

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Housing Authority of the City of Pasco and Franklin County (HACPFC)</u> PHA Code: <u>WA021</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/01/10</u>												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>280</u> Number of HCV units: <u>318</u>												
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>	PH	HCV						
PH	HCV												
	PHA 1:												
	PHA 2:												
	PHA 3:												
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.												
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The mission of the Housing Authority of the City of Pasco & Franklin County is to provide safe, sanitary and affordable housing and housing assistance; serving the needs of the low-income, very low-income, and extremely low-income in the PHA's jurisdiction in a non-discriminatory manner.												

5.2	<p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. (See 10.0)</p> <p>The Housing Authority of the City of Pasco & Franklin County adopted the following two goals and objectives for 2011-2015.</p> <p>HACPFC Goal One: Tri Cities Consolidated Plan Goal IV: Improve affordable housing opportunities for lower-income individuals and households by: (Strategy 1) adding to existing stock of affordable units by developing owner-occupied and rental housing in in-fill areas or targeted neighborhoods; and, (Strategy 2) sustain or improve the quality of existing affordable housing stock.</p> <p>HACPFC Objectives for Goal One:</p> <ol style="list-style-type: none"> 1. HACPFC continues to look for opportunities to develop more units by providing statistics and support to other non-profits seeking development opportunities by participation in the Benton Franklin Housing Institute and the Homeless Housing Consortium - Continuum of Care Network (formerly the Benton Franklin Housing Network) and by researching and applying for capital development and operational subsidy funds for permanent affordable housing. 2. HACPFC makes available affordable permanent housing to low income persons without discrimination through efficient operation of HACPFC’s owned public housing program, efficient management of HACPFC’s Section 8 rental assistance program; and efficient operation of HACPFC’s owned non-subsidized homeless migrant housing program. 3. HACPFC continues to apply for any HUD Subsidized programs for which we are eligible to reduce the incidence of housing-cost burden or homelessness. 4. HACPFC encourages and assists revitalization of distressed existing housing stock through the Housing Quality Standards inspection process and continual rehabilitation of our existing facilities. 5. HACPFC improves safety and livability of neighborhoods through partnerships with local organizations, security patrol services, and the local Police Department in provision of an on-site Police Mini-Station, on-site nutritional services, on-site after school educational and recreation activities, as well as substance abuse referral. <p>HACPFC Goal Two: Tri-Cities Consolidated Plan Goal VI: Improve affordable housing opportunities for lower-income individuals and households by: (Strategy 2) sustain or improve the quality of existing affordable housing stock; and Tri-Cities Consolidated Plan Goal VI: Substantially reduce homelessness by 2015 through the implementation of the Benton and Franklin County Homeless Housing Plan by: (Strategy 1) support existing homeless facilities and increase housing resources that assist homeless persons toward housing stability and self-sufficiency.</p> <p>HACPFC Objectives for Goal Two:</p> <ol style="list-style-type: none"> 1. HACPFC continues to seek and obtain funds and resources to increase the supply of transitional and permanent housing and vouchers for homeless persons by subscription to Grant Opportunity Postings on Grants.gov and participation in the Benton Franklin Housing Institute, Benton Franklin Continuum of Care Network, Low Income Housing Alliance, and use of non-profit developers such as Common Ground and the Office of Rural and Farm Worker Housing. 2. HACPFC makes available affordable transitional housing to homeless persons without discrimination through efficient operation of HACPFC’s owned non-subsidized homeless migrant housing program. 3. HACPFC continues to seek and obtain HUD subsidy programs for which it is eligible such as Section 8 Housing Choice Vouchers. 4. HACPFC provides subsidies to low income persons for existing rental housing through utilization of Federal Section 8 rental assistance programs and State Housing Finance Commission programs. 5. HACPFC staff provides support to the Benton Franklin Continuum of Care Planning efforts and development of a homeless management information system that identifies and tracks homeless persons and participation in the annual point in time count.
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PHA Plan Update

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

Public Housing Occupancy Policy

1. Section XX – Changes to Schedule of Maintenance Charges – adopted on January 28, 2010

6.0

Section 8 Administrative Plan

1. The HACPFC Section 8 Administrative Plan has been completely rewritten and will be adopted by the Board of Commissioners on March 31, 2011.

Plan for Exemption from Eligibility Requirements for Police Officers and Other Security Personnel

1. Plan has been will be renewed for an additional 3 years (2011-2014) to allow police officers to reside in HACPFC units.

(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.

A copy of the 5-Year and Annual PHA Plan is available for viewing at the HACPFC Administration Office, 2505 W. Lewis Street, Pasco, 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. <i>Include statements related to these programs as applicable.</i></p> <p>N/A</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. (see attached)</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. (see attached)</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

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.

Housing affordability is defined as housing costs which are below 30% of the household income. In most communities of the state a significant percentage of the households are living with housing costs exceeding 30% of their income. However, the Tri-Cities area enjoys one of the highest affordability indexes in the State. Franklin County is the 7th ranked county among the 39 in the State. In spite of the relatively affordable housing stock, there are population groups in the Tri-Cities that are unable to afford available housing.

The most current CHAS data provide data that describe year 2000 affordability and housing-cost burden conditions for owners and renters. They provide a wealth of information on various categories of households with levels of income indicating which are cost-burdened. The Tables indicate the great difficulty households at the lowest income levels, particularly extremely low- (households at 30% of MFI) and low- (50% of MFI) incomes have in finding affordable housing.

Renters are considered cost burdened when their rent plus basic utilities exceeds 30% of monthly income. A total of 53% of Tri-Cities renter households that have incomes of less than 50% of median income, are paying more than 30% of their income for rental housing. Pasco has 50% of households that have incomes of less than 50% of median income are paying more than 30% of their income for rental housing.

The problem is even more severe for large families with limited income. A total of 84.2% of families with five or more members who are extremely low-income renters (less than 30% of median area income) were cost burdened in the year 2000. In addition, when overcrowding is considered with this group, over 98% have "housing problems" (defined as cost burdened and/or overcrowded). Surprisingly, in each of the 3 cities, the largest percentage of cost-burdened households was households of 2-4 persons. This suggests a critical need for affordable 2-3 bedroom units in the Tri-Cities and in particular, Pasco and Franklin County, where there has not been any new multi-family units built since 2004.

Twenty eight percent of Franklin County homeowners with a mortgage and 39% of renters were paying 30% or more of their income. Rental assistance and buyer assistance would help at all levels of lower-income housing to make existing units more affordable.

Persons with disabilities often have Social Security Income (SSI) as their sole source of income and thus have a great deal of difficulty finding housing they can afford. Based on the SSI payment of \$683/month in 2008, a disabled Tri-Cities renter would have to pay 73.6% of their benefit for an efficiency apartment. If SSI represents an individual's sole source of income, only \$202 in monthly rent is affordable. This example is the most drastic along the housing need continuum, but it illustrates the necessity of affordability for lower-income households. It also demonstrates that some lower-income persons cannot obtain decent safe and sanitary housing without assistance.

A report by the National Low Income Housing Coalition reveals major problems in affordability for area renters. To be able to afford a 2-bedroom apartment at the HUD-established Fair Market Rents, the amount of annual income needed by a family of four in the Tri-Cities is \$32,400. Using this as a base, only 61% of the households in the area have sufficient incomes to afford an apartment. A wage earner working 40 hours per week would have to earn \$15.58 an hour (much higher than the Washington State minimum wage of \$8.55) to afford to pay the rent and utilities.

A major impact on housing resources over the next few years will be a large, but short-term, influx in the population as a result of new jobs created from massive federal funding dedicated to expedite the Hanford cleanup under the national economic recovery program. This influx will pose great pressure on the multi-family housing market and upward pressures on rents.

Housing Needs of Families on HACPFC Waiting List

	PH # of Households	% of Total Families 2010	S8 # of Households	% of Total Families 2010
Waiting List total	3463	100%	4356	100%
Extreme low income <30% AMI	78	65%	36	77%
Very Low Income (>=30% but<=50% AMI)	24	35%	20	23%
Families with Children	1742	95%	2441	96%
Elderly Households	89	3%	111	3%
Households with Disabilities	147	7%	331	1%
Hispanic	1521	44%	1441	33%
White	1881	54%	2793	64%
Black	40	1%	110	2%
American Indian	0	0%	1	1%
Asian/Pacific Islander	0	0%	5	1%
Other	21	1%	6	1%

The above information is from the 2010-2014 Tri-Cities Consolidated Plan pages 84-85. The plan was prepared by John Epler & Associates and Common Ground. The 2010-2014 Tri-Cities Consolidated Plan has been adopted by the City of Richland, City of Kennewick and the City of Pasco.

9.0

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <ol style="list-style-type: none"> 1. Employ effective maintenance and management policies to minimize the number of public housing units off-line. 2. Apply for additional Section 8 vouchers when they become available. 3. Maintain existing outreach efforts. 4. Employ admissions preferences aimed at families who are working. 5. Funding and staffing constraints influence our strategy.
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>5 Year Plan Goals - Executive Summary/Progress Report</p> <p>This list constitutes a progress report which indicates successful achievement on our outlined goals in the previous 5-year Plan:</p> <ol style="list-style-type: none"> 1. Expand supply, improve quality and increase assisted housing choices: We continue to apply for more vouchers when available. We have applied for an additional 25 Family Unification Vouchers and 25 Family Self-Sufficiency Vouchers. We’ve maintained our High Performer status on public housing management and we continue to remodel our public housing family units for repair, modernization and energy efficiency. 2. Provide improved living environment: We continue our efforts to expand our Neighborhood Watch Program, continue our partnership with Pasco Police Department for on-site Mini-Station, continue contracted Security Services Patrols and continue to contract with residents to increase our efforts of improved public housing security. 3. Promote self-sufficiency and asset development of assisted households: We continue our on-site Senior Nutrition Program for our elderly and disabled residents. We’ve expanded our after school educational and anti-crime/gang/drug programs by creating an on-site Teen Center in our multi-family development. We continue our referral service and CASH (Communities Against Self-Sufficiency Hurdles) programs to local agency providers to assist residents overcome self-sufficiency hurdles. 4. Ensure equal opportunity and affirmatively further fair housing: We continue to be a lead agency in provision of Fair Housing training for entire staff, landlords, and community residents at least annually. In addition, staff has participated in promotion of Fair Housing issues with local landlords, city personnel, and the Homeless Housing Consortium – Continuum of Care (formerly the Benton Franklin Housing Network) which consists of all local housing and service providers in the Quad City region (Pasco, Kennewick, Richland, W. Richland). In addition, staff provides support for the Continuum of Care Point-in-Time Count. 5. Pursue partnerships to achieve mission: We continue to work to encourage availability of affordable housing and encourage and assist revitalization of distressed neighborhoods through our Housing Quality Standards inspection programs. We partnered with the Washington State Department of Commerce to save the Cullum House, a transitional housing facility for the mentally ill that was in danger of closing due the failure of the Richland Housing Authority. HACPFC was selected by the Department of Commerce to assume the Richland Housing Authority’s responsibilities for the Cullum House. This facility serves the mentally ill in need of transitional housing who have income at or below 30% of the AMI for the Kennewick, Pasco, and Richland MSA. 6. HACPFC has applied to the Benton/ Franklin County Department of Human Services for grant funding to continue operation of two Shelter Plus Care homes that are in danger of closing because of the failure of Richland Housing Authority. The 2 homes serve as transitional housing for the mentally ill whose income is at or below 30% of the AMI for the Kennewick, Pasco, and Richland MSA. HACPFC has offered to assume the 2 homes in order to continue to provide valuable housing for the mentally ill population of the Tri-City area. <p style="text-align: center;">Resident Membership of the HACPFC Governing Board</p> <p>The Housing Authority of the City of Pasco & Franklin County does not have a resident serving on its Board. The Authority is exempt because it is a small housing authority with less than 300 public housing units. The Board of Commissioners members are appointed by the Pasco City Council and the Franklin County Commissioners. We send annual notices to our governing entities indicating our desire to empower our residents and encourage favorable consideration of resident applicants for the governing board.</p> <p>City staff sends a notice of vacancies in utility statements for Board and Commission applicants. It also advertises for all Board vacancies annually in the local newspaper. HACPFC staff maintains City and County Board/Commission applications in the HACPFC administration office. Despite these efforts, no resident has expressed any desire to serve and none have applied. Our next board position up for appointment/reappointment is held by a City representative and the decision will be made by the Pasco City Council. This position expires January 28, 2011.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority and fundamentally change the mission, goals, objectives, or plans of the agency and which require the formal approval of the Board of Commissioners.</p>

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.

Part I: Summary		
PHA Name: HOUSING AUTHORITY OF THE CITY OF PASCO AND FRANKLIN COUNTY	Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant FFY of Grant Approval: 2011

Type of Grant

Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement/Revision Number (revision no: __)**

Final Performance & Evaluation Report **Performance and Evaluation Report for Program Year:**

Line #	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (May not exceed 20% of line 21)	49,300	0	0	0
3	1408 Management Improvements	61,000	0	0	0
4	1410 Administration (May not exceed 10% of line 21)	44,892	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	42,000	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	68,500	0	0	0
10	1460 Dwelling Structures	136,428	0	0	0
11	1465.1 Dwelling Equipment - Non-Expendable	0	0	0	0
12	1470 Non-Dwelling Structures	65,938	0	0	0
13	1475 Non-Dwelling Equipment	25,000	0	0	0
14	1485 Demolition	0	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	0	0	0	0
17	1499 Development Activities	0	0	0	0

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

Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF PASCO AND FRANKLIN COUNTY		Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant FFY of Grant Approval: 2011
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number (revision no: __) <input type="checkbox"/> Final Performance & Evaluation Report <input type="checkbox"/> Performance and Evaluation Report for Program Year:					
Line #	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0
18b	9000 Collateralization or Debt Service Paid via System of Direct Payment	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant (sum of lines 2-19)	493,058	0	0	0
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Compliance	0	0	0	0
23	Amount of line 20 Related to Security - Soft Costs	34,000	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0
25	Amount of line 19 Related to Energy Conservation Measures	0	0	0	0
Signature of Executive Director:		Date:		Signature of Public Housing Director:	
				Date:	

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

Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY OF PASCO & FRANKLIN COUNTY			Grant Type and Number: Capital Fund Program Grant No: CFFP (Yes / No) Replacement Housing Factor Grant No:			Federal FFY of Grant 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised(1)	Funds Obligated (2)	Funds Expended (2)	
1. Operations	1. Administrative Salaries	1406.10	N/A	49,300				
2. Mgmt Improvements	1. Security Director Salary & Fringes	1408.10	N/A	34,000				
	2. Computer Software Upgrade	1408.20	N/A	5,000				
	3. Security Patrols	1408.40	N/A	22,000				
3. Administration	1. Capital Fund Director Salary & Fringes	1410.10	N/A	39,600				
	2. Accounting Salaries & Fringes	1410.20	N/A	5,292				
4. PHA-WIDE	1. IT Hardware	1475.10	N/A	5,000				
	2. New Maintenance Vehicle	1475.20	1	17,000				
	3. New Security System for High-rise	1475.30	1	3,000				
	4. A/E fees	1430.10	N/A	30,000				
	5. Physical Needs Assessment Fees	1430.20	N/A	12,000				

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

Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY OF PASCO & FRANKLIN COUNTY			Grant Type and Number: Capital Fund Program Grant No: CFFP (Yes / No) Replacement Housing Factor Grant No:			Federal FFY of Grant 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised(1)	Funds Obligated (2)	Funds Expended (2)	
AMP 1 WA021000001								
1. 1 - 335 Sprucewood Square Agate Street	1. Unit Interior Remodeling / Upgrades	1460.10	47 Units	6,428				
	2. Building Exterior Renovation / Upgrades	1460.20	14 Bldgs	5,000				
	3. Landscaping	1450.10	N/A	4,000				
2. 1 - 336 Rosewood Park 800 N. 1st	1. Unit Interior Remodeling / Upgrades	1460.30	8 Units	5,000				
	2. Building Exterior Renovation / Upgrades	1460.40	2 Bldgs	5,000				
	3. Re-Roof Bldgs	1460.50	2 Bldgs	3,000				
3. 1 - 05 Sprucewood Square N. 3rd Ave	1. Unit Interior Remodeling / Upgrades (incl .ADA)	1460.60	21 Units	5,000				
	2. Building Exterior Renovation / Upgrades	1460.70	10 Bldgs	5,000				
	3. Tree Trimming	1450.20	N/A	15,000				
	4. Re-roof Riverside Office / PH Bldg's	1470.10	N/A	5,000				
	5. Resurface Office Parking Lots	1450.30	N/A	5,000				
4. 1 - 445 Sprucewood Square Agate - 6-Bed	1. Unit Interior Remodeling / Upgrades (incl .ADA)	1460.80	3 Units	5,000				
	2. Building Exterior Renovation / Upgrades	1460.90	3 Bldgs	5,000				
	3. Re-roof Bldgs	1460.10	3 Bldgs	2,000				

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

Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY OF PASCO & FRANKLIN COUNTY			Grant Type and Number: Capital Fund Program Grant No: CFFP (Yes / No) Replacement Housing Factor Grant No:			Federal FFY of Grant 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised(1)	Funds Obligated (2)	Funds Expended (2)	
AMP 2 WA021000002								
1. 1 - 02 Rosewood Park Margaret Street	1. Unit Interior Remodeling / Upgrades	1460.10	50 Units	5,000				
	2. Building Exterior Renovation / Upgrades	1460.20	9 Bldgs	5,000				
	3. Replace Main Water Valves	1460.30	50 Units	5,000				
	4. Repair Sidewalks	1450.10	N/A	5,000				
	5. Landscaping	1450.20	N/A	5,000				
2. 1 - 446 Rosewood Park Octave Sreet	1. Unit Interior Remodeling / Upgrades	1460.40	48 Units	5,000				
	2. Building Exterior Renovation / Upgrades	1460.50	9 Bldgs	5,000				
	3. Repair Sidewalks	1450.30	N/A	5,000				
	4. Repair Garbage Enclosures / Brick Walls	1450.40	N/A	2,000				
	5. Landscaping	1450.50	N/A	5,000				
	6. Re-Roof Buildings	1470.10	8 Bldg's	5,000				
	7. Seal Coating / Painting Parking Lots	1450.60	N/A	5,000				
3. 1 - 06 Rosewood Park 900 N. 1st	1. Unit Interior Remodeling / Upgrades	1460.60	30 Units	10,000				
	2. Building Exterior Renovation / Upgrades	1460.70	9 Bldgs	5,000				
	3. Replace garbage enclosures	1450.70	2	5,000				
	4. Re-Roof Buildings	1470.20	8 Bldg's	10,000				

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

Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY OF PASCO & FRANKLIN COUNTY			Grant Type and Number: Capital Fund Program Grant No: CFFP (Yes / No) Replacement Housing Factor Grant No:			Federal FFY of Grant 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised(1)	Funds Obligated (2)	Funds Expended (2)	
AMP 3 WA021000003								
1. 1 - 338 Rosewood Park High-rise	1. Unit Interior Remodeling / Upgrades	1460.10	45 Units	5,000				
	2. Replace all Bldg Door Hardware	1470.10	N/A	5,000				
	3. Roof Repairs to High-rise / Office / Canopy	1470.20	N/A	5,000				
	4. High-rise Building / Systems Upgrades	1470.30	N/A	30,938				
	5. Parking Lot Seal Coating / Striping	1450.10	N/A	2,500				
2. 1 - 338 Beechwood Square S. Beech	1. Unit Interior Remodeling / Upgrades	1460.20	11 Units	5,000				
	2. Building Exterior Renovation / Upgrades	1460.30	9 Bldgs	5,000				
	3. Repair Concrete Sidewalks	1450.20	N/A	5,000				
	4. Re-roof Buildings	1470.40	5 Bldgs	5,000				
3. 1 - 08 Scattered Sites	1. Unit Interior Remodeling / Upgrades	1460.40	36 Units	5,000				
	2. Building Exterior Renovation / Upgrades	1460.50	9 Bldgs	5,000				
	3. Replace Parking Lot Lights	1450.30	N/A	5,000				
	4. Replace Entry / Storage / Patio Doors	1460.60	40 Units	25,000				

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: HOUSING AUTHORITY OF THE CITY OF PASCO AND FRANKLIN COUNTY				Federal FFY of Grant: 2011	
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates (1)
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Operations	9.16.13		9.16.15		
Management Improvements	9.16.13		9.16.15		
Administration	9.16.13		9.16.15		
PHA-Wide	9.16.13		9.16.15		
1-335 Agate Street	9.16.13		9.16.15		
1-05 3rd Street	9.16.13		9.16.15		
1-445 Agate Street - 6 Bed	9.16.13		9.16.15		
1-02 Margaret Street	9.16.13		9.16.15		
1-336 800 N. 1st	9.16.13		9.16.15		
1-446 Octave Street	9.16.13		9.16.15		
1-06 900 N. 1st	9.16.13		9.16.15		
1-338 High-rise	9.16.13		9.16.15		
1-338 S. Beech	9.16.13		9.16.15		
1-08 Scattered Sites	9.16.13		9.16.15		

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program - Five-Year Action Plan

Part I: Summary

PHA Name Housing Authority-City of Pasco/Franklin Co.	<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:
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AMP	Development Number/Name HA Wide	Year 1	Work Statement for Year 2 FFY Grant: 2012 PHA FY:	Work Statement for Year 3 FFY Grant: 2013 PHA FY:	Work Statement for Year 4 FFY Grant: 2014 PHA FY:	Work Statement for Year 5 FFY Grant: 2015 PHA FY:
		Annual Statement				
PAH-Wide	Operations		\$49,300	\$49,300	\$49,300	\$49,300
	Mgmt Improvements		\$73,000	\$73,000	\$73,000	\$73,000
	Administration		\$44,892	\$44,892	\$44,892	\$44,892
	Non-Dwelling Equipment		\$20,000	\$20,000	\$20,000	\$20,000
	Non-Dwelling Structures					
	A/E Fees		\$15,000	\$15,000	\$15,000	\$15,000
	HA Wide - IT Hardware		\$5,000	\$5,000	\$5,000	\$5,000
AMP-1	1-335 / Agate Street		\$25,000	\$25,000	\$35,000	\$50,000
	1-336 / 800 Block N. 1st		\$5,000	\$5,000	\$5,000	\$35,928
	1-445 / Agate St - 6-Bed		\$5,000	\$5,000	\$5,000	\$8,000
	1-05 / N. 3rd Ave		\$45,000	\$55,000	\$40,000	\$33,000
AMP-2	1-02 / Margaret Street		\$20,000	\$20,000	\$20,000	\$20,000
	1-446 / Octav Street		\$27,000	\$22,000	\$20,000	\$20,000
	1-06 / 900 Block N. 1st		\$35,928	\$35,928	\$25,000	\$70,000
AMP-3	1-338 / High-rise		\$73,938	\$62,938	\$95,866	\$30,000
	1-338 / S. Beech Units		\$22,000	\$20,000	\$5,000	\$5,000
	1-08 / Scattered Sites		\$27,000	\$35,000	\$35,000	\$13,938
	CFP Funds Listed For 5-Year Planning		\$493,058	\$493,058	\$493,058	\$493,058

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8. Capital Fund Program Five-Year Action Plan

**Capital Fund Program - Five-Year Action Plan
Part II: Supporting Pages - Work Activities**

Activities for Year: 04 FFY Grant: 2014 PHA FY:				Activities for Year: 05 FFY Grant: 2015 PHA FY:			
AMP	Development Name/Number	Major Work Categories	Estimated Cost	AMP	Development Name/Number	Major Work Categories	Estimated Cost
PHA Wide	PHA-Wide Operations	Administrative Salaries	\$49,300	PHA Wide	PHA-Wide Operations	Administrative Salaries	\$49,300
	PHA-Wide Administration	Administration Cost for CF	\$44,892		PHA-Wide Administration	Administration Cost for CF	\$44,892
	PHA-Wide Mgmt Improvements	Security Director Salary	\$56,000		PHA-Wide Mgmt Improvements	Security Director Salary	\$56,000
		Resident Initiatives	\$12,000			Resident Initiatives	\$12,000
		Computer Upgrade	\$5,000			Computer Upgrade	\$5,000
	PHA-Wide	A/E Fees	\$15,000		PHA-Wide	A/E Fees	\$15,000
		New Maintenance Vehicle	\$20,000			New Maintenance Vehicle	\$20,000
IT Hardware		\$5,000	IT Hardware	\$5,000			
AMP-1	1-335 (Agate Street)	Unit Interior / Bldg Exterior Upgrades	\$5,000	AMP-1	1-335 (Agate Street)	Demolition	\$40,000
		Sewer Line Upgrade	\$30,000			Main Water Line Replacement	\$10,000
	1-05 (3rd Street)	Unit Interior / Bldg Exterior Upgrades	\$10,000		1-05 (3rd Street)	Unit Interior / Bldg Exterior Upgrades	\$10,000
		Sewer Line Upgrade	\$20,000			Tree Trimming	\$15,000
		Site Improvements	\$10,000			Seal Coat Parking Lot of Office	\$3,000
	1-445 (Agate - 6 Bed)	Unit Interior / Bldg Exterior Upgrades	\$5,000		1-445 (Agate - 6 Bed)	Unit Interior / Bldg Exterior Upgrades	\$2,000
						Demolition	\$6,000
	1-336 (800 Block)	Unit Interior / Bldg Exterior Upgrades	\$5,000		1-336 (800 Block)	Unit Interior / Bldg Exterior Upgrades	\$5,000
			One- Bedroom Addition	\$30,928			
AMP-2	1-02 (Margaret Street)	Unit Interior / Bldg Exterior Upgrades	\$20,000	AMP-2	1-02 (Margaret Street)	Unit Interior / Bldg Exterior Upgrades	\$20,000
	1-446 (Octave Street)	Unit Interior / Bldg Exterior Upgrades	\$20,000		1-446 (Octave Street)	Unit Interior / Bldg Exterior Upgrades	\$20,000
	1-06 (900 Block)	Unit Interior / Bldg Exterior Upgrades	\$25,000		1-06 (900 Block)	Unit Interior / Bldg Exterior Upgrades	\$20,000
			One Bedroom Addition	\$25,000			
AMP-3	1-338 (High-rise)	Unit Interior Upgrades	\$30,000	AMP-3	1-338 (High-rise)	Unit Interior Upgrades	\$10,000
		Building Systems Upgrade	\$55,866			Building Systems Upgrade	\$10,000
		Building Exterior Upgrade	\$10,000			Building Exterior Upgrade	\$10,000
	1-338 (S. Beech)	Unit Interior / Bldg Exterior Upgrades	\$5,000	1-338 (S. Beech)	Unit Interior / Bldg Exterior Upgrades	\$5,000	
	1-08 (Scattered Sites)	Unit Interior / Bldg Exterior Upgrades	\$20,000	1-08 (Scattered Sites)	Unit Interior / Bldg Exterior Upgrades	\$5,000	
		Seal Coating the Parking Lots	\$10,000		Renovation of the Alderwood Station	\$8,938	
		Landscaping / Site Upgrades	\$5,000				
Total CFP Estimated Cost			\$493,058	Total CFP Estimated Cost			\$493,058

Part II Supporting Pages

Housing Authority of the City of Pasco and Franklin County		Capital Fund Program Grant No. WA19P021501-09						Federal FY of Grant 2009
Development Name/#	General Description of Major Work Categories	Devel. Acct. Number	Quantity	Total Estimated Cost		Total Actual Cost		Description of Revision (1)
AMP 01 WA021000001				Original	Revised	Funds Obligated (2)	Funds Expended (2)	
1. 1 - 335	1. Remodel Interior / Exterior	1460.10	50	5,000		5,000	77,950	
Sprucewood Square	2. Resurface Streets / Driveways	1450.10	N/A	10,000				
Agate Street	3. Repair Concrete Sidewalks	1450.20	N/A	5,000				
	4. Re-roof Buildings	1470.10	N/A	5,000		5,000		
2. 1 - 336	1. Unit Interior / Exterior Upgrades	1460.20	8 units	5,000	0	5,000	125	
Rosewood Park								
800 N. 1st								
3. 1 - 05	1. Tree Trimming	1450.30	N/A	10,000				
Sprucewood Square	2. Resurface Streets / Driveways / Parking Lots	1450.40	N/A	5,000				
N. 3rd Ave	3. Remodel Interior / Exterior (incl. ADA)	1460.30	N/A	5,000		5,000		
	4. Re-roof Riverside Office / PH Bldg's	1470.20	N/A	5,000		5,000		
4. 1 - 445	1. Interior / Exterior Renovations (incl ADA)	1460.40	N/A	5,000		5,000		
Sprucewood Square								
Agate - 6-Bed								

Annual Statement / Performance and Evaluation
Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

Part II Supporting Pages

Housing Authority of the City of Pasco and Franklin County		Capital Fund Program Grant No. WA19P021501-09					
Development Name/#	General Description of Major Work Categories	Devel. Acct. Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated (2)	Funds Expended (2)
AMP 02							
WA021000002							
1. 1 - 02							
Rosewood Park	1. Unit Interior / Exterior Upgrades	1460.10	50 Units	5,000	0	5,000	0
Margaret Street	2. Landscaping	1450.10	N/A	5,000	0	0	0
	3. Replace Main Water Valves	1460.20	50 Units	5,000	0	5,000	0
	4. Replace Appliances	1465.10	50 Units	5,000	0	0	0
3. 1 - 446							
Rosewood Park	1. Repair Garbage Enclosures / Brick Walls	1450.20	N/A	10,000	0	0	0
Octave Sreet	2. Remodel Interior / Exterior of units	1460.30	45 Units	5,000	0	5,000	0
	3. Re-Roof Buildings	1470.10	8 Bldg's	5,000	0	5,000	0
	4. Seal Coating / Painting Parking Lots	1450.30	N/A	5,000	0	0	0
4. 1 - 06							
Rosewood Park	1. Remodel Interior / Exterior of units	1460.40	30 Units	10,000	0	10,000	0
900 N. 1st	2. Repair Garbage Enclosures / Brick Walls	1450.40	N/A	5,000	0	0	0
	3. Re-Roof Buildings	1470.20	8 Bldg's	10,000	0	10,000	0

Expires 4/30/2011

Federal FY of Grant 2009

Description of Revision (1)

Facsimile of form HUD - 52837 (10/96)
ref Handbook 7485.3

Annual Statement / Performance and Evaluation
Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

Part II Supporting Pages

Housing Authority of the City of Pasco and Franklin County		Capital Fund Program Grant No. WA19P021501-09					
Development Name/#	General Description of Major Work Categories	Devel. Acct. Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated (2)	Funds Expended (2)
AMP 03 WA021000003							
1. 1 - 338	1. Replace flooring in the HR	1460.10	N/A	5,000	0	5,000	0
Rosewood Park High-rise	2. Replace the Toilets	1460.20	45 Units	10,000	0	10,000	0
	3. Replace all Door Hardware	1470.10	N/A	5,000	0	5,000	0
	4. Re-roof the Canopy	1470.20	N/A	5,000	0	5,000	0
	5. High-rise Building Upgrades	1470.30	N/A	29,783	0	29,783	33,818
2. 1 - 338	1. Remodel Interior / Exterior	1460.30	50	5,000	0	5,000	0
Beechwood Square S. Beech	2. Resurface Streets / Driveways	1450.10	N/A	10,000	0	0	0
	3. Repair Concrete Sidewalks	1450.20	N/A	5,000	0	0	0
	4. Re-roof Buildings	1470.40	5 Bldgs	5,000	0	5,000	0
3. 1 - 08	1. Remodel Interior / Exterior	1460.40	40 Units	5,000	0	5,000	0
Scattered Sites	2. Landscaping	1450.30	N/A	2,000	0	0	0
	3. Replace Water Heaters	1460.50	40 Units	25,000	0	25,000	0
	4. Replace Parking Lot Lights	1450.40	N/A	5,000	0	0	0
	5. Replace Entry / Storage / Patio Doors	1460.60	40 Units	25,000	0	25,000	0

Expires 4/30/2011

Federal FY of Grant 2009

Description of Revision (1)

Facsimile of form HUD - 52837 (10/96)
ref Handbook 7485.3

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF PASCO AND FRANKLIN COUNTY	Grant Type and Number: Capital Fund Program Grant No: WA19P021501-09 Replacement Housing Factor Grant No:
--	--

Name/Number HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Da
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
Operations	9.16.11			9.16.13			
Management Improvements	9.16.11			9.16.13			
Administration	9.16.11			9.16.13			
PHA-Wide	9.16.11			9.16.13			
1-335 (Agate Street)	9.16.11			9.16.13			
1-05 (3rd Street)	9.16.11			9.16.13			
1-445 (Agate Street - 6)	9.16.11			9.16.13			
1-02 (Margaret St.)	9.16.11			9.16.13			
1-336 (800 Block)	9.16.11			9.16.13			
1-446 (Octave St)	9.16.11			9.16.13			
1-06 (900 Block)	9.16.11			9.16.13			
1-338 (High-rise)	9.16.11			9.16.13			
1-338 (S. Beech)	9.16.11			9.16.13			
1-08 (Scattered Sites)	9.16.11			9.16.13			

Facsimile o

FFY of Grant:

2009

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f Form HUD 52837 (10/96)
Ref Handbook 7485.3

Part I: Summary		
PHA Name: HOUSING AUTHORITY OF THE CITY OF PASCO AND FRANKLIN COUNTY	Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant FFY of Grant Approval: 2010

Type of Grant

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number (revision no: __)
 Final Performance & Evaluation Report
 Performance and Evaluation Report for Program Year: 2010

Line #	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (May not exceed 20% of line 21)	49,300	0	0	0
3	1408 Management Improvements	73,000	0	0	0
4	1410 Administration (May not exceed 10% of line 21)	49,300	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	30,000	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	82,000	0	0	0
10	1460 Dwelling Structures	113,520	0	0	0
11	1465.1 Dwelling Equipment - Non-Expendable	5,000	0	0	0
12	1470 Non-Dwelling Structures	65,938	0	0	0
13	1475 Non-Dwelling Equipment	25,000	0	0	0
14	1485 Demolition	0	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	0	0	0	0
17	1499 Development Activities	0	0	0	0

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

Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF PASCO AND FRANKLIN COUNTY		Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant FFY of Grant Approval: 2010
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number (revision no: __)					
<input type="checkbox"/> Final Performance & Evaluation Report <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year: 2010					
Line #	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0
18b	9000 Collateralization or Debt Service Paid via System of Direct Payment	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant (sum of lines 2-19)	493,058	0	0	0
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Compliance	0	0	0	0
23	Amount of line 20 Related to Security - Soft Costs	56,000	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0
25	Amount of line 19 Related to Energy Conservation Measures	0	0	0	0
Signature of Executive Director:		Date:		Signature of Public Housing Director:	
				Date:	

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

Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY OF PASCO & FRANKLIN COUNTY			Grant Type and Number: Capital Fund Program Grant No: CFFP (Yes / No) Replacement Housing Factor Grant No:			Federal FFY of Grant 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised(1)	Funds Obligated (2)	Funds Expended (2)	
1. Operations	1. Administrative Salaries	1406.10	N/A	49,300				
2. Mgmt Improvements	1. Security Director Salary & Fringes	1408.10	N/A	34,000				
	2. Computer Software Upgrade	1408.20	N/A	5,000				
	3. Resident Initiatives	1408.30	N/A	12,000				
	4. Security Patrols	1408.40	N/A	22,000				
3. Administration	1. Capital Fund Director Salary & Fringes	1410.10	N/A	43,384				
	2. Accounting Salaries & Fringes	1410.20	N/A	5,916				
4. PHA-WIDE	1. IT Hardware	1475.10	N/A	5,000				
	2. New Maintenance Vehicle	1475.20	1	17,000				
	3. New Security System for High-rise	1475.30	1	3,000				
	4. A/E fees	1430.10	N/A	30,000				

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

Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY OF PASCO & FRANKLIN COUNTY			Grant Type and Number: Capital Fund Program Grant No: CFFP (Yes / No) Replacement Housing Factor Grant No:			Federal FFY of Grant 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised(1)	Funds Obligated (2)	Funds Expended (2)	
AMP 1 WA021000001								
1. 1 - 335 Sprucewood Square Agate Street	1. Remodel Interior / Exterior	1460.10	47 Units	5,000				
	2. Resurface Streets / Driveways / Parking Lots	1450.10	N/A	8,000				
	3. Repair Concrete Sidewalks	1450.20	N/A	5,000				
	4. Re-roof Buildings	1460.20	N/A	5,000				
2. 1 - 336 Rosewood Park 800 N. 1st	1. Remodel Interior / Exterior	1460.30	8 Bldgs	5,000				
	2. Re-roof Buildings	1460.40	2 Bldgs	3,000				
	3. Repair Brick Walls	1460.50	N/A	1,000				
3. 1 - 05 Sprucewood Square N. 3rd Ave	1. Tree Trimming	1450.30	N/A	15,000				
	2. Resurface Streets / Driveways / Parking Lots	1450.40	N/A	5,000				
	3. Remodel Interior / Exterior (incl. ADA)	1460.60	N/A	5,000				
	4. Re-roof Riverside Office / PH Buildings	1470.10	N/A	5,000				
	5. Sprinkler System Upgrade / Repairs	1450.50	N/A	2,000				
4. 1 - 445 Sprucewood Square Agate - 6-Bed	1. Unit Interior Remodeling / Upgrades (incl .ADA)	1460.70	N/A	5,000				
	2. Re-roof Bldgs	1460.80	3 Bldgs	2,000				

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

Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY OF PASCO & FRANKLIN COUNTY			Grant Type and Number: Capital Fund Program Grant No: CFFP (Yes / No) Replacement Housing Factor Grant No:			Federal FFY of Grant 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised(1)	Funds Obligated (2)	Funds Expended (2)	
AMP 2 WA021000002								
1. 1 - 02 Rosewood Park Margaret Street	1. Unit Interior Remodeling / Upgrades	1460.10	50 Units	5,000				
	2. Landscaping	1450.10	N/A	5,000				
	3. Replace Main Water Valves	1460.20	50 Units	5,000				
	4. Replace Appliances	1465.10	50 Units	5,000				
	5. Repair Brick Walls	1460.30	N/A	1,000				
2. 1 - 446 Rosewood Park Octave Sreet	1. Repair Garbage Enclosures / Brick Walls	1450.20	N/A	10,000				
	2. Interior / Exterior Remodeling / Upgrades	1460.40	45 Units	5,000				
	3. Re-roof Buildings	1470.10	8 Bldgs	5,000				
	4. Seal Coating / Paint Parking Lots	1450.30	N/A	5,000				
3. 1 - 06 Rosewood Park 900 N. 1st	1. Interior / Exterior Remodeling / Upgrades	1460.50	30 Units	10,000				
	2. Repair Garbage Enclosures / Brick Walls	1450.40	N/A	5,000				
	3. Re-roof Buildings	1470.20	8 Bldgs	10,000				

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

Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY OF PASCO & FRANKLIN COUNTY			Grant Type and Number: Capital Fund Program Grant No: CFFP (Yes / No) Replacement Housing Factor Grant No:				Federal FFY of Grant 2010	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised(1)	Funds Obligated (2)	Funds Expended (2)	
AMP 3 WA021000003								
1. 1 - 338 Rosewood Park High-rise	1. Replace the Toilets	1460.10	45 Units	10,000				
	2. Replace all Door Hardware	1470.10	N/A	5,000				
	3. Roof Repairs to High-rise / Office / Canopy	1470.20	N/A	5,000				
	4. High-rise Building Upgrades	1470.30	N/A	30,938				
2. 1 - 338 Beechwood Square S. Beech	1. Unit Interior Remodeling / Upgrades	1460.20	11 Bldgs	5,000				
	2. Resurface Street / Driveways	1450.10	N/A	10,000				
	3. Repair Concrete Sidewalks	1450.20	N/A	5,000				
	4. Re-roof Buildings	1470.40	5 Bldgs	5,000				
3. 1 - 08 Scattered Sites	1. Unit Interior Remodeling / Upgrades	1460.30	40 Units	5,000				
	2. Landscaping	1450.30	N/A	2,000				
	3. Replace Water Heaters	1460.40	40 Units	11,520				
	4. Replace Parking Lot Lights	1450.40	N/A	5,000				
	5. Replace Entry / Storage / Patio Doors	1460.50	40 Units	25,000				

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: HOUSING AUTHORITY OF THE CITY OF PASCO AND FRANKLIN COUNTY				Federal FFY of Grant: 2010	
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates (1)
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Operations	9.16.12		9.16.16		
Management Improvements	9.16.12		9.16.16		
Administration	9.16.12		9.16.16		
PHA-Wide	9.16.12		9.16.16		
1-335 Agate Street	9.16.12		9.16.16		
1-05 3rd Street	9.16.12		9.16.16		
1-445 Agate Street - 6 Bed	9.16.12		9.16.16		
1-02 Margaret Street	9.16.12		9.16.16		
1-336 800 N. 1st	9.16.12		9.16.16		
1-446 Octave Street	9.16.12		9.16.16		
1-06 900 N. 1st	9.16.12		9.16.16		
1-338 High-rise	9.16.12		9.16.16		
1-338 S. Beech	9.16.12		9.16.16		
1-08 Scattered Sites	9.16.12		9.16.16		

**HOUSING AUTHORITY OF THE CITY OF PASCO AND FRANKLIN COUNTY
EXEMPTION FROM ELIGIBILITY REQUIREMENTS FOR POLICE OFFICERS
AND OTHER SECURITY PERSONNEL PLAN
Pursuant to 24 CFR 960.505 and PIH 2011-7**

July 2011 through June 2014

Officer Rent Payment Facts and Circumstances

Rent ordinarily charged for the unit: average total tenant payment for residents is \$213.63. The officers will pay a flat rent of \$76 dollars, minus the amount of the utility allowance.

HA's annual maintenance cost for the unit: annual average maintenance costs for public housing units based on FY 2008/2010 is \$195.68 per month.

Degree of difficulty in attracting officers to reside in the unit: In the past, the Housing authority has advertised to attract police officers to our developments without any success. Police officers wages are above moderate income levels, enabling all officers the ability to purchase homes. Very few officers participate in any rental housing. Those who do participate in rentals, utilize the most desirable rental facilities available in the Tri-City area. These facilities usually include amenities like modern kitchen equipment (automatic dishwashers and disposals), covered parking facilities, forced heat and air conditioning and recreational facilities, such as swimming pools, saunas and weight rooms. Such amenities are not provided in public housing developments.

Since all our public housing developments are older housing stock (30+ years) and located in the older, less desirable areas of town; it is very difficult, to attract any police officers to our developments. Therefore, it is imperative that we offer incentives, such as free rent, to attract officers to our sites. Residential police receive numerous phone calls and complaints, and many are subject to retaliatory car and property vandalism, so even free rent is not always an incentive. Normally, the officers are motivated to perform a community service before they agree to public housing residency.

STATEMENT THAT SUCH OCCUPANCY IS NEEDED TO INCREASE SECURITY FOR PUBLIC HOUSING RESIDENTS:

Extent of Crime Problem: Drugs, violent crime, and gang activities have steadily increased over the last ten years. Primary drugs used in the area are cocaine, methamphetamine, and marijuana. Tri-City and other Eastern Washington law enforcement officials have asked the federal government to declare our area a major drug trafficking zone. Becoming a part of the Northwest High Intensity Drug Trafficking Area would allow drug investigators access to federal databases, crime analysts and international investigative teams and federal money for equipment and overtime pay to deal with the increased drug and criminal activity in Pasco.

Incidents of prostitution, illegal drug use and domestic violence on housing authority elderly/disabled properties have occurred. Cases of suspected illegal drug use by residents at our elderly/disabled complex are currently under surveillance. The loss of Public Housing Drug Elimination Grant money that funded security patrols makes it increasingly difficult for housing authority personnel to identify and monitor illegal activities. Without the security presence, offenders boldly begin using their residences for criminal activities which previously may have been conducted off-site.

Benefits to Community and Housing Authority: We've already experienced the benefits of officers living at the developments. Their presence has not only forced offenders to cease operation on-site, but may have influenced many to move and/or may have even prevented potential offenders from seeking housing at our developments.

Evidence of police presence having a positive influence on the residents can be found at our Alderwood Square development. Since the police mini-station was placed on-site, visual gang activity in the entire neighborhood has ceased, and gang graffiti was completely eliminated.

The presence of police officers in housing authority properties has helped the police arrest and prosecute individuals committing crimes on the housing authority properties. In 2010, officers residing in housing authority units observed and arrested a tenant committing a crime. The result was the tenant was evicted and reported crimes in the area decreased.

A visual 24-hour police presence, like our security patrol presence in years past, positively affected the amount of police calls for service to housing authority properties, reducing them by 65%.

Public housing resident move-out rates averaged nine per month before implementation of the Police Officer Exemption Plan in July of 2002. Occupancy by police officers not only filled potential vacancies, the police presence provides a more stable resident base, decreasing the average move out rate to only five per month in 2010.

Existing physical and social conditions around the developments: frequency of telephone calls to local police, number of arrests and types of offenses involved and data on drug abuse in the community data is enclosed.

Law enforcement residents increase security for other public housing residents as proven by the reduction in calls for service when 24-hour security was provided.

Limited Loss of Income: Even with free rent, the housing authority will actually save money with police residents. Average resident rent is \$213.63 per month or \$2,564 annually. The following defines actual savings:

Security guard patrols cost \$7950 annually vs. \$2,564 loss of rent annually for each police unit resulted in an annual savings of \$5386.

Average eviction/damage costs for criminal activity in 2007 was \$1,154, a reduction of \$1,600 per unit from 2005. There were six criminal activity evictions in 2007, amounting to an annual savings of \$9,600.

In the past, 10% of public housing move-outs went on the Section 8 program which was perceived

as a safer housing option than assisted housing developments. Move-outs to the Section 8 program were reduced to 6% in 2010!

Since July 2002 move outs have decreased from 9 to 5 per month, resulting in a savings of \$4,616 in move out costs.

Considering the above factors, the police presence saves tax payer dollars and provides a valuable community service by developing community safety awareness and fostering a philosophical sense of security to our most vulnerable tenants.

The degree of difficulty attracting police officers is **difficult**. We actively promoted free rent to police in the past but were able to secure very few officers as residents. The close partnership between the Pasco Police Department has enhanced interest in police residency. Under the 2008-2011 Police Officer Exemption Plan, we have successfully secured 6 police officer residencies; however, none would remain if we raised the rent.

TERMS AND CONDITIONS OF POLICE TENANCIES:

Continued Employment: The lease shall provide that the officer’s right of occupancy is dependent on the continuation of the employment that qualified the officer for residency in the development under the plan. The lease also provides that the officer move out within 90-120 days after termination of employment or other such reasonable prompt time as may be mutually agreed upon.

NUMBER AND LOCATION OF UNITS TO BE OCCUPIED BY POLICE OFFICERS

The Housing Authority has designated six units as police officer units. All of the units are within the the City of Pasco. Those units are:

<u>Address</u>	<u>AMP</u>
1543 North 3 rd	WA021000001
415 W. Agate #C	WA021000001
239 W. Margaret	WA021000002
902 N. 1 st	WA021000002
239 W. Octave	WA021000002
610 S. Beech	WA021000003

HOUSING AUTHORITY OF THE CITY OF PASCO AND FRANKLIN COUNTY
HUD PUBLIC HOUSING LEASE AGREEMENT

Project Number WA-21-___

Lease Number # _____

THIS LEASE, made the _____ day _____, 200__ between the Housing Authority of the City of Pasco and Franklin County (hereinafter called PHA), whose offices are located at 2505 W. Lewis St., Pasco, WA and _____(hereinafter called Resident),

WITNESSETH:

I. DESCRIPTION OF PARTIES AND PREMISES

A. PHA, relying upon statements and representations of resident as to employment as a law enforcement officer and family composition, hereby leases to Resident, upon conditions including continued employment as a professional law enforcement officer, hereinafter provided, a __-bedroom dwelling unit (hereinafter called premises) located at _____, **Pasco, Washington**. The premises are for the exclusive use and occupancy of Resident and his household consisting of the following named individuals who will reside in the dwelling unit. Resident shall date and initial the following list whenever there is a change in the household membership. (PHA must approve all additions of household members to this lease and reserves the right to refuse admission of household members who do not meet the criteria as outlined in the PHA’s Statement of Occupancy Policies. Resident agrees that no other person shall live in the premises without prior written permission of PHA and that violation of this agreement shall be considered grounds for termination of this lease.

B. Members of Household

Name	Relation To head of Household	Sex M/ F	Birth Date	Social Security Number	Driver’s License Number	Add Or Delete	Initial & Date

C. Vehicle Registration and License Plate Information:

Vehicle 1: Registration # _____ License Plate # _____

Vehicle 2: Registration # _____ License Plate # _____

II. TERM OF LEASE AGREEMENT

- A. The term of this lease shall be for one month commencing initially on the **first day of _____, 20__** and shall automatically renew from month to month thereafter, subject to the rights of the parties to terminate as provided herein.
- B. The law enforcement officer’s right of occupancy (including officer’s family) is dependent and based on the officer’s continuation of employment that qualifies the officer for residency in a PHA development under the PHA Plan.
- C. The lease shall terminate and the law enforcement officer will move out of the leased unit within 90-120 days, after termination of employment as a law enforcement officer.

III. MONTHLY RENT, DUE DATES AND LATE CHARGES

- A. Resident shall pay to PHA the full rental amount per month of **\$76.00** (minus any applicable utility allowance as set forth in Exhibit I, which is incorporated by this reference as part of this lease agreement, on or before the first day of each month or so different rental amount as is established under the terms and provisions set forth elsewhere in this lease. The rental amount shall remain in effect unless otherwise adjusted as set forth in this lease, or until Resident has vacated the unit and the keys are returned to PHA in accordance with the provisions in this lease.
- B. For all rent payments not received within the first five (5) days of the month, a late charge of \$25 will be assessed. The late charge shall be due and payable two weeks after PHA gives written notice of the charge.
- C. All payments must be paid directly to Bank of the West, at 1115 W Clark, Pasco WA (this branch only). No payments are accepted at the PHA office. Payments shall be made payable to Pasco Housing Authority. Pacific One Bank is a rent depository only. Payment of the rental amount or other charges shall not be deemed accepted until posted to Resident’s account by PHA. Acceptance of the rental amount or such other charges or acceptance of late payment amounts does not waive prior violations of any provision of this lease or any

other rights PHA has herein.

- D. Any dishonored check submitted by Resident in payment of rent and/or charges shall be treated as unpaid rent/charges and shall be subject to the late charge plus \$5.00 as a special handling fee. Dishonored checks must be made good by money order or a certified check within twenty-four hours after PHA notifies Resident of such dishonor. Any late or special charges assessed shall become due and collectible two weeks from the date the notice is mailed to Resident.
- E. If this lease is executed on a day other than the first of the month, Resident shall have the right to occupy the unit by paying the prorated amount of rent to the commencement of the term hereunder, subject to the same terms and conditions provided herein. All prorations of rent shall be based on a uniform thirty (30) day month. Rent from _____, 20_ to the commencement of the term hereunder is \$ _____ and shall be payable in advance.

IV. SECURITY DEPOSIT

- A. Resident agrees to pay a security deposit of **\$250.00** upon execution of the lease agreement. The basis for said deposit shall be the Schedule of Security Deposit as set forth in Exhibit H, which is incorporated by this reference as part of this lease agreement. Security deposit amounts will be adjusted on an as needed basis as set forth in the Schedule of Security Deposit. In the event that the PHA determines that an upward adjustment in the security deposit amount set forth herein is necessary, existing residents will be required to pay all additional security deposit amounts required by such adjustment upon execution of a new lease, lease addendum, or at the time the annual redetermination of eligibility is completed. During tenancy, no refund of security deposit amounts will be made in the event of a downward adjustment. PHA shall deposit said funds into a trust account located at Yakima Federal Savings and Loan Association, 3604 W Court St, Pasco WA. The account shall be an interest-bearing account with interest accruing solely to the benefit of PHA.
- B. Upon termination of this lease, PHA may apply the security deposit towards the following: (1) the cost of repairing any damage to the leased premises beyond normal wear and tear; (2) cleaning of the leased premises which is not completed by Resident; (3) any rent or other charges owed to PHA by Resident; (4) unpaid bills which become a lien against the rental property due to Resident's occupancy; (5) attorney's fees and costs awarded in the connection with termination of tenancy; and (6) costs for removing or storing Resident's personal property as a result of eviction proceedings or abandonment of the premises. A charge of \$25.00 will be assessed against Resident and deducted from the security deposit for failure to return keys upon vacating the dwelling unit. Within fourteen (14) days after termination of tenancy and vacation of the premises, PHA will give Resident a statement of the basis for retaining any or all of the deposit together with payment of any refund due.

V. UTILITIES

- A. PHA agrees to furnish the following utilities to Resident and is not responsible for the failure to furnish same by reason of any cause beyond its control: water, sewage disposal, garbage collection, and exterior lighting.
- B. In dwelling units that are individually metered, Resident shall obtain, maintain, and promptly pay all costs for electricity. Resident is responsible for any reconnect fees imposed as a result of nonpayment.
- C. Resident may, with PHA prior written permission, install a washer and/or dryer in the premises. Resident shall pay the monthly washer and/or dryer surcharge as set forth in Exhibit F, Schedule of Surcharges on Washers and Dryers. Surcharge will be due and payable along with Resident's monthly rent as set forth in Section III.

VI. DAMAGE AND REPAIR CHARGES

- A. Resident shall pay PHA for repairs and replacements beyond those made necessary by ordinary wear and tear, for all cleaning made necessary by the acts or neglect of Resident, Resident's family or guests, for failure to maintain fully any grounds assigned to Resident, including the removal of ice and snow from assigned sidewalks, for services in connection with lockouts, and for any service which is rendered for Resident and not otherwise expressly provided for under the terms of this lease. Resident shall likewise be responsible for payment for all damages caused by Resident's guests and visitors. If PHA uses an outside contractor to make repairs, the basis for charges to Resident shall be the bill submitted to PHA by the outside contractor. If PHA employees do the repair work, the basis for the charges to Resident shall be in accordance with the posted Schedule of Maintenance Charges, which is incorporated by this reference as though fully set forth herein. Such charges shall be billed to Resident by written notice and shall specify the items of damage involved, repairs made, and the cost thereof. Charges assessed shall become due and collectible two (2) weeks from the date the notice is mailed to Resident. The terms of this section provide a remedy to PHA in addition to all other remedies for damage caused by Resident, and shall in no way abrogate Resident obligations set forth in Section XI below. Nonpayment or untimely payment by Resident for charges due under this section shall be grounds for termination of this lease and eviction from the premises.

VII. DETERMINATION AND REDETERMINATION OF RENT AND DWELLING SIZE

- A. At the time of admission and thereafter once a year, or as changes occur, Resident agrees to furnish complete and accurate information to PHA for all household members eighteen (18) years of age or older about assets, income from all sources, employment, and household members, and certify continued employment as a law enforcement officer, for use by PHA

in determining Resident's eligibility for continued occupancy, appropriate size dwelling unit, and the appropriate rent to be charged. Officer's right of occupancy is dependent on the continuation of employment as a professional law enforcement officer. Law Enforcement Officers are considered professional if they are employed full-time, i.e., not less than 35 hours per week, by a governmental unit or a private employer and compensated expressly for providing police or security services.

- B. Resident understands that rent may be adjusted to zero (\$0) to reflect utility allowance amount, but under no circumstance will resident be credited for utility allowance in excess of established rent.
- C. Rent, as fixed herein or as adjusted pursuant to the utility allowance, will remain in effect for the period between rent redeterminations unless during such period:
 - 1. it is found that Resident has misrepresented to PHA the facts upon which rent is based, then Resident shall be charged with the difference between the amount charged by PHA and the amount Resident should have been charged for the full term of occupancy that said misrepresentation resulted in a lesser rent being charged. The sum determined shall be due and payable immediately. In addition, misrepresentation of employment or failure to report changes in family composition may result in termination of this lease.

VIII. REQUIRED TRANSFERS

- A. If PHA determines that the size of the dwelling unit is no longer appropriate to Resident's needs, Resident shall be required to move to another unit of appropriate size or type, according to the guidelines established in the PHA's Statement of Occupancy Policies. Resident will be given a reasonable time in which to move. If Resident rejects the offer of an appropriate size unit, PHA may consider such rejection as reasonable grounds for terminating this lease agreement in accordance with the provision contained herein. Resident may ask for a statement of specific grounds for any required transfer to another dwelling until based on occupancy of the household, and if Resident does not agree with the determination, Resident may request a grievance hearing.
- B. If Resident was housed in a handicapped accessible unit, and Resident does not have disabilities requiring such a unit, the PHA may require Resident to transfer to a non-handicapped accessible unit when available.

IX. PHA OBLIGATIONS

PHA shall:

- A. Maintain the premises and the development in a decent, safe, and sanitary condition; comply

with requirements of applicable building codes and housing codes, and HUD regulations materially affecting health and safety; and keep development buildings, and facilities in common areas (which are not otherwise assigned to Resident for maintenance and upkeep) in a clean and safe condition.

- B. Maintain in good and safe working order and condition, and make necessary repairs to the premises, including, but not limited to electrical, plumbing, sanitation, heating, ventilation and other facilities and appliances, including elevators, supplied or required to be supplied by PHA, at its own expense.
- C. Provide and maintain appropriate receptacles and facilities (except containers for the exclusive use of an individual Resident household) for the deposit of garbage, rubbish, and other waste removed from the dwelling unit by Resident in accordance with Resident's obligation to dispose of such waste in a sanitary and safe manner as set forth herein in Section XI.
- D. Supply reasonable running water and reasonable amounts of hot water and reasonable amounts of heat at appropriate times of the year (according to local custom and usage) except where the building that includes the dwelling unit is not required by law to be equipped for that purpose, or where heat is generated by installation within the exclusive control of Resident and supplied by a direct utility connection.
- E. Notify Resident of the specific grounds for any proposed adverse action by PHA. Such adverse action includes, but is not limited to, a notice to comply/pay or vacate, a proposed lease termination, transfer of Resident to another unit, or imposition of charges for maintenance and repair. When PHA is required to afford Resident the opportunity for a hearing under the Grievance Procedure, the notice of proposed adverse action shall inform Resident of the right to request a hearing. In the case of a proposed adverse action other than a proposed lease termination, PHA shall not take the proposed action until the time for Resident to request a grievance hearing has expired, and if a hearing was timely requested by Resident, the grievance process has been completed.
- F. In the event Resident's premises are damaged to the extent that conditions are created which are hazardous to the life, health, or safety of the occupants, Resident must immediately notify PHA. PHA shall make repairs within a reasonable time as provided by law, provided that if the damage was caused by Resident, Resident's household or guests, the reasonable cost of the repair shall be charged to Resident. PHA shall offer standard alternative accommodations, if available, where necessary repairs cannot be made within a reasonable time. Provisions shall be made for abatement of rent in proportion to the seriousness of the damage and loss in value as a dwelling if repairs are not made within reasonable time or alternative accommodations are not provided. However, no abatement of rent shall occur if Resident fails to give such notice, rejects the alternative accommodation, or if the damage

was caused by Resident, Resident's household members or guests.

X. RESIDENT RIGHTS TO USE AND OCCUPANCY

- A. Resident shall have the right to exclusive use and occupancy of the premises for members of his or her household authorized to reside in the dwelling unit in accordance with this rental agreement, including reasonable accommodation of guests. (See provisions for reasonable accommodation of guests under Section XI of this lease.)
- B. With the consent of PHA, members of the household may engage in legal profit making activities in the dwelling unit, where PHA determines that such activities are incidental to primary use of the leased unit for residence by Resident and Resident's household members.
- C. Resident may, at any time during the tenancy, request reasonable accommodation of a disability of a household member including reasonable accommodation so that Resident can meet lease agreement requirements or other requirements of tenancy. With the consent of PHA, a live-in aide or foster child/adult may reside in the dwelling unit. Live-in aide means a person who resides with an elderly or disabled person and who: (a) is determined to be essential to the care and well-being of the person; (b) is not obligated for the support of the person; and (c) would not be living in the unit except to provide the necessary supportive services.

XI. RESIDENT OBLIGATIONS

Resident:

- A. Agrees not to assign this lease agreement or to sublet or transfer possession of the premises or any part thereof, nor to give unauthorized accommodation to boarders and lodgers (visitors or guests). Resident further agrees not to use or permit the use of the dwelling unit for any purpose other than a private dwelling unit solely for Resident and members of his household as set forth in Section I of this lease, unless Resident has obtained the written consent of PHA, approving regular use and/or occupancy as provided for in Section X above. Resident understands that PHA's rights under this lease agreement may be transferred to a new owner of the premises.
- B. Agrees not to allow a guest, family member other than the Resident's household members specified in this lease agreement, or a series of such persons, from regularly using and/or occupying the dwelling unit for more than fourteen (14) days out of any calendar year without the written consent of PHA. A guest is defined as any person in or about the dwelling unit or premises with the knowledge of consent of a household member. Upon request of PHA, Resident shall supply written verification from a third party other than the guest that such guest has a permanent address elsewhere.

- C. Agrees to obtain written permission from PHA prior to allowing any person(s) not listed on this lease agreement to regularly use and/or occupy the dwelling unit. Furthermore, Resident agrees to promptly notify PHA if any household member moves from the dwelling unit.
- D. Agrees that temporary leave of absence from the unit shall not exceed thirty (30) days and shall only be allowed upon written approval of the PHA.
- E. Agrees that officer's right to occupancy is dependent on the continuation of the employment that qualified the officer for residency in the development set forth in Exhibit J, which is incorporated by this reference as part of this lease agreement. Resident hereby acknowledges and agrees to move out of the leased unit within a reasonable prompt time of 90-120 days after termination of the resident's employment as a law enforcement officer.
- F. Agrees to comply with all Federal, State, and local requirements and all Housing Rules and Regulations as may be promulgated by PHA for the benefit and well-being of the housing development and residents. The Housing Rules and Regulations, as set forth in Exhibit B or C, are incorporated by this reference as part of this lease agreement and shall be posted in PHA's office. Resident hereby acknowledges receipt of a copy thereof at the time of the signing of this lease agreement.
- G. Agrees to comply with all obligations imposed upon Resident by applicable provision of State and local building and housing codes materially affecting health and safety, as well as prompt payment of the ambulance fee tax imposed by the City of Pasco.
- H. Agrees to keep the premises and such other areas as may be assigned to Resident for his exclusive use in a clean and safe condition; and not cause or permit any rubbish or debris to accumulate therein or on the grounds surrounding the premises. Resident further agrees to dispose of all garbage, rubbish, and other waste from the premises in a sanitary and safe manner.
- I. Agrees to immediately notify PHA of the damage if the premises are damaged to the extent that conditions are created which are hazardous to life, health or safety of the dwelling place occupants.
- J. Agrees to use, only in a reasonable manner, all electrical, plumbing, sanitary, heating, ventilating, air-conditioning, appliances and other facilities and appurtenances, and to make no alterations or modifications thereto without the written consent of PHA.

- K. Agrees to refrain from, and cause the Resident's household member and guests to refrain from destroying, defacing, damaging, or removing any part of the premises or development.
- L. Agrees to act, and cause Resident's household members or guests to act in a manner that will not disturb other residents' or neighbors' peaceful enjoyment of their dwelling unit in the premises or the neighborhood, and that will be conducive to maintaining the development in a decent, safe, and sanitary condition.
- M. Agrees to pay reasonable charges for the repair of damages (other than normal wear and tear) to the premises or to the development including damages to development buildings, facilities or common areas, caused by Resident, Resident's household members or guests. Resident further agrees to pay reasonable charges for the replacement of broken windows, and screen or storm doors unless the damage or loss is caused by an act of God.
- N. Agrees to refrain from making any alterations, changes, or repairs of the premises, including painting and wall-papering without prior written consent of PHA. See Resident Handbook which is attached hereto as Exhibit D and incorporated by this reference as though fully set forth herein.
- O. Assures that Resident, any member of Resident's household, a guest, or another person in Resident's dwelling unit or in or about the dwelling unit or premises with the knowledge or consent of a member of the household shall: (1) not engage in any criminal or other activity on or off the premises threatens the health, safety, or right to peaceful enjoyment of PHA's public housing development or adjacent neighborhood by PHA's employees, other residents, guests, or neighbors, (2) not engage in any act intended to facilitate criminal activity including drug-related criminal activity on or off the premises; (3) not permit the dwelling unit to be used for or to facilitate, criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest; (4) not engage in acts of violence or threats of violence including, but not limited to, the unlawful discharge of firearms, on or off the premises; (5) not engage in drug-related criminal activity on or off the premises; or (6) not engage in alcohol abuse that interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents or employees of the Pasco Housing Authority. Resident shall have an affirmative duty to promptly seek the help and assistance of PHA and law enforcement officials in the prevention of such activities by household members, guests or visitors if Resident is not able to prevent such activities. Drug-related criminal activity means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in Section 102 of the Controlled Substance Act (21 U.S.C. 802)). The PHA has a "Zero" tolerance policy with respect to violations of lease terms regarding criminal activity. A single violation of any of these provisions shall be deemed material noncompliance with the lease and will result in termination of tenancy.

- P. Agrees to refrain from any illegal or other activity which impairs the physical or social safety of the dwelling place occupants.
- Q. Agrees to leave the premises in good order and repair, reasonable wear and tear accepted, and in a clean condition and return the keys to PHA upon termination of this lease.
- R. Agrees to promptly respond to PHA's notices and/or requests regarding appointments, deadlines for completing and signing paperwork or contacting the PHA office regarding program requirements.
- S. Agrees to perform seasonal tasks (such as watering and mowing of lawns and removal of snow and ice) to maintain yards and sidewalks of detached and semi-detached housing units in decent, safe, and sanitary condition. If Resident is unable to perform such tasks due to age or disability, he shall be exempted from the obligation upon written request to the PHA.
- T. Understands any insurance or self-insurance maintained by PHA is solely for the benefit of PHA and not for the benefit of Resident.

NOTE: MATERIAL OR REPEATED FAILURE TO COMPLY WITH ANY OF THE RESIDENT OBLIGATIONS SET FORTH IN THIS SECTION SHALL BE GROUNDS FOR TERMINATION OF THIS LEASE AND EVICTION FROM THE PREMISES.

XII. INSPECTIONS

- A. Upon execution of this lease and prior to Resident occupancy of the dwelling unit, the PHA and Resident or Resident's representative, shall jointly inspect the dwelling unit and complete a written statement of the condition of the premises and the equipment provided with the dwelling unit, which statement shall be signed by PHA, or PHA's representative, and Resident. A copy of the completed inspection statement shall be retained by PHA in Resident's folder. Upon termination of this lease and at such time that Resident vacates the dwelling unit, PHA shall inspect the dwelling unit and give Resident a written statement which shall set forth the condition of the dwelling unit at the time Resident vacated it, and shall set forth and itemize any charges for damages, if any, for which Resident is responsible and as is required by Section VI of this lease. Resident may participate in the inspection.
- B. Upon written notice, PHA shall, in conjunction with Resident's annual recertification, inspect the dwelling unit on an annual basis. Upon notice, PHA shall inspect unit within the first three (3) months of the execution of the lease and as needed thereafter.

XIII. ENTRY OF PREMISES DURING TENANCY

- A. Resident agrees that the duly authorized employee, contractor, or representative of PHA

shall be permitted to enter Resident's dwelling unit for the purpose of routine inspections, or for making improvements or repairs, or for the purpose of showing the dwelling unit to prospective residents, commencing thirty (30) days prior to the end of Resident's tenancy. Such entry may be made only during reasonable hours, either upon the consent of Resident or after forty-eight (48) hours advance notice in writing to Resident of the date and purpose of the entrance. PHA shall have the right to enter Resident's dwelling unit without prior notice to Resident if PHA reasonably believes that an emergency exists which requires such entrance. In the event Resident and all adult household members are absent at the time of entry, PHA must, prior to leaving the premises, leave in the dwelling unit a written statement of the date, time and purpose of such entry. In the event that Resident requests a home call for any purpose, PHA representatives may enter without written notification being sent to Resident as long as an adult household member is present or prior verbal permission is received from Resident.

XIV. NOTICE PROCEDURES

- A. Except as otherwise provided for in this lease or as required by law, notices from PHA to Resident shall be in writing and delivered to Resident or to an adult member of Resident's household residing in the dwelling unit or sent by prepaid first-class mail, properly addressed. Notices from Resident to PHA shall be in writing, delivered to the PHA office, or sent to PHA by prepaid first-class mail, properly addressed to PHA.

XV. TERMINATION OF TENANCY AND EVICTION

- A. Resident may terminate this lease agreement by giving at least 20 days written notice prior to the next rent due date. (Example: To terminate a tenancy on January 31, notice must be given between January 1 and January 11th. Notice given at any time after the 11th of the month will bind the tenancy over to the end of the following month and obligates Resident for rent through February.)
- B. Resident agrees that this lease may be terminated by PHA in accordance with State and local law, HUD regulations, and the terms of this agreement. PHA may terminate this lease for material noncompliance with its provisions or for other good cause in the manner prescribed below. Material noncompliance includes, but is not limited to, nonpayment of rent; failure to reimburse PHA for repairs or other financial obligation; repeated late payment of rent or other financial obligations; permitting unauthorized persons to occupy the unit; serious or repeated damage to the unit or common areas; creation of physical hazards; serious or repeated interference with the rights and quiet enjoyment of other residents or neighbors; criminal or other activity as described Section XI.N. of this agreement; failure to repay unauthorized assistance payments; failure to provide information or providing false information regarding continued employment as a law enforcement officer, income, or other factors required by PHA in connection with Resident's tenancy; material failure to carry out obligations under any State Landlord Tenant Act, breach of any and all terms of this lease and/or its addendums and refusal to accept PHA's proposed changes to this lease.
1. NOTICE OF CORRECTABLE LEASE VIOLATION (except non-payment of rent, criminal or other activity as described in Section XI.N. and/or recurrent violation) will describe the acts and omissions constituting material noncompliance with this lease; the lease will automatically terminate unless the breach is corrected within ten (10) days of service of this notice.
 2. NON-PAYMENT OF RENT on or before the 5th day of the month shall result in a notice to pay or vacate being served upon Resident, specifying that the lease will automatically terminate if the rent is not paid within fourteen (14) days of service of this notice.
 3. DANGEROUS, NUISANCE, OR CRIMINAL TYPE ACTIVITY - any breach of the Resident obligations found in Section XI.N. shall result in termination of the lease by giving Resident a three (3) day notice terminating tenancy.
 4. OTHER TERMINATIONS OF LEASE - this notice may be given by PHA at least thirty (30) days prior to the next rent due date based upon recurrent material non-

compliance with this lease or other good cause.

- C. In the event PHA desires to terminate the lease agreement, PHA shall give written notice of termination of lease, or notice to comply/pay rent or vacate, stating:
1. The lease provisions or rules violated;
 2. The specific grounds for termination, including the dollar amount due to a given date, if money is claimed to be owing;
 3. The date the tenancy is terminated;
 4. Resident's right to make such reply as Resident may wish;
 5. That if Resident remains, PHA shall seek eviction by court action at which time Resident may present a defense;
 6. That Resident has a right to examine PHA's documents directly relevant to the termination or eviction; and,
 7. Whether or not Resident has a right to request a grievance hearing under the PHA Grievance Procedure. If PHA has decided to exclude such grievance from the PHA Grievance Procedure, the notice of lease termination shall state that Resident is not entitled to a grievance hearing on the termination, shall specify the judicial eviction procedure to be used by PHA for eviction of Resident, state that HUD has determined that the eviction procedure provides the opportunity for a hearing in court that contains the basic elements of due process, and shall state whether the eviction is for a criminal activity or for a drug-related criminal activity as described in Section XI herein.

The failure or omission by the PHA to terminate this lease for any cause given in the lease and/or lease addendums shall not destroy the right of the PHA to do so later for the same, similar, or other causes.

XVI. ABANDONMENT OF DWELLING UNIT

- A. In the event that the monthly rental amount is unpaid or other facts exist tending to suggest that Resident has moved from the premises, unless notified otherwise, PHA may presume Resident has abandoned the dwelling unit and may immediately take possession of the premises. All property remaining on the premises after termination of occupancy by notice or otherwise, shall be deemed to be abandoned, and PHA shall have the right to dispose of such in accordance with Washington State Law.

XVII. GRIEVANCE PROCEDURE

- A. PHA has adopted the Grievance Procedure, which is attached hereto as Exhibit E and incorporated by this reference as though fully set forth herein, for Resident's grievance relating to PHA's action or failure to act in accordance with this lease agreement and/or HUD regulations, and which adversely affect the individual Resident's rights, duties, welfare or status. If Resident so elects, all grievances or appeals arising under this lease shall be

processed and resolved pursuant to PHA Grievance Procedure which is in effect at the time such grievance or appeal arises. The Grievance Procedure is posted and is available at the PHA office. This Grievance Procedure does not cover any proposed action by PHA for termination of this lease agreement based on criminal activity such as specified in Sections XI and XV of this lease.

XVIII. CHANGES

- A. This lease agreement, together with incorporated materials and attachments, and any future adjustments of rent or dwelling unit is the entire agreement between PHA and Resident. No changes herein shall be made except by a written rider to the lease agreement, signed and dated by both parties, except as provided for above or hereinafter, or by applicable law or regulation.

- B. PHA may amend the Statement of Occupancy Policies, including but not limited to the Housing Rules and Regulations, the Schedules of Charges the Grievance Procedure, and other rules and regulations which are otherwise incorporated herein by reference, provided that Resident shall be given thirty (30) days written notice of such changes and shall be given an opportunity to present written comments for consideration by PHA. Said notices shall be given to Resident by delivering the same directly to Resident or mailing said notice to Resident at his dwelling unit, postage pre-paid, or posting said notice on each official PHA bulletin board notifying all residents of the posting.

XIX. ATTORNEY FEES

- A. In the event that a suit or action is brought by either party against the other, the court shall award attorney fees and costs incurred as appropriate to the prevailing party.

XX. WAIVER

- A. The failure of PHA to insist in any one or more instances upon the strict observance of any of the terms of this lease shall not be considered as a waiver or relinquishment of PHA's right thereafter to enforce any such terms in any other instance, but the same shall continue in full force and effect. The rights and remedies given to PHA under these terms are distinct, separate, and cumulative remedies and no one of them, whether exercised or not, shall be deemed to be exclusive of any of the others.

XXI. ADDITIONAL PROVISIONS:

- A. Resident is responsible for the following appliances:
 - 1. _____
 - 2. _____

f:\shared\ph\lease\policepp.doc

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the City of Pasco & Franklin County

Program/Activity Receiving Federal Grant Funding

PHA Plan, Capital Fund

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

201-347 Margaret, 820 N. 1st Avenue, 203-324 W. Octave, 900-958 N. 1st Avenue, 802-816 N. 1st Avenue, 302-430 Agate, 1504-1549 N. 3rd Avenue, 518, 527, 531, 533, 610 S. Beech, 512-620 S. Owen, 808-810 S. 9th, 902-926 S. 7th Lane, 828 N. 22nd Avenue, 1623-1627 N. 12th Avenue

All work sites are in the City of Pasco, Franklin County, Washington 99301

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

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

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

F. J. Anderson

Title

Executive Director

Signature

Date

X

March 31, 2011

form HUD-50070 (3/98)

ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

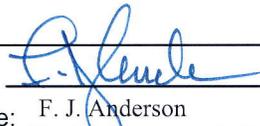
DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4th	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: N/A Congressional District, if known: N/A	
6. Federal Department/Agency: U.S. Department of Housing and Urban Development	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known: N/A	9. Award Amount, if known: \$ N/A	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i> N/A	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> N/A	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: F. J. Anderson Title: Executive Director Telephone No.: 509-547-3581 Date: 3/31/11	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

**DISCLOSURE OF LOBBYING ACTIVITIES
CONTINUATION SHEET**

Reporting Entity: HACPFC Page 2 of 2

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority of the City of Pasco & Franklin County

Program/Activity Receiving Federal Grant Funding

PHA Plan, Capital Fund

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

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

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

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

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

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

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

Name of Authorized Official F. J. Anderson	Title Executive Director
Signature 	Date (mm/dd/yyyy) 03/31/2011

Civil Rights Certification

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

Civil Rights Certification

Annual Certification and Board Resolution

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

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

Housing Authority of the City of Pasco & Franklin County

WA021

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)			
Name of Authorized Official	F. J. Anderson	Title	Executive Director
Signature		Date	03/31/2011

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

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

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

I, Robert E. Koch the Franklin County Commissioners certify that the Five Year and
Annual PHA Plan of the Housing Authority of the City of Pasco &
Franklin County is consistent with the Consolidated Plan of
Franklin County prepared pursuant to 24 CFR Part 91.



Robert E. Koch, Chairman

3-9-2011
Date

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

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

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

I, Matt Watkins, Mayor of the City of Pasco certify that the Five Year and
Annual PHA Plan of the Housing Authority of the City of Pasco &
Franklin County is consistent with the Consolidated Plan of
the City of Pasco and Franklin County prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

Resolution #10/11 - 870

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the x 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 7/1/11 , hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

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

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

Housing Authority of the
City of Pasco & Franklin County

WA021

PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 11 - 20 14

Annual PHA Plan for Fiscal Years 20 - 20

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

Name of Authorized Official	Title
C. Lester Domingos	Chair, Board of Commissioners
Signature	Date
	March 31, 2011

**HOUSING AUTHORITY OF THE CITY OF PASCO
AND FRANKLIN COUNTY
2505 W LEWIS STREET
PASCO WA 99301
Phone: (509) 547-3581
Fax: (509) 547-4997
E-Mail: info@hacpfc.org**

M E M O

DATE: February 2, 2011
TO: PHA Plan 2011 Submittal
FROM: F.J. Anderson, PHM, Executive Director 
SUBJECT: VAWA Statement

The Housing Authority of the City of Pasco & Franklin County (HACPFC) refers child or adult victims of domestic violence, dating violence, sexual assault, or stalking to Domestic Violence Services (509-582-9841, 800-648-1477) and Domestic Violence Service (509-735-1295). These agencies assist victims in a variety of areas including, but not limited to, providing shelter services, assistance in obtaining or maintaining housing, and linking the victim with benefits/programs provided throughout the community for which they may qualify. HACPFC will abide by VAWA regulations in our admission, occupancy, and termination of assistance policies.