	\$ 50,000.00
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs			
8	1440 Site Acquisition			
9	1450 Site Improvement			
10	1460 Dwelling Structures			
11	1465.1 Dwelling Equipment-Nonexpendable	\$ 822,744.00	\$ -	\$ 822,744.00
12	1470 Non-dwelling Structures			
13	1475 Non-dwelling Equipment			
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Cost	\$ 325,000.00	\$ -	\$ 325,000.00
17	1499 Development Activities (4)			

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

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

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

Part 1: Summary

PHA Name: _____ Grant Type and Number: WA19S006501-2009
 Replacement Housing Factor Grant No: _____
 Date of CFFP: _____ FFY of Grant 2009
 Housing Authority of the City of Everett FFY of Grant Approval 2009

Original Annual Statement Reserve for Disaster/Emergencies Revised Annual Statement/Revision
 Final Performance and Evaluation Report Performance and Evaluation Report for Program Year Ending--12-31-2009

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of 20)				
20	Amount of Annual Grant (Sum of lines 2-19)	\$ 1,197,744.00	\$ -	\$ 1,197,744.00	\$ 1,149,841.29
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation				

Signature of Executive Director and Date:  Date: 3/25/2011
 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
 U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 PMB No. 2577-0226
 Expires 4-30-2011.

Summary of Development Account	Development Number/Name General Description of Major Work Categories	Original Estimated Cost	Revised Cost	Obligated Amount	Expended Amounts	Status of Work
1410 Salaries and Benefits Salaries 511-141010-010015-000-000 Benefits 511-141010-010019-000-000	1410	50,000.00	-	50,000.00	50,000.00	Staff needed for administrative work for the capital fund program implementation.
MANAGEMENT FEE		50,000.00		50,000.00	50,000.00	
146000-010050-005	Scattered Sites: Rehabilitation work to scattered sites to increase bedroom sizes	325,000.00		325,000.00	318,313.30	12-31-10: All physical work for these projects is completed.
146000-010061-003	Bakerview: Elevators Upgrades to the 8 story building	497,744.00		497,744.00	456,527.99	12-31-10: All physical work for these projects is completed. Pending the sign off of all punchlist items have been completed, then will send in
DWELLING STRUCTURES		822,744.00		822,744.00	774,841.29	
147000-010067-004	Pineview: Resident Recreation Center and Facility Maintenance Remodel to Existing Recreation Center	325,000.00		325,000.00	325,000.00	12-31-10: All work for these projects is completed.
NON DWELLING STRUCTURES		325,000.00		325,000.00	325,000.00	
	TOTAL	1,197,744.00		1,197,744.00	1,149,841.29	
WA006 000 300 P	Bakerview				\$ 1,149,841.29	
WA006 000 400 P	Pineview				\$ -	
WA006 000 500 P	Scattered Sites				\$ -	

Annual Statement / Performance and Evaluation Report

U. S. Department of Housing and Urban Development

Capital Fund Program, Capital Fund Program Replacement Housing Factor and

Office of Public and Indian Housing

Capital Fund Financing Program

PMB No. 2577-0226

Expires 4-30-2011

Part 3: Implementation Schedule

Dev #/Activities	All Fund Obligated Quarter Ending Date		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original	Revised	Original	Revised	
103: Bakerview	April 2011		April 2012		
104: Pineview	April 2011		April 2012		
105: Scattered Sites	April 2011		April 2012		
Management Fee	April 2011		April 2012		
A&E Services	April 2011		April 2012		
Non Dwelling Structures & Equipment	April 2011		April 2012		

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

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

Part 1: Summary

Grant Type and Number: WA19P006501-2010
 Replacement Housing Factor Grant No: _____
 Date of CFFP: _____

PHA Name: _____

FFY of Grant 2010

Housing Authority of the City of Everett

FFY of Grant Approval 2010

Original Annual Statement Reserve for Disaster/Emergencies

Revised Annual Statement/Revision (due to approved ACC Amount)

Final Performance and Evaluation Report

Performance and Evaluation Report for Program Year Ending--12-31-10

Line No. Summary by Development Account

Total Estimated Cost Revised (1)
 due to increase of CFP Budget

Line No.	Summary by Development Account	Original	Revised (1) due to increase of CFP Budget	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (may not exceed 10% of 21)				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$ 94,106.70	\$ 94,106.70	\$ -	\$ -
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -
11	1465.1 Dwelling Equipment-Nonexpendable	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -
12	1470 Non-dwelling Structures	\$ 634,960.30	\$ 634,960.30	\$ 251,266.66	\$ 116,295.73
13	1475 Non-dwelling Equipment	\$ 8,000.00	\$ 8,000.00	\$ -	\$ -
14	1485 Demolition	\$ 130,000.00	\$ 136,327.00	\$ -	\$ -
15	1492 Moving to Work Demonstration	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -
16	1495.1 Relocation Cost	\$ 4,000.00	\$ 4,000.00	\$ -	\$ -
17	1499 Development Activities (4)				

1 To be completed for the Performance and Evaluation Report

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

3 PHA's 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

Part 1: Summary

Grant Type and Number: WA19P006501-2010
 Replacement Housing Factor Grant No: _____
 Date of CFFP: _____

PHA Name: _____
 Housing Authority of the City of Everett

FFY of Grant 2010
 FFY of Grant Approval 2010

Original Annual Statement Reserve for Disaster/Emergencies Revised Annual Statement/Revision (due to approved ACC Amount)

Final Performance and Evaluation Report Performance and Evaluation Report for Program Year Ending--12-31-10

Line No.	Summary by Development Account	Total Estimated Cost	Revised (1) due to increase of CFP Budget	Total Actual Cost (2)
		Original	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of 20)			
20	Amount of Annual Grant (Sum of lines 2-19)	\$ 941,067.00	\$ 947,394.00	\$ 251,266.66
21	Amount of Line 20 Related to LBP Activities			\$ 116,295.73
22	Amount of Line 20 Related to Section 504 Activities			
23	Amount of Line 20 Related to Security-Soft Costs			
24	Amount of Line 20 Related to Security-Hard Costs			
25	Amount of Line 20 Related to Emergency Conservation Measures			

Signature of Executive Director and Date:  Date: 3/28/2011
 Signature of Public Housing Director: _____ Date: _____

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

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

Summary of Development Account	Development Number/Name General Description of Major Work Categories	Quantity	Original Estimated Cost	Revised Cost for ACC Awarded Amt	Obligated Amount	Expended Amounts	Status of Work
141010-010082-000	Management Fee	2	94,106.70 94,106.70	94,106.70 94,106.70	-	-	Management Fee
6001	A&E for Baker Heights Projects and Feasibility Study	as needed	10,000.00	10,000.00	-	-	A&E for Baker Heights Projects and Feasibility Study
6005	Consultant for review and possible sell of 1 or more scattered site units	as needed	10,000.00 20,000.00	10,000.00 20,000.00	-	-	Consultant for review and possible sell of 1 or more scattered site units
6004	Exterior Work-Sidewalks	Phased	10,000.00	10,000.00	\$	-	Exterior Work-sidewalks. Originally had this under the 1460 account by mistake, move to the 1450 when entering into the general ledger system
6002	Exterior Lighting	4 poles	15,000.00	15,000.00	-	-	Exterior Lighting
6005	Replacement of asphalt or fiberglass shingles,	Phased	25,000.00	25,000.00	-	-	Replacement of asphalt or fiberglass shingles,
6002	Replace small and large windows	phased	10,000.00	10,000.00	\$	-	Replace small and large windows
6002	major interior renovation	12	75,000.00 420,000.00	75,000.00 420,000.00	-	-	major interior renovation
6005	Replacement of wood /vinyl or aluminum siding; painting	phased	20,000.00	20,000.00	\$	-	Replacement of wood /vinyl or aluminum siding; painting
6001	furnace replacement	as needed	69,960.30	69,960.30	-	-	furnace replacement
6002	Replacement of furnaces	Phased	5,000.00	5,000.00	\$	2,640.23	Replacement of furnaces
6005	Carpet replacement	Phased	15,000.00	15,000.00	\$	2,640.23	Carpet replacement
6004	Attic Ventilation	Phased	10,000.00	10,000.00	\$	-	Attic Ventilation
6005	Attic Ventilation	Phased	10,000.00	10,000.00	\$	-	Attic Ventilation
6002	ranges and refrigerators	12	634,960.30 8,000.00 8,000.00	634,960.30 8,000.00 8,000.00	251,266.66	116,295.73	ranges and refrigerators
6003	Redesign of Baker Community Center to include increase of office space and roof design to eliminate leaks & completion of Bakerview Lobby Renovations	1	130,000.00 130,000.00	136,327.00 136,327.00	-	-	Redesign of Baker Community Center to include increase of office space and roof design to eliminate leaks & completion of Bakerview Lobby Renovations
6004	Maintenance Equipment Replacement	as needed	5,000.00	5,000.00	-	-	Maintenance Equipment Replacement
6002	Maintenance Truck Replacement	1	20,000.00 25,000.00	20,000.00 25,000.00	-	-	Maintenance Truck Replacement
6002	Relocation Costs	as needed to each PH Project	4,000.00 4,000.00	4,000.00 4,000.00	-	-	Relocation Costs
			941,067.00	947,394.00	251,266.66	116,295.73	

Annual Statement / Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program
 U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 PMB No. 2577-0226
 Expires 4-30-2011

Part 3: Implementation Schedule	Dev #/Activities	All Fund Obligated Quarter Ending Date		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates	
		Original	Revised	Actual	Original		Revised
	101: Baker Heights	30-Jun-2012			30-Jun-2014		
	102: Grandview	30-Jun-2012			30-Jun-2014		
	103: Bakerview	30-Jun-2012			30-Jun-2014		
	104: Pineview	30-Jun-2012			30-Jun-2014		
	105: Scattered Sites	30-Jun-2012			30-Jun-2014		
	Operations	30-Jun-2012			30-Jun-2014		
	Management Improvements	30-Jun-2012			30-Jun-2014		
	Administration	30-Jun-2012			30-Jun-2014		
	A&E Services	30-Jun-2012			30-Jun-2014		
	Non Dwelling Structures & Equipment	30-Jun-2012			30-Jun-2014		
	WA006 000 100 P	Baker Heights					
	WA006 000 200 P	Grandview					
	WA006 000 300 P	Baker view					
	WA006 000 400 P	Pineview					
	WA006 000 500 P	Scattered Sites					

Interior Renovation of units to include abatement and installation of new flooring, upgrade to exhaust fans for ranges if possible, upgrade of all electrical fixtures, new kitchen and bath cabinets and countertops, new sinks, toilets showers, shower doors/curtains, studio room privacy ; interior doors; baseboard heater replacement; lighting upgradesm carbon monoxide detectors, dischwasher-optional; fire extinguishers; firewalls/draftsopts in attics and storage areas; entry fiberglass doors; smore and fire detectors; thermostats; and modernization related to energy efficiency improvements

Annual Statement / Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program
 U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 PMB No. 2577-0226
Expires 4-30-2011

Part 1: Summary

Grant Type and Number: WA19P006501-2011
 Replacement Housing Factor Grant No: _____
 Date of CFFP: _____

FFY of Grant 2011

Housing Authority of the City of Everett

FFY of Grant Approval 2011

<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disaster/Emergencies		<input type="checkbox"/> Revised Annual Statement/Revision (due to approved ACC Amount)	
<input type="checkbox"/> Final Performance and Evaluation Report		<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending--			
Line No.	Summary by Development Account	Total Estimated Cost	Revised (1) due to increase of CFP Budget	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (may not exceed 10% of 21)				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$	94,739.00		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$	40,000.00		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$	75,000.00		
11	1465.1 Dwelling Equipment-Nonexpendable	\$	725,655.00		
12	1470 Non-dwelling Structures	\$	8,000.00		
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Cost	\$	4,000.00		
17	1499 Development Activities (4)				

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- 3 PHA's with under 250 units in management may use 100% of CFP Grants for operations
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U. S. Department of Housing and Urban Development
Office of Public and Indian Housing
PMB No. 2577-0226
Expires 4-30-2011

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

Part 1: Summary

PHA Name: _____
Housing Authority of the City of Everett
Grant Type and Number: WA19P006501-2011
Replacement Housing Factor Grant No: _____
Date of CFFP: _____

FFY of Grant 2011
FFY of Grant Approval 2011

Original Annual Statement Reserve for Disaster/Emergencies

Final Performance and Evaluation Report

Performance and Evaluation Report for Program Year Ending--
Total Estimated Cost Revised (1) Total Actual Cost (2)

Line No.	Summary by Development Account	Original	Revised (1) due to increase of CFP Budget	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of 20)				
20	Amount of Annual Grant (Sum of lines 2-19)	\$ 947,394.00	\$ -	\$ -	\$ -
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of Line 20 Related to Security-Soft Costs				
24	Amount of Line 20 Related to Security-Hard Costs				
25	Amount of Line 20 Related to Emergency Conservation Measures				

Signature of Executive Director and Date _____
Signature of Public Housing Director _____
Date _____

1. To be completed for the Performance and Evaluation Report
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3. PHA's with under 250 units in management may use 100% of CFP Grants for operations
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Annual Statement / Performance and evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban
Office of Public and Indian Housing
PMB No. 2577-0226
Expires 4-30-2011

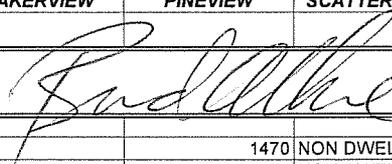
Development Account	Summary of Development Account	Development Number/Name General Description of Major Work Categories	Quantity	Original Estimated Cost	Development total	Revised		Status of Work
						Budgeted Costs	Obligated Amount	
141010-010082-000	Management Fee		2	94,739.00 94,739.00				Management Fee
143010-010022-000	Asbestos Consultant Services		1	40,000.00 40,000.00 45,000.00				Asbestos Consultant services for a management plan needed for any maintenance and rehab work. Will prorate between developments. This would include but not be limited to employee training and equipment.
6002	Exterior Lighting	electrical underground lines replaced-linden street	1	30,000.00 75,000.00				Exterior Lighting
6001	furnace replacement		as needed	55,000.00	55,000.00			Electrical underground lines replaced-linden street Furnace replacement
6002	major interior renovation		12	533,655.00				Major interior renovation
6002	Replace small and large windows		phased	75,000.00				Replace small and large windows
6002	Replacement of furnaces		Phased	5,000.00	613,655.00			Replacement of furnaces
6005	Carpet replacement		Phased	15,000.00				Carpet replacement
6005	Interior renovation including but not limited to the following list. Please see next page for details. Also includes increase of bedroom count		Phased	20,000.00				Replacement of asphalt or fiberglass shingles, gutters & downspouts
6005	Attic Ventilation		Phased	3,000.00				Attic Ventilation
6005	Replacement of wood /vinyl or aluminum siding; painting, replacement of decks and rails, roof shingles, gutters and downspouts		phased	19,000.00 725,655.00	57,000.00 725,655.00	0.00	0.00	Replacement of wood /vinyl or aluminum siding; painting
6002	ranges and refrigerators		12	8,000.00 8,000.00		0.00	0.00	Ranges and refrigerators replacement during rehab
6002	Relocation Costs		as needed to each PH Project	4,000.00 4,000.00		0.00	0.00	Relocation Costs
				947,394.00	725,655.00	0.00	0.00	

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

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

Part 3: Implementation Schedule Dev #/Activities	All Fund Obligated Quarter Ending Date		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original	Revised	Original	Revised	
101: Baker Heights	30-Jun-2013		30-Jun-2015		
102: Grandview	30-Jun-2013		30-Jun-2015		
103: Bakerview	30-Jun-2013		30-Jun-2015		
104: Pineview	30-Jun-2013		30-Jun-2015		
105: Scattered Sites	30-Jun-2013		30-Jun-2015		
Operations	30-Jun-2013		30-Jun-2015		
Management Improvements	30-Jun-2013		30-Jun-2015		
Administration	30-Jun-2013		30-Jun-2015		
A&E Services	30-Jun-2013		30-Jun-2015		
Non Dwelling Structures & Equipment	30-Jun-2013		30-Jun-2015		
WA006 000 100 P	Baker Heights				
WA006 000 200 P	Grandview				
WA006 000 300 P	Baker view				
WA006 000 400 P	Pineview				
WA006 000 500 P	Scattered Sites				

Interior Renovation of units to include abatement and installation of new flooring, upgrade to exhaust fans for ranges if possible, upgrade of all electrical fixtures, new kitchen and bath cabinets and countertops, new sinks, toilets showers, shower doors/curtains, studio room privacy ; interior doors; baseboard heater replacement; lighting upgrades carbon monoxide detectors, dishwasher-optional; fire extinguishers; firewalls/draftsops in attics, removal and installation of attic insulation and storage areas; entry fiberglass doors; smore and fire detectors; thermostats; and modernization related to energy efficiency improvements

CAPITAL FUND PROGRAM FIVE YEAR ACTION PLAN						WA19P006501-11			
PART 1: SUMMARY						EHA GENERAL LEDGER FUND NUMBER 513			
HA NAME:						ORIGINAL 5-YEAR PLAN			
HOUSING AUTHORITY OF THE CITY OF EVERETT						[] Revision No.			
Year 2	WA006 000 100 P	WA006 000 200 P	WA006 000 300 P	WA006 000 400 P	WA006 000 500 P	CENTRAL COST	GRANT	Year 2	
2012	BAKER HEIGHTS	GRANDVIEW	BAKERVIEV	PINEVIEW	SCATTERED SITES	CENTER	TOTAL	2012	
1408	0.00	0.00	0.00	0.00	0.00		0.00	1408	
1410	18,924.66	18,924.66	18,924.66	18,924.66	18,924.66		94,623.30	1410	
1430	0.00	0.00	0.00	50,000.00	0.00	0.00	50,000.00	1430	
1450	0.00	0.00	10,000.00	0.00	0.00	0.00	10,000.00	1450	
1460	55,000.00	740,000.00	7,500.00	0.00	62,000.00		864,500.00	1460	
1465	0.00	8,000.00	0.00	0.00	0.00		8,000.00	1465	
1470	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1470	
1475	0.00	0.00	0.00	0.00	0.00	281,000.00	281,000.00	1475	
1495	0.00	4,000.00	0.00	0.00	0.00		4,000.00	1495	
1501	0.00						0.00	1501	
	73,924.66	770,924.66	36,424.66	68,924.66	80,924.66	281,000.00	1,312,123.30		
Year 3	WA006 000 100 P	WA006 000 200 P	WA006 000 300 P	WA006 000 400 P	WA006 000 500 P	CENTRAL COST	GRANT	Year 3	
2013	BAKER HEIGHTS	GRANDVIEW	BAKERVIEV	PINEVIEW	SCATTERED SITES	CENTER	TOTAL	2013	
1408	0.00	0.00	0.00	0.00	0.00		0.00	1408	
1410	18,924.66	18,924.66	18,924.66	18,924.66	18,924.66		94,623.30	1410	
1430	0.00	0.00	0.00	50,000.00	0.00	0.00	50,000.00	1430	
1450	0.00	0.00	10,000.00	0.00	0.00	0.00	10,000.00	1450	
1460	55,000.00	360,000.00	0.00	406,000.00	57,000.00		878,000.00	1460	
1465	0.00	0.00	0.00	0.00	0.00		0.00	1465	
1470	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1470	
1475	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1475	
1495	0.00	0.00	0.00	0.00	0.00		0.00	1495	
1501	0.00						0.00	1501	
	73,924.66	378,924.66	28,924.66	474,924.66	75,924.66	0.00	1,032,623.30		
Year 4	WA006 000 100 P	WA006 000 200 P	WA006 000 300 P	WA006 000 400 P	WA006 000 500 P	CENTRAL COST	GRANT	Year 4	
2014	BAKER HEIGHTS	GRANDVIEW	BAKERVIEV	PINEVIEW	SCATTERED SITES	CENTER	TOTAL	2014	
1408	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00		6,500.00	1408	
1410	18,926.66	18,924.66	18,924.66	18,924.66	18,924.66		94,625.30	1410	
1430	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1430	
1450	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1450	
1460	55,000.00	0.00	150,000.00	532,000.00	57,000.00		794,000.00	1460	
1465	0.00	0.00	0.00	0.00	0.00		0.00	1465	
1470	0.00	0.00	0.00	0.00	0.00	50,000.00	50,000.00	1470	
1475	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1475	
1495	2,000.00	0.00	2,000.00	2,000.00	2,000.00		8,000.00	1495	
1501	0.00						0.00	1501	
	77,226.66	20,224.66	172,224.66	554,224.66	79,224.66	50,000.00	953,125.30		
Year 5	WA006 000 100 P	WA006 000 200 P	WA006 000 300 P	WA006 000 400 P	WA006 000 500 P	CENTRAL COST	GRANT	Year 5	
2015	BAKER HEIGHTS	GRANDVIEW	BAKERVIEV	PINEVIEW	SCATTERED SITES	CENTER	TOTAL	2015	
1408	0.00	0.00	0.00	0.00	0.00		0.00	1408	
1410	18,926.66	18,926.66	18,924.66	18,924.66	18,924.66		94,627.30	1410	
1430	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1430	
1450	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1450	
1460	55,000.00	0.00	0.00	532,000.00	0.00		587,000.00	1460	
1465	0.00	0.00	0.00	0.00	0.00		0.00	1465	
1470	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1470	
1475	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1475	
1495	0.00	0.00	0.00	2,000.00	0.00		2,000.00	1495	
1501	0.00						0.00	1501	
	73,926.66	18,926.66	18,924.66	552,924.66	18,924.66	0.00	683,627.30		
Pages	WA006 000 100 P	WA006 000 200 P	WA006 000 300 P	WA006 000 400 P	WA006 000 500 P	CENTRAL COST	GRANT		
	BAKER HEIGHTS	GRANDVIEW	BAKERVIEV	PINEVIEW	SCATTERED SITES	CENTER	TOTAL		
SIGNATURE OF EXECUTIVE DIRECTOR AND DATE									
 5/11/2011									
1408	MANAGEMENT IMPROVEMENTS			1470	NON DWELLING STRUCTURES				
1410	MANAGEMENT FEE			1475	NON DWELLING STRUCTURES-EQUIPMENT				
1430	FEES AND COSTS			1495	RELOCATIONS COSTS				
1450	SITE IMPROVEMENTS			1501	COLLATERIZATION				
1460	DWELLING STRUCTURES			1502	CONTINGENCY				
1465	DWELLING STRUCTURES-EXPENDABLE								

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

Acct #	Development Number/Name General Description of Major Work Categories	Work Statement		Work Statement		Work Statement		Work Statement	
		Year 2		Year 3		Year 4		Year 5	
		Quantity	Estimated Cost	Quantity	Estimated Cost	Quantity	Estimated Cost	Quantity	Estimated Cost
1408	asset management assessment of existing property					if needed	100.00		
1408	ccs software & windows upgrade					if needed	100.00		
1408	development preventive maintenance program					if needed	100.00		
1408	disaster planning & training					if needed	100.00		
1408	energy audit					if needed	100.00		
1408	facility maintenance training for maintenance staff					if needed	100.00		
1408	increase internet capability					if needed	100.00		
1408	mgmt study (includes disaster recovery)					if needed	100.00		
1408	modernization and or maintenance related software & training					if needed	100.00		
1408	phone line costs for dial in capability					if needed	100.00		
1408	preparation of a low income home ownership plan					if needed	100.00		
1408	related training for capital fund					if needed	100.00		
1408	resident training (move to work, job related)					if needed	100.00		
	1408		-		-		1,300.00		-
1410	Management Fee	2	18,924.66	2	18,924.66	2	18,924.66	2	18,924.66
	1410		18,924.66		18,924.66		18,924.66		18,924.66
1450	pole mounted exterior lighting								
1450	electrical underground lines replaced-linden street								
	1450		0.00		0.00		0.00		0.00
1460	major interior renovation	12	660,000.00						
1460	Replace small and large windows	phased	75,000.00	Balance of units	360,000.00				
1460	Replacement of furnaces	as needed	5,000.00						
	1460		740,000.00		360,000.00		0.00		0.00
1465	ranges and refrigerators	12	8,000.00						
	1465		8,000.00		0.00		0.00		0.00
1495	Relocation Costs All Sites	as needed	4,000.00						
	1495		4,000.00		0.00		0.00	-	0.00
Grandview	WA006 000 200 P		770,924.66		378,924.66		20,224.66		18,924.66

Interior Renovation of units to include abatement and installation of new flooring, upgrade to exhaust fans for ranges if possible, upgrade of all electrical fixtures, new kitchen and bath cabinets and countertops, new sinks, toilets showers, shower doors/curtains, studio room privacy ; interior doors; baseboard heater replacement; lighting upgradesm carbon monoxide detectors, dischwasher-optional; fire extinguishers; firewalls/draftsopts in attics and storage areas; entry fiberglass doors; smore and fire detectors; thermostats; and modernization related to energy efficiency improvements

Units Currently in Modernization					Unit Listing of units to be remodeled as				
House #	Street	Style	Unit #		House #	Street	Style	Unit #	
804	Linden	D	2064		707	Linden	C	2021	
801	Linden	C	2031		713	Linden	C	2024	
857	Locust	E	2122		801	Linden	C	2031	
2809	7th St	C	2004		808	Linden	D	2031	
701	Linden	D	2019		803	Linden	C	2032	
821	Locust	B	2117		807	Linden	C	2034	
2801	7th Street	A	2001		813	Linden	D	2036	
Count	6				823	Linden	C	2039	
					2919	9th	E	2047	
					2917	9th	E	2048	
					2909	9th	E	2049	
					838	Locust	F	2053	
					836	Linden	C	2054	
					832	Linden	C	2056	
					728	Linden	D	2066	
					705	Locust	B	2073	
					719	Locust	C	2078	

Acct #	Development Number/Name General Description of Major Work Categories	Work Statement		Work Statement		Work Statement		Work Statement	
		Year 2		Year 3		Year 4		Year 5	
		2012		2013		2014		2015	
		Quantity	Estimated Cost						
						807	Pine	E	2086
						827	Pine	C	2094
						832	Pine	D	2099
						830	Pine	D	2100
						801	Locust	C	2109
						815	Locust	C	2115
						823	Locust	B	2118
						846	Locust	C	2128
						844	Locust	C	2129
						832	Locust	C	2133
						826	Locust	C	2136
						Count		28	

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

Acct #	Development Number/Name General Description of Major Work Categories	Work Statement		Work Statement		Work Statement		Work Statement	
		Year 2		Year 3		Year 4		Year 5	
		2012		2013		2014		2015	
		Quantity	Estimated Cost	Quantity	Estimated Cost	Quantity	Estimated Cost	Quantity	Estimated Cost
1408	asset management assessment of existing property					if needed	100.00		
1408	ccs software & windows upgrade					if needed	100.00		
1408	development preventive maintenance program					if needed	100.00		
1408	disaster planning & training					if needed	100.00		
1408	energy audit					if needed	100.00		
1408	facility maintenance training for maintenance staff					if needed	100.00		
1408	increase internet capability					if needed	100.00		
1408	mgmt study (includes disaster recovery)					if needed	100.00		
1408	modernization and or maintenance related software & training					if needed	100.00		
1408	phone line costs for dial in capability					if needed	100.00		
1408	preparation of a low income home ownership plan					if needed	100.00		
1408	related training for capital fund					if needed	100.00		
1408	resident training (move to work, job related)					if needed	100.00		
	1408		-		-		1,300.00		-
1410	Management Fee	2	18,924.66	2	18,924.66	2	18,924.66	2	18,924.66
	1410		18,924.66		18,924.66		18,924.66		18,924.66
1430	A&E for Pineview Projects to include not limited to the exterior and interior reab			1	50,000.00				
	1430		50,000.00		50,000.00		0.00		-
1460	Installation of wood /vinyl or aluminum siding; painting, reconfigure front entry door			2 Bldgs	126,000.00	4 Bldgs	252,000.00	4 Bldgs	252,000.00
1460	Interior renovation			7 Units	280,000.00	7 Units	280,000.00	7 Units	280,000.00
	1460		0.00		406,000.00		532,000.00		532,000.00
1495	Relocation Costs All Sites					as needed	2,000.00	as needed	2,000.00
	1495		0.00		0.00		2,000.00		2,000.00
Pineview	WA006 000 400 P		68,924.66		474,924.66		554,224.66		552,924.66
	Interior Renovation of units to include abatement and installation of new flooring, upgrade to exhaust fans for ranges if possible, upgrade of all electrical fixtures, new kitchen and bath cabinets and countertops, new sinks, toilets showers, shower doors/curtains, studio room privacy ; interior doors; baseboard heater replacement; lighting upgradesm carbon monoxide detectors, dischwasher-optional; fire extinguishers; firewalls/draftsopts in attics and storage areas; entry fiberglass doors; smore and fire detectors; thermostats; and modernization related to energy efficiency improvements								

Acct #	Development Number/Name General Description of Major Work Categories	Work Statement		Work Statement		Work Statement		Work Statement	
		Year 2		Year 3		Year 4		Year 5	
		2012		2013		2014		2015	
		Quantity	Estimated Cost						
1408	asset management assessment of existing property					if needed	100.00		
1408	ccs software & windows upgrade					if needed	100.00		
1408	development preventive maintenance program					if needed	100.00		
1408	disaster planning & training					if needed	100.00		
1408	energy audit					if needed	100.00		
1408	facility maintenance training for maintenance staff					if needed	100.00		
1408	increase internet capability					if needed	100.00		
1408	mgmt study (includes disaster recovery)					if needed	100.00		
1408	modernization and or maintenance related software & training					if needed	100.00		
1408	phone line costs for dial in capability					if needed	100.00		
1408	preparation of a low income home ownership plan					if needed	100.00		
1408	related training for capital fund					if needed	100.00		
1408	resident training (move to work, job related)					if needed	100.00		
	1408		0.00		0.00		1,300.00		-
1410	Management Fee	2	18,924.66	2	18,924.66	2	18,924.66	2	18,924.66
	1410		18,924.66		18,924.66		18,924.66		18,924.66
1460	Carpet Replacement		15,000.00		15,000.00		15,000.00		
1460	foundation issues		5,000.00						
1460	Attic Ventilation		3,000.00		3,000.00		3,000.00		
1460	Interior renovation including but not limited to the following list. Please see next page for details. Also includes increase of bedroom count		20,000.00		20,000.00		20,000.00		
1460	Replacement of wood /vinyl or aluminum siding; painting, replacement of decks and rails, roof shingles,		19,000.00		19,000.00		19,000.00		
	1460		62,000.00		57,000.00		57,000.00		0.00
1495	Relocation Costs All Sites					as needed	2,000.00		
	1495		0.00		0.00		2,000.00		0.00
Scattered Sites	WA006 000 500 P		80,924.66		75,924.66		79,224.66		18,924.66
Interior Renovation of units to include but not limited to abatement and installation of new flooring, upgrade to exhaust fans for ranges if possible, upgrade of all electrical fixtures, new kitchen and bath cabinets and countertops, new sinks, toilets showers, shower doors/curtains, studio room privacy ; interior doors; baseboard heater replacement; lighting upgradesm carbon monoxide detectors, dischwasher-optional; fire extinguishers; firewalls/draftsopts in attics and storage areas; entry fiberglass doors; smore and fire detectors; thermostats; and modernization related to energy efficiency improvements; also includes the increase of bedroom count, deadbolt replacements									

Acct #	Development Number/Name General Description of Major Work Categories	Work Statement		Work Statement		Work Statement		Work Statement	
		Year 2		Year 3		Year 4		Year 5	
		2012		2013		2014		2015	
		Quantity	Estimated Cost	Quantity	Estimated Cost	Quantity	Estimated Cost	Quantity	Estimated Cost
1470	ADA Compliance – (to include elevator or chair lift)					1	50,000.00		
1475	Replacement of HVAC System		281,000.00						
	1475		281,000.00		0.00		0.00		0.00
CENTRAL COST CENTER			281,000.00		0.00		50,000.00		0.00

February 10, 2011

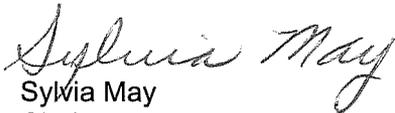
Bud Alkire
Executive Director
Everett Housing Authority
P.O. Box 1547
Everett, WA 98206

Dear Mr. Alkire,

Over the past eleven years, Everett Housing Authority's Resident Advisory Board has advocated for the Public Housing and Section 8 Housing Choice Voucher tenants we represent. We are proud of our efforts to date, and we look forward to continued partnership with management and other agency staff members in order to ensure those participants continue to receive quality housing and services.

The Annual Plan process provides the RAB with a valuable opportunity to review the EHA's policies, programs, and services, and to make suggestions from the tenant's point of view. This comment letter shares our observations regarding the impact and effectiveness of the Housing Authority's business policies and practices with the Executive Director and the Board of Commissioners. It is the result of many hours of discussion and hard work. We welcome your response, and hope our mutual dialogue enhances Everett Housing Authority's ability to serve Everett's diverse low income families.

Sincerely,


Sylvia May
Chair
Resident Advisory Board

RAB Members:

Developments

Sylvia May	Baker Heights
Peggy Dayton	Bakerview
Karen Mooney	Bakerview
Gabriele Bartholomew	Grandview
Warren Hemminger	Pineview
Elvira Anthony	Pineview
Amelia Richardson	Section 8 Project-Based Voucher Program – Douglas Grove

EHA RAB Staff Liaisons

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

RAB Areas of Interest and Suggestions for 2011-12

We appreciate management's past attentiveness to the RAB's suggestions regarding the agency's policies and practices. We trust that new issues raised in this comment letter will receive the same consideration. Our comments are categorized by topic, using the underlined goals and objectives from the most recent Agency Five-Year Plan as the overall organizing structure.

It should be noted that some issues raised in last year's comment letter remain unresolved, and we have repeated those requests in this year's letter. We look forward to continued dialogue with the EHA, as our past joint efforts have had a positive impact on the quality of life for EHA's tenant body. We are prepared to offer support, guidance and constructive criticism of the agency's activities over the course of the 2011 Annual Plan Year.

Improve the Quality, Efficiency, and Livability of EHA-owned Housing

The RAB remains interested in the status of the planned disposition of the Baker Heights neighborhood. We realize that the current despondent economy may delay this activity for the foreseeable future; even so, we ask to be kept appraised of any developments as they may arise. We invite the Executive Director to attend a meeting of the RAB, preferably before the end of the calendar year, to provide a project status update.

The RAB also requests that management address the following topics and issues over the course of 2011-12:

1. Supportive Services: We appreciate management's efforts last year to renew the contract with AmeriCorps. The enthusiasm and hard work displayed by those volunteers is of immense benefit to the youth in Public Housing. The RAB continues to have high regard for the agency's Service Coordinators and the invaluable role they play in improving the quality of life for our residents.

We have continually advocated for an increase in the scope of supportive service programs and Service Coordinators. The need for those services is now greater than ever, given that funding cuts have scaled back or eliminated many of the state's social service programs. In order to compensate for these lost services, we encourage management to actively pursue other funding opportunities and partner with other agencies over the course of the Plan year. Expanding the current visiting

nursing services program at Bakerview to include all Public Housing sites, or partnering with another agency to provide preventative medical care at those other sites, would be one way to help tenants in these challenging times.

2. Unit Accessibility for Disabled Tenants: The RAB applauds the recently created brochure advising housing program applicants and tenants of the EHA's reasonable accommodation policies for individuals with disabilities. We encourage management to distribute it as widely as possible. The informational kiosk at the main Colby office and housing sites with electronic bulletin boards would be prime locations to broadcast this information.

We believe management should consider installing an automatic door at the entrance to the breezeway between the Baker Community Center and the Bakerview high-rise. Members of the RAB who live at that complex have pointed out that this would improve accessibility for mobility-impaired tenants.

3. Parking Challenges at Certain Public Housing Sites: The RAB is pleased that management followed through with its suggestion last year to stripe the parking wells at Baker Heights. Although that has helped to alleviate parking problems for residents of that site somewhat, Public Housing tenants living in north Everett continue to lack adequate parking. A member of the RAB is aware that some reserved parking spots at the Bakerview high-rise are used by caregivers rather than the assigned tenant, who does not own a vehicle. As a result, these spaces remain vacant when the caregiver is not on duty, and could be better utilized if assigned to residents who actually own vehicles, or designated as public handicapped parking. In order to ensure maximum efficiency, management may want to consider re-evaluating parking policies for all sites with assigned tenant parking spaces.
4. Tenant Safety: In its response to concerns we raised last year, management indicated that the exterior doors at the Bakerview high-rise are timed to close slowly in order to prevent accidents. We understand this reasoning, given that many of the residents of that complex are mobility-impaired. On the other hand, we continue to be concerned that the doors into the lobby remain open for longer than is necessary, inviting potential entry by unauthorized persons. We ask that the system be checked as soon as possible, and if existing ADA/504 regulations or other regulatory policies provide for doors of this type to remain open for a shorter period, adjust the timing accordingly. Concerns have also been raised regarding the intercom system in the entryway at Bakerview. Members of the RAB residing there are aware of ongoing problems with the functionality of the system's keypad directory. We ask management to investigate and perform any necessary remedies as soon as possible.

In its response to last year's comment letter, management agreed to undertake certain safety-related activities over the course of the current Plan Year. The RAB notes that the following activities have yet to take place: 1) provide education to Public Housing residents in the fundamentals of personal safety, 2) present a fire-safety plan from the Fire Marshal to residents of the Bakerview high-rise, 3) train all Public Housing tenants to properly operate a fire extinguisher. The RAB asks that these activities, especially those related to fire safety, be made a priority during the 2011 Plan year.

5. Recycling/Environmental: The RAB appreciates management's decision to implement an alternative method for disposal of "green waste," a topic raised in last year's comment letter. We encourage the EHA to continue to investigate the feasibility of offering composting and food waste recycling to Public Housing tenants.

We also hope that the effort to locate a site for a community garden, in conjunction with the City's Office of Neighborhoods, gains traction over the 2011 Plan year.

A RAB member who resides at Pineview Apartments has noted ongoing issues with the disposal of garbage and recycling at that complex and the adjacent Douglas Grove site. Problems include illegal dumping of large items, overflowing dumpsters and recycling bins, and garbage found in bins designated for recycling. The RAB encourages management to consider the following potential solutions: 1) install additional lighting and/or video cameras in the garbage areas, as well as a sign warning of the consequences of illegal dumping; 2) provide an additional recycling bin for metals and plastic; 3) post recycling instructions in multiple languages, and educate tenants who are not proficient in English in the proper disposal of garbage and recyclables. Above all, ongoing education is essential to the maintenance of a successful recycling program, especially with an ever-changing tenant population. Management should consider offering periodic classes in proper disposal of garbage and recyclables at all Public Housing sites. Such "hands-on" training would probably be more effective than the current practice of relaying the policy verbally at a move-in appointment, especially for tenants with limited or no English proficiency.

The RAB is aware that the Department of Ecology has developed a clean-up plan for the area surrounding the old smelter site in North Everett. In the event soil testing in the Grandview Homes neighborhood this year reveals contaminant levels that require topsoil replacement, the majority of RAB members would like management to consider more environmentally friendly alternatives to traditional grass cover. One of our members, Gabriele Bartholomew, gave a presentation on the benefits of using native plants, mosses in particular, as a substitute for grass. This "native groundcover" requires less water and maintenance, which would lower costs and free up grounds staff to perform other tasks. Ms. Bartholomew would be happy to discuss further details of this proposal with management.

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

The RAB believes that the best way to pursue this goal is for the EHA to receive an increased allotment of Section 8 Vouchers. As stated in last year's letter, we encourage management to take advantage of any such opportunity HUD may present over the course of the Annual Plan year. We ask that we be informed of any advisory role the RAB could take towards that end.

Strengthen Asset Management and Operations Efficiencies

We would like to thank Facilities Director Rick Dorris for attending a RAB meeting last year. His presentation shed some light on how unit inspections requirements and procedures for Public Housing have changed significantly in recent years. It appears that additional HUD oversight requirements have increased the frequency of inspections, and the automation of many functions of the inspections process has reduced the amount of information provided to tenants; however, we would like management to strive to make the inspections process as transparent as possible. At the very least, tenants should be provided with the following information over the course of their unit inspections: the type of inspection and reason for it, a list of failed items after the inspection has taken place, and the estimated number of follow-up visits that will be required to remedy deficient items, including a timeline for corrective action.

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

The RAB is aware that residents of the Baker Heights neighborhood will be relocated when the EHA moves forward with the sale of that community. We understand that HUD policy calls for a limit to the number of low income people in any given census tract; however, we hope management is able to interpret that directive in a way that does not concentrate replacement housing in South Everett. Rather, we advocate that former residents of Baker Heights be housed throughout Everett.

Provide a Range of Housing Choices Meeting Community Needs

The RAB believes that residents of Public Housing need to be kept informed of developments related to EHA's Section 8 program, especially plans to re-open the wait list for new applications in early 2011. We encourage management to post that announcement at Public Housing sites, either via electronic kiosk, where available, or on the traditional community bulletin board. Regular posting of other Section 8 program information, such as listings of units available for rent provided by area landlords, would also benefit Public Housing tenants who are on the Section 8 wait list.

Partner with Social Services Providers to Improve Resident Skills and Income to Promote Self-Sufficiency

The RAB is excited that EHA is considering developing a non-profit arm in order to increase the agency's eligibility for new grant funding. Realizing that tenants are eager for opportunities to gain the skills needed to attain self-sufficiency, we endorse such a plan, and we ask to be advised of ways the RAB could lend its support. In the event the agency should obtain additional, non-profit grant funding, we would ask that management would re-consider some of the ideas it chose to rebut in last year's letter: i.e., continuing education classes for residents, such as adult literacy and nutrition at Public Housing sites (lack of transportation and mobility issues make it difficult for many tenants to utilize community education resources); expanded visiting nurse services, especially related to nail, foot, and skin care; and daycare options under the auspices of EHA or a partnering agency. As we pointed out in an earlier part of this comment letter, severe cuts in services for low-income individuals and families at the state level have significantly diminished available resources that promote self-sufficiency. We hope the EHA will remain innovative and flexible while searching out new ways for its residents to better themselves and have a decent quality of life.

As a final point, RAB members who live at the Bakerview high-rise were disappointed with management's response to last year's request for an on-site pool or ping pong table for use by active residents. Although it was stated that a pool table was removed years ago due to "lack of resident use," we respectfully contend that resident demographics have changed considerably since then, and there are now a number of younger residents who would use it. We understand the other objection to this request was based on an alleged lack of space; however, we would be glad to help identify potential areas where this equipment could be located.

HOUSING AUTHORITY OF THE CITY OF EVERETT
RESPONSE TO COMMENTS ON THE 2011-2012 AGENCY ANNUAL PLAN
MARCH, 2011

This response addresses the Resident Advisory Board's written comments on the 2011 Agency Annual Plan as they appeared in a letter to the Executive Director dated February 10, 2011. The complete draft Plan, including the RAB's comments, was presented at a public hearing conducted by the agency's Board of Commissioners on March 7, 2011.

The Housing Authority appreciates the RAB's ongoing dedication and sense of purpose. We value the perspective that each member brings to the advisory process, and although the agency cannot implement all of the RAB's suggestions, we give each one thoughtful consideration. Realizing that both the EHA's management and the RAB are committed to the welfare of our housing participants, we look forward to continuing our constructive relationship over the course of the 2011 Plan year.

This response addresses individual points raised by the RAB in the order they appeared in the comment letter.

Baker Heights Disposition:

Unfortunately, there is not a lot to report on the replacement of Baker Heights. As the RAB members know, the economic decline over the last three years has significantly affected the Authority's ability to borrow, the availability of supporting grants which will be necessary for the project to move forward, and the value of the existing site. The Authority continues to prepare for a time when things may be better: refinancing Broadway Plaza will improve the Authority's cash situation; and discussions continue with the City of Everett on the sale of the Jade Park property which could also provide needed funding.

The Executive Director will schedule time with the RAB in the near future to discuss this and other interests the RAB may have.

Supportive Services:

Management is grateful for the dedicated efforts of volunteers and regular staff members who provide supportive services for our housing program participants. We realize these individuals often go the extra mile to facilitate residents' access to services that are not directly tied to housing, thereby enhancing the overall well-being of our residents. We also appreciate services administered by partnering agencies, such as the visiting nurse program at the Baker high-rise.

Unfortunately, anticipated cuts to the federal budget will more than likely directly impact the amount of funding we receive from HUD to operate our assisted housing programs. As a result, expanding those programs is unlikely, as our priority for the coming year will be to sustain the programs and staff we have. As the RAB suggested, we will seek to partner with other agencies to provide additional supportive services, provided such opportunities are deemed feasible.

While committed to these efforts, the Authority feels the RAB should remain aware of the likelihood that services will be reduced in the coming year.

Accessibility for Disabled Tenants:

Housing management was pleased that the RAB approved of the brochure covering EHA's reasonable accommodation policy for individuals with disabilities. We plan to distribute it as widely available as possible; however, printing costs will prevent it from being provided to every tenant. As an alternative, a one page summary of the policy has been given to all new public housing tenants during the move-in process and existing tenants at the annual reexamination appointment. The request to make the reasonable accommodation policy available both on the informational kiosk at the Colby office, and on electronic bulletin boards at other sites, is not realistic. Even a summary of that policy is fairly lengthy, and is not easily translated into visual format. As an alternative, management can provide general information about this policy and related points of contact on the bulletin boards and the kiosk.

We agree with the RAB that an automatic door in the breezeway entrance between the Baker Community Center and the Bakerview high-rise is needed. While reviewing the building code in preparation for the planned administrative office addition at the Community Center, it was found that an additional set of double automated doors will also need to be installed in the breezeway -- the most likely location being between the double doors that open into the dining hall and the door going into the new laundry room. We are currently in the design phase of this work and plan to start actual construction this summer.

Parking Issues at Public Housing Sites:

The RAB was concerned that caregivers have been parking in spaces assigned to tenants who do not have vehicles. The Authority staff is unaware of any such situations. Spaces are only assigned to tenants with vehicles. All vehicles are required to be operational and have current license tabs. Parking regulations are primarily enforced by Housing Coordinators, who survey lots during scheduled property walks. Housing staff also investigates reported parking infractions at specific sites. Anyone aware of violations of Authority parking policies are encouraged to report the situation to the Housing Coordinator.

Tenant Safety Issues:

Management will look into the issue that was raised regarding the length of time automated doors remain open. Minimum requirements are established under ADA regulations. The Authority will contact the service provider to see if there is any room to modify the time period.

The intercom system at the Bakerview high-rise was not working properly for a short time, due to problems associated with the installation of new computer software that controls the automated entrance. The software problems have been corrected, and the system is now operating correctly.

We share the RAB's concerns related to fire safety, particularly at the Bakerview high-rise. During the next year, the Authority intends to offer all tenants at Bakerview training in the

fundamentals of fire safety. The Authority is also in the process of developing a program to provide training in the proper use of fire extinguishers for all Public Housing residents.

Recycling/Environmental Issues:

The RAB encouraged the Housing Authority to consider offering composting and food waste recycling at its public housing sites. We are pleased to report that a pilot project for the disposal of compostable food waste has been developed, in partnership with the Health Department and the refuse company, Rubatino. This service will be initially offered at Pineview Apartments and at some Scattered Sites, as well as at other housing the agency administers that is not subject to the Annual Plan requirement (12 Pines, Affordable Housing program). Further expansion of this service to other public housing sites will depend on the success of this pilot program.

The Authority continues to work with the City and other stakeholders to locate a site for a community garden in North Everett, which would be available for EHA tenants to use.

It is too early to know what if any actions will be required as the result of the soil testing at Grandview. The suggestion of alternative environmentally friendly ground cover for the Grandview community will be considered if the testing indicates the need for significant removal work.

Increase to Allotment of Section 8 Vouchers:

EHA agrees that additional Section 8 Vouchers are needed, as reflected by our 5-Year Plan goal to increase the number of Housing Choice Vouchers by 1000, including those targeted at special populations (veterans, disabled, homeless, etc.). Unfortunately, cuts to federal discretionary spending make meeting this goal unlikely for the foreseeable future.

Concerns Regarding the Public Housing Inspections Process:

The Housing Authority will review the current inspection process in an effort to address the concerns relating to inspection notifications, identification of failed items and follow-up visits to remedy inspection related issues. The Authority needs to balance the desire to communicate clearly and punctually with tenants regarding inspections with the ongoing failure of the federal government to provide adequate funding to properly manage the Authority's public housing properties.

Location of Future Public Housing:

The RAB is concerned about the location of replacement housing for the Baker Heights neighborhood. RAB is reminded that even if every replacement unit is located in the southern part of Everett, the nearly 50% of the Authority's public housing units will continue to be in northeast Everett. The Authority assumes that the replacement units will be located throughout the community with most of them in the southern part of the City.

Informing Public Housing Residents of Section 8 Developments:

The RAB expressed its belief that public housing residents should be kept informed of the upcoming plan to re-open the Section 8 wait list. Management will make the general public aware of this event by posted announcements on EHA's website, in newspapers, and at the main Colby office. As a service to public housing residents, that announcement will also be posted at sites with public or electronic bulletin boards. We have no plans at this time to post other information about the Section 8 program on public housing bulletin boards, as those are generally reserved for information specific to the public housing program. Tenants on the Section 8 wait list can access information about that program on the EHA website, via telephone, or by visiting the main Colby office.

Opportunities to Improve Resident Skills and Income to Promote Self-Sufficiency

Increasingly, housing authorities are determining that they have no role in the provision of services, concentrating instead on developing and managing their properties. EHA continues to be interested in both the direct provision of services and in partnering with service providers. While the Authority is prepared to discuss any specific proposals that may be presented, it is doubtful that significant additional services will be developed in the next several years.

Request for Pool or Ping-Pong Table at Bakerview High-rise

The RAB remains interested in providing a pool table or ping pong table at Bakerview. The Housing Authority has not received a single request from a tenant or the Resident Council in this regard. While the Authority's other developments are not represented by a Council and therefore we encourage the RAB to provide us with suggestions about items of concern, Bakerview does have an active residents council to which the Authority must look for suggestions of this type.

**Statement of Everett Housing Authority's Policy Regarding the Violence Against Women Act
(VAWA)**

Everett Housing Authority remains attentive to the needs of applicants, program participants, and their respective family members who are victimized by all forms of domestic violence, including stalking and dating violence. Both the Public Housing and the Section 8 HCV programs have enacted policies that protect the rights of both applicants and participants affected by domestic violence. When it can be shown that criminal activity or lease violations are related to domestic violence perpetrated against victims and their families, such individuals will not be disqualified for admission or have their assistance terminated.

Everett Housing Authority refers victims of domestic violence to appropriate legal and social service agencies, including but not limited to: the police department, the court system (for restraining orders), Northwest Justice Project (offers legal aid for low income individuals), Domestic Violence Services of Snohomish County, Pathways for Women. In partnership with DVS of Snohomish County, project-based Section 8 vouchers are available to house victims of domestic violence. Everett Housing Authority is currently partnering with that organization to convert a former military site in North Everett, the Oswald Center, into a shelter and transitional housing for victims of domestic violence.