THE HOUSING AUTHORITY OF THE CITY OF SEDRO-WOOLLEY

RESOLUTION NO. 429

ADOPTION OF THE SWHA COMBINED FIVE-YEAR AND FY 2011 ANNUAL AGENCY PLAN

WHEREAS, in accordance with the Quality Housing and Work Responsibility Act of 1998 (QHWRA) the Sedro-Woolley Housing Authority has developed its Five-Year Plan for fiscal years 2011-2015 and fiscal year 2011 Annual Plan (effective January 1, 2011 through December 31, 2011); and

WHEREAS, as required by Federal regulations, the Plan was developed to incorporate information regarding such areas as local housing needs and Housing Authority Goals and Objectives as well as information regarding various Housing Authority policies such as: (1) Tenant Selection and Assignment, (2) Occupancy and Eligibility standards, (3) Modernization and Capital Fund expenditures, and (4) the Financial Resources of the Agency, etc.; and

WHEREAS, the Housing Authority has made multiple unsuccessful attempts to establish a Resident Advisory Board and has met with very low resident interest; and

WHEREAS, the Housing Authority Board of Commissioners scheduled and properly advertised a Public Hearing in order to receive additional public comment on the Plans; and

WHEREAS, on October 13, 2010 the housing Authority Board of commissioners presided over the Public Hearing for the purpose of receiving public input and comment, and

WHEREAS, the Housing Authority has reviewed and considered all such resident and public comment received and has included in the Agency Plan a listing of the comments as well as the Housing Authority's response to those comments, and

WHEREAS, the Housing Authority's Board of Commissioners have reviewed the attached HUD required "PHA Certification of Compliance with the PHA Plans and Related Regulations, dated 4/2008," and

WHEREAS, the Housing Authority's Board of Commissioners have reviewed the attached HUD required "Civil Rights Certification, dated 1/2009."

NOW, THEREFORE, BE IT RESOLVED THAT THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF SEDRO-WOOLLEY, WASHINGTON:

SECTION 1. Formally adopts the Housing Authority's Five-Year and Annual Agency Plan for transmission to the Department of Housing and Urban Development (HUD) for their final review and approval.

SECTION 2. Authorizes the execution of the attached "PHA Certification of Compliance with the PHA Plans and Related Regulations, dated 4/2008" as required by the Department of Housing and Urban Development.

SECTION 3. Authorizes the execution of the attached "Civil Rights Certification, dated 1/2009" as required by the Department of Housing and Urban Development.

ADOPTED AT A SPECIAL MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF SEDRO-WOOLLEY THIS 13th DAY OF OCTOBER 2010.

THE HOUSING AUTHORITY OF THE CITY OF SEDRO-WOOLLEY, WASHINGTON

KACY JOHNSON, Chair
Board of Commissioners

STEPHEN J. NORMAN
Secretary-Treasurer

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 Sedro-Woolley	WA030
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: Kacy Johnson	Title: Chairwoman, Board of Commissioners
Signature: Kacy Johnson	Date: 10/13/10

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

1.0 PHA Information

PHA Name: **Housing Authority of the City of Sedro-Woolley**
PHA Code: **WA030**
PHA Type: ☒ Small ☒ High Performing ☐ Standard ☐ HCV (Section 8)
PHA Fiscal Year Beginning: (MM/YYYY): **01/2011**

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

Number of PH units: **80** Number of HCV units: **0**

3.0 Submission Type

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

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

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

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

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

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

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:
(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

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

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

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

8.2 Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan,* form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.

8.3 Capital Fund Financing Program (CFFP).

☐ Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

9.0 Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

9.1	**Strategy for Addressing Housing Needs**. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**
10.0	**Additional Information**. Describe the following, as well as any additional information HUD has requested. (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

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

Section 5.1

Agency Mission Statement

The mission of the Housing Authority of the City of Sedro-Woolley is to provide quality affordable housing opportunities and to build communities through partnerships. We encourage self-sufficiency, and we protect the dignity of people with limited resources while safeguarding the public trust.

Section 5.2

Goals and Objectives

Goal One: **Continue to use the public housing program, to the fullest extent possible, as a safety net for Sedro-Woolley's lowest income households.**

Objectives:

1. Continue the focus of the public housing program, as outlined in the Housing Authority's Admissions and Continued Occupancy Policy, on very low-income households.

2. Ensure that at least 40% of annual vacancies are housed by families with incomes at or below 30% of median income.

Goal Two: **Continue to improve the quality and efficiency of the public housing operations.**

1. Continue to achieve high performer status under HUD's Public Housing Assessment System that evaluates the physical, financial, and management operations as well as the resident service and satisfaction elements of public housing operations.

2. Continue to improve operational productivity and efficiency through automation, staff training, operations streamlining, and decentralized decision making.

3. Continue to use the existing financial and management reporting tools for asset management of public housing properties.

4. Continue to improve customer satisfaction through a continued focus on clear, responsive, and respectful interaction with public housing residents and the general public.

5. Annually review the Admissions and Continued Occupancy Policy and make necessary changes and revisions.

Goal Three: **Maintain and continue to upgrade the physical condition and appearance of the public housing inventory.**

1. Develop a five-year capital plan to continue to maintain the structural integrity of Hillsview and Cedar Grove Apartments.

2. Improve resident satisfaction with public housing units through a continuing interior modernization program focusing on selected vacant units.

Note: In its Five Year Plan the Housing Authority reserves the right to exercise, to the fullest extent authorized by law, the ability to undertake any joint ventures, partnerships, subsidiaries, or other business arrangements, as more specifically enumerated under Section 13 of the Housing Act of 1937, as amended. In addition, the Housing Authority reserves the right to implement revised policies and programs made possible under the Moving to Work demonstration contract signed between the King County Housing Authority (the managing agent of the SWHA) and HUD.

Section 5.2

Goals and Objectives

Progress Report

In the previous Five Year Plan, submitted to the Department of Housing and Urban Development (HUD) in April of 2005, the Sedro-Woolley Housing Authority set forth three goals to further our mission of service to low-, very low-, and extremely low-income families living in the City of Sedro Woolley. We are pleased to take this opportunity to reflect on our performance over the past five years and to report the significant accomplishments we have achieved during this period.

Goal One: Continue to utilize the public housing program, to the maximum extent possible, to serve as a safety net for Sedro-Woolley's lowest income households.

Objectives:

1. **Continue the focus of the public housing program, as outlined in the Authority's Admission policies, on very low-income households.**
2. **Ensure that at least 40% of annual vacancies are housed by families with incomes at or below 30% of median income.**

According to HUD definitions, households with incomes at or below 30% of the area median income (AMI) are classified as extremely low-income. Those households whose incomes are above 30% of AMI but at or below 50% are classified as very low-income. Households with income that exceeds 50% of AMI but are at or below 80% of AMI are considered low-income.

In order to market to our target population of households whose income is at or below 50% of AMI, Housing Authority staff conduct outreach at various locations. Applications for housing are available at the Senior Center, the public library, and at the thrift store. Prospective residents are also able to request applications by contacting the management office at Housing Authority properties or by visiting the Sedro-Woolley Housing Authority website and downloading an application.

Between July 1, 2005 and June 30, 2010, the Housing Authority admitted 65 new families to its' programs—45 to Hillsview Apartments and 20 to Cedar Grove. Of these 65 households, 64 were very low- or extremely low-income; only one household qualified as low-income. Table 1 presents cumulative data for the Housing Authority.[1]

5 year admissions @ or below 30% AMI	5 year admissions @ or below 50% AMI	5 year admissions @ or below 80% AMI
83.08%	98.46%	100.00%

Table 1

[1] Data is based on the HA Fiscal Year. Fiscal Year 2008 includes July 1, 2007 through December 31, 2008 because of the fiscal year change that occurred. Data for FY 2010 is based on data from January 1, 2010 through June 30, 2010.

The data shows conclusively the Housing Authority's success in meeting our first goal. Over the reporting period, admission of extremely low-income households far exceeded the stated objective of 40% per year.

When viewed on an annual basis, the data shows an equally strong commitment to housing the lowest income families in our service area.[2] In Fiscal Year 2006, fully 100% of new admissions to both programs were at or below 50% of AMI. For Fiscal Year 2007, 100% of new admissions to Hillsview were at or below 50% of AMI, and 80% of the new admissions to Cedar Grove were very low-income or extremely low-income. Fiscal Year 2008 once again saw 100% of admissions at both properties at or below 50% of AMI. In Fiscal Year 2009, 100% of the admissions to Cedar Grove were extremely low-income, and 100% of Hillsview admissions were either very low- or extremely low-income. During the first six months of Fiscal Year 2010, there have been no new admissions to Cedar Grove, and 100% of Hillsview admissions have been at or below 30% of AMI.

Goal Two: Continue to improve the quality and efficiency of the Public Housing Operations.

Objectives:

1. **Continue to achieve high performer status under HUD's Public Housing Assessment System that evaluates the physical, financial, and management operations as well as the resident service and satisfaction elements of public housing operations.**

2. **Continue to improve operational productivity and efficiency through automation, staff training, operations streamlining, and decentralized decision-making.**

3. **Develop effective financial and management reporting tools for asset management for both Hillsview and Cedar Grove Apartments.**

4. **Continue to improve customer satisfaction through a continued focus on clear, responsive, and respectful interaction with public housing residents and the general public.**

5. **Fully develop and implement a revised Admissions and Occupancy Policy.**

The City of Sedro-Woolley Housing Authority has consistently achieved high performer status under HUD's Public Housing Assessment System. During the five year period covered by this annual plan, SWHA has seen its excellence recognized and rewarded with the high performer designation.

[2] Complete data may be found in Appendix One.

Having a designated property manager in charge of the portfolio allows for increased focus on operations and greater attention to the physical plant. This has been a key factor in achieving and maintaining the high performer designation. It has also contributed to operational productivity and greater efficiency.

This productivity and efficiency has also been enhanced by our required, on-going staff training. Maintenance and management staff are required to attend monthly safety meetings, which help to ensure compliance with Federal and State work-place safety regulations. All housing authority staff are required to attend annual Fair Housing trainings. Management staff also receive on-going training in the use of software and tenant account management. In addition, weekly policy and procedure newsletters serve as the foundation for on-going staff training during staff meeting.

The transition to asset management allowed for the development of individual site budgets and financial reports. This narrow focus has made possible increased attention to the management of the properties and greater fiscal controls.

Having a designated property manager and property management specialist who are on site several hours each week has greatly improved customer service. In a survey conducted by the Housing Authority at Hillsview Apartments in May, 2009, over 80% of respondents reported satisfaction with management staff and fully three-quarters reported no need for increased explanation of either their rent calculation or lease agreement.

Work continues on the revision of the Admissions and Continued Occupancy Policy (ACOP). Various sections of the ACOP have been revised as changing regulations necessitated.

Goal Three: Maintain and continue to upgrade the physical condition and appearance of the public housing inventory.

Objectives:

1. **Develop a five-year capital plan for Hillsview and Cedar Grove Apartments.**
2. **Continue to improve the safety features of Hillsview Apartments through completion of sprinkler installation.**
3. **Improve resident satisfaction with public housing units through a five-year interior modernization program.**

The five-year capital plan addressed common area deficiencies related to flooring, lighting, and finishes at Hillsview Apartments. The work was accomplished under a formulaic ARRA grant and CFP.

Other items identified in the five-year plan included a community building remodel at Cedar Grove. It was determined that funding levels could not support a renovation of that building as other needs, such as unit upgrades, were more immediate. There have been 3

units remodeled at Hillsview and 1 unit remodeled at Cedar Grove using the Unit Turn Initiative. The work is completed by Force Account, which creates considerable savings compared to a general contractor completing the work.

Other work in the five-year plan included building envelope stucco repair and building painting at Hillsview. That work was accomplished using CFP funds. Site lighting work identified in the plan was not completed due to a limitation of funds. Outdoor furniture replacement was completed.

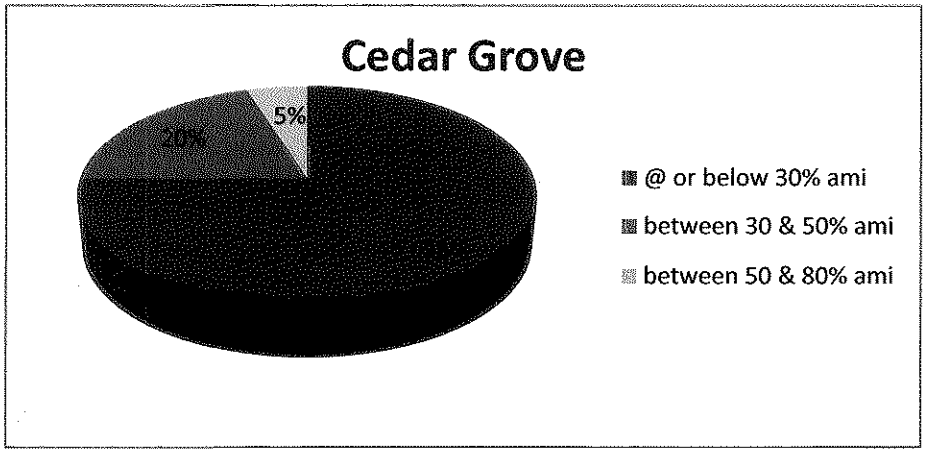
Hillsview Apartments provides 60 units of housing for low income seniors and people with disabilities. The completion of the sprinkler installation has ensured that every unit and all common areas have enhanced safety in the event of fire.

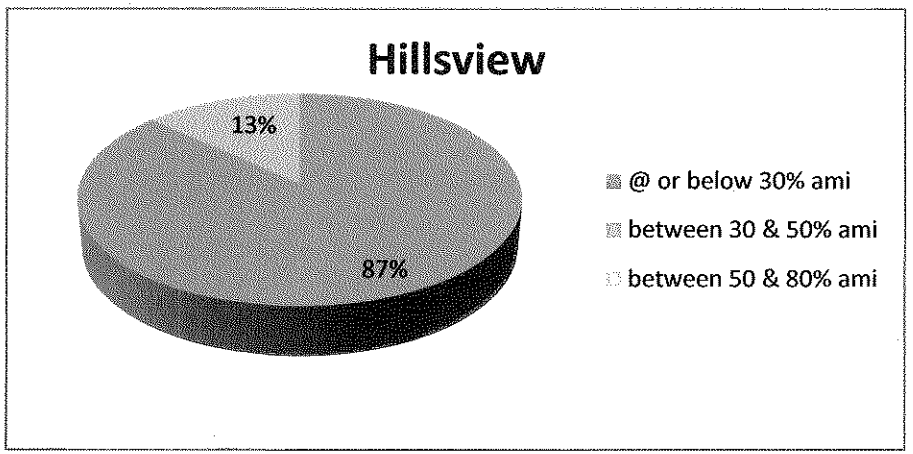
Appendix One

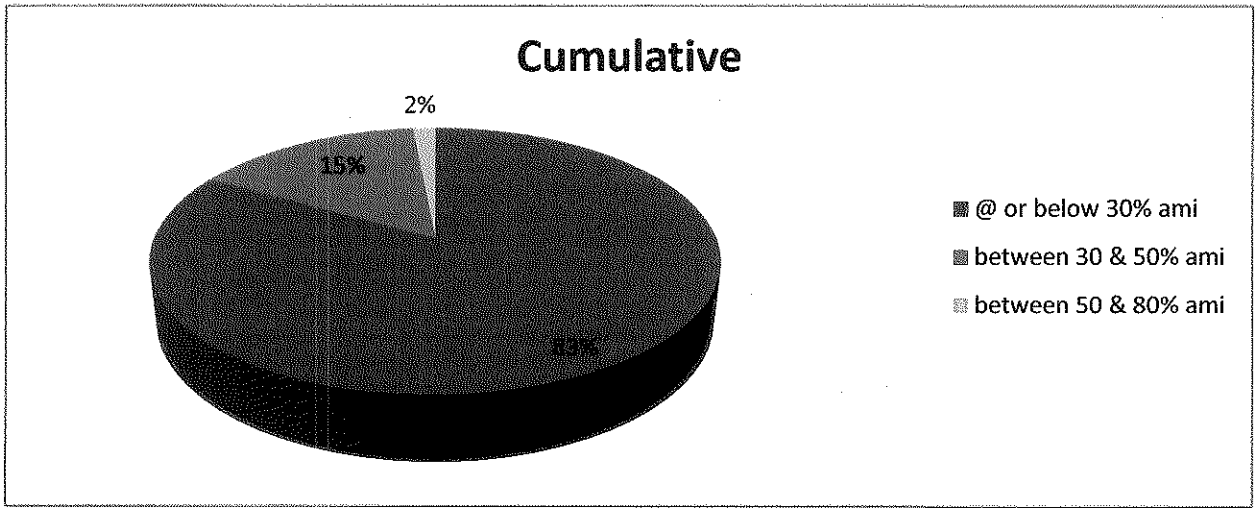
Admissions Income Data

5 Year Admissions Income Data

cumulative 5 yr admissions @ or below 30% AMI	cumulative 5 yr admissions @ or below 50% AMI	cumulative 5 yr admissions @ or below 80% AMI	Cedar Grove 5 yr admissions @ or below 30% AMI	Cedar Grove 5 yr admissions @ or below 50% AMI	Cedar Grove 5 yr admissions @ or below 80% AMI	Hillsview 5 yr admissions @ or below 30% AMI	Hillsview 5 yr admissions @ or below 50% AMI	Hillsview 5 yr admissions @ or below 80% AMI
83.08%	98.46%	100.00%	75.00%	95.00%	100.00%	86.67%	100.00%	100.00%

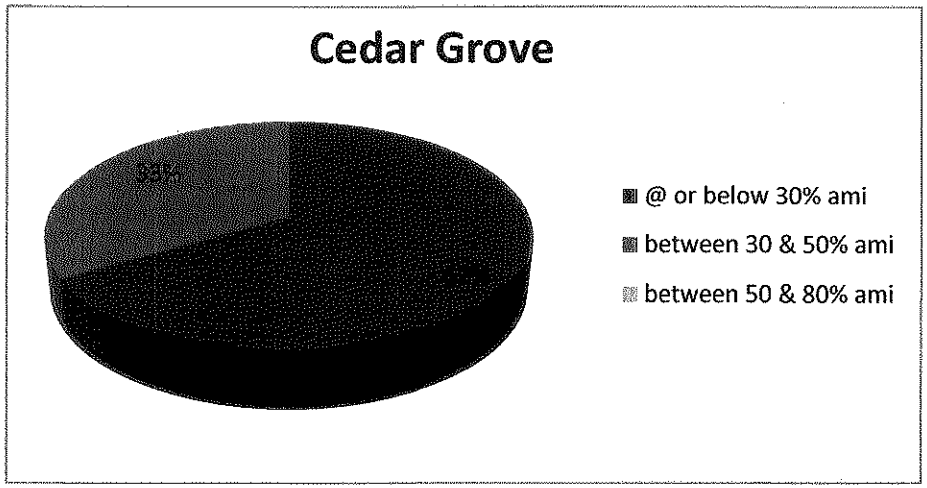


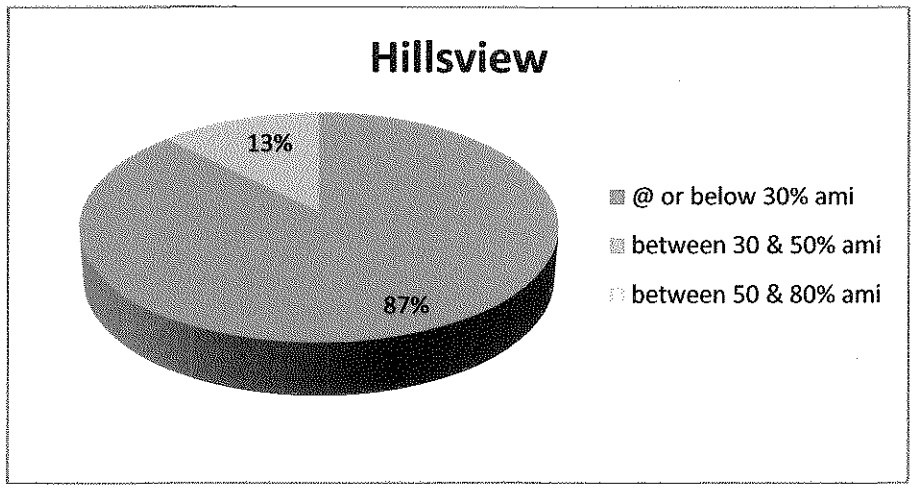


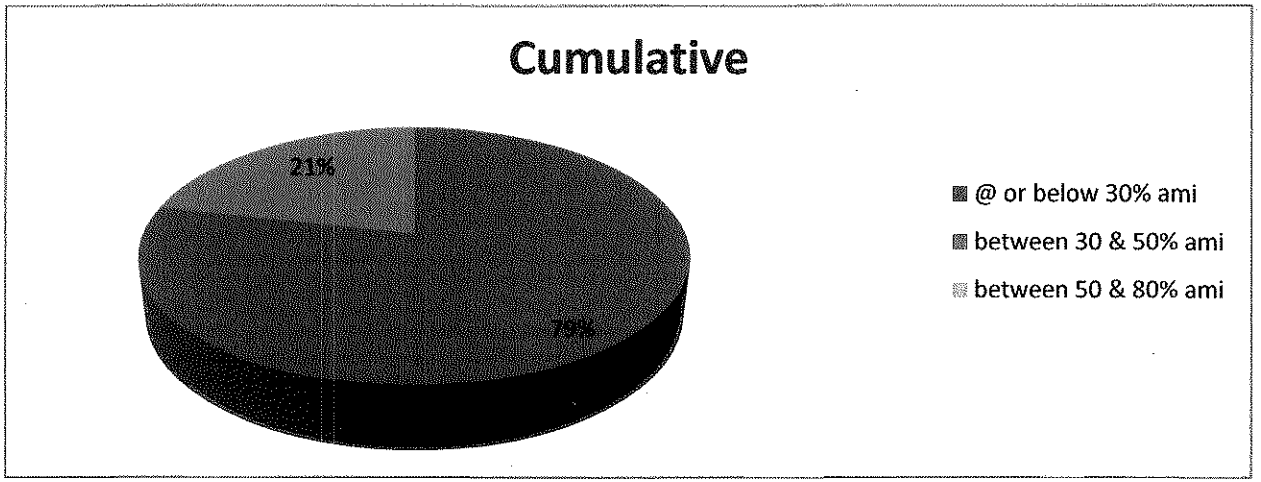


FY 2006 Admissions Income Data

cumulative FY 06 admissions @ or below 30% AMI	cumulative FY 06 admissions @ or below 50% AMI	cumulative FY 06 admissions @ or below 80% AMI	Cedar Grove FY 06 admissions @ or below 30% AMI	Cedar Grove FY 06 admissions @ or below 50% AMI	Cedar Grove FY 06 admissions @ or below 80% AMI	Hillsview FY 06 admissions @ or below 30% AMI	Hillsview FY 06 admissions @ or below 50% AMI	Hillsview FY 06 admissions @ or below 80% AMI
78.57%	100.00%	100.00%	75.00%	95.00%	100.00%	86.67%	100.00%	100.00%

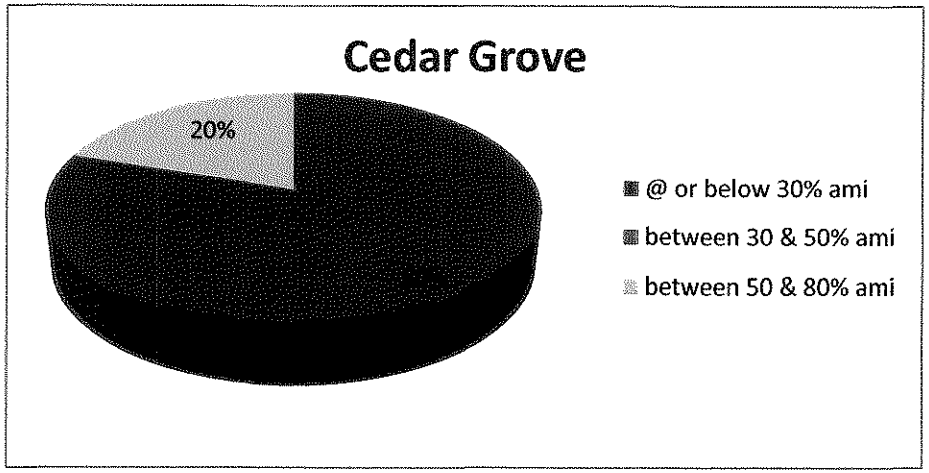


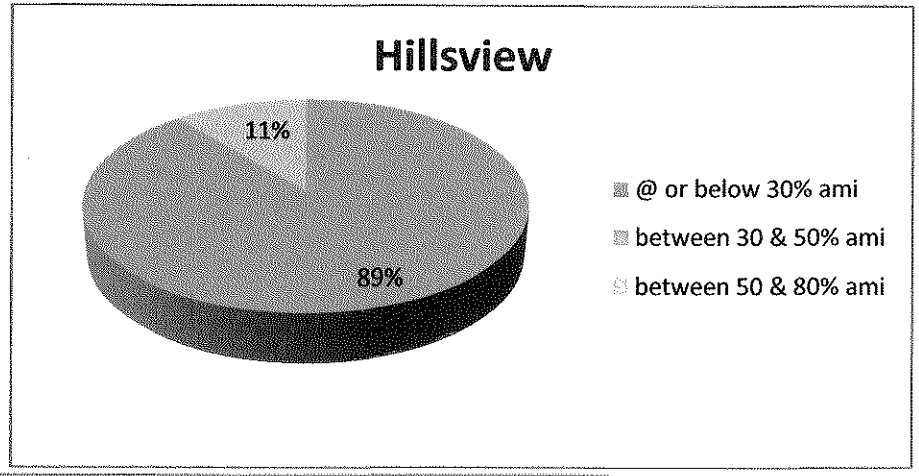


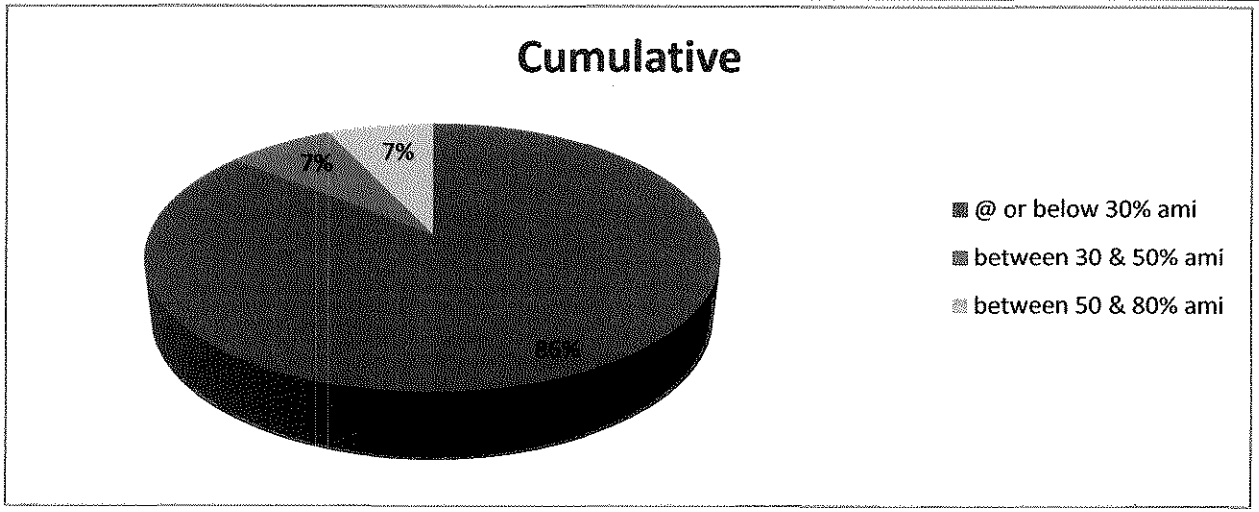


FY 2007 Admissions Income Data

cumulative FY 07 admissions @ or below 30% AMI	cumulative FY 07 admissions @ or below 50% AMI	cumulative FY 07 admissions @ or below 80% AMI	Cedar Grove FY 07 admissions @ or below 30% AMI	Cedar Grove FY 07 admissions @ or below 50% AMI	Cedar Grove FY 07 admissions @ or below 80% AMI	Hillsview FY 07 admissions @ or below 30% AMI	Hillsview FY 07 admissions @ or below 50% AMI	Hillsview FY 07 admissions @ or below 80% AMI
85.71%	92.86%	100.00%	80.00%	80.00%	100.00%	88.89%	100.00%	100.00%

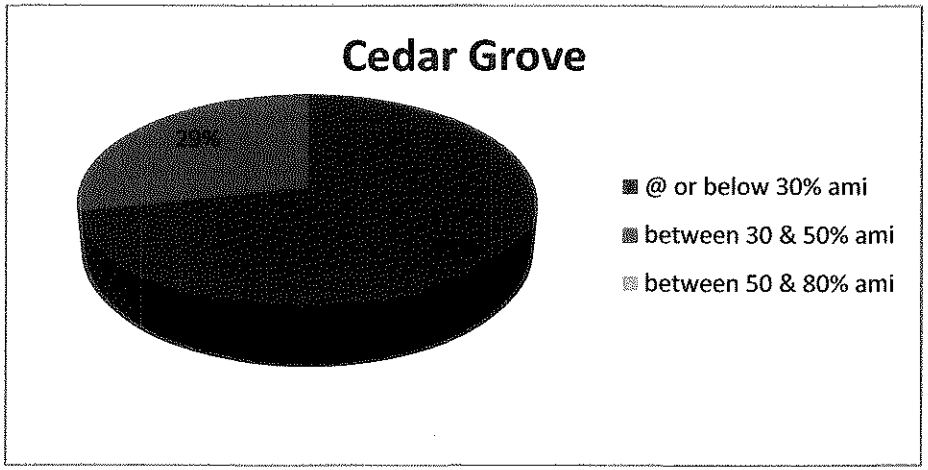


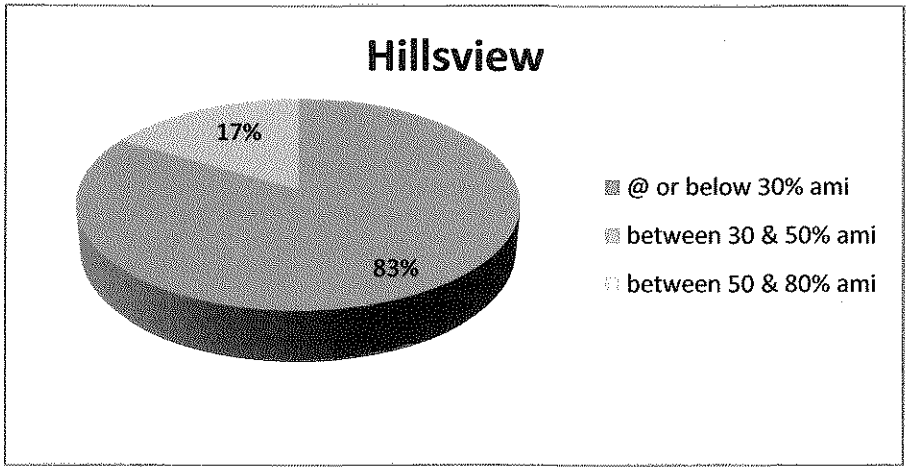


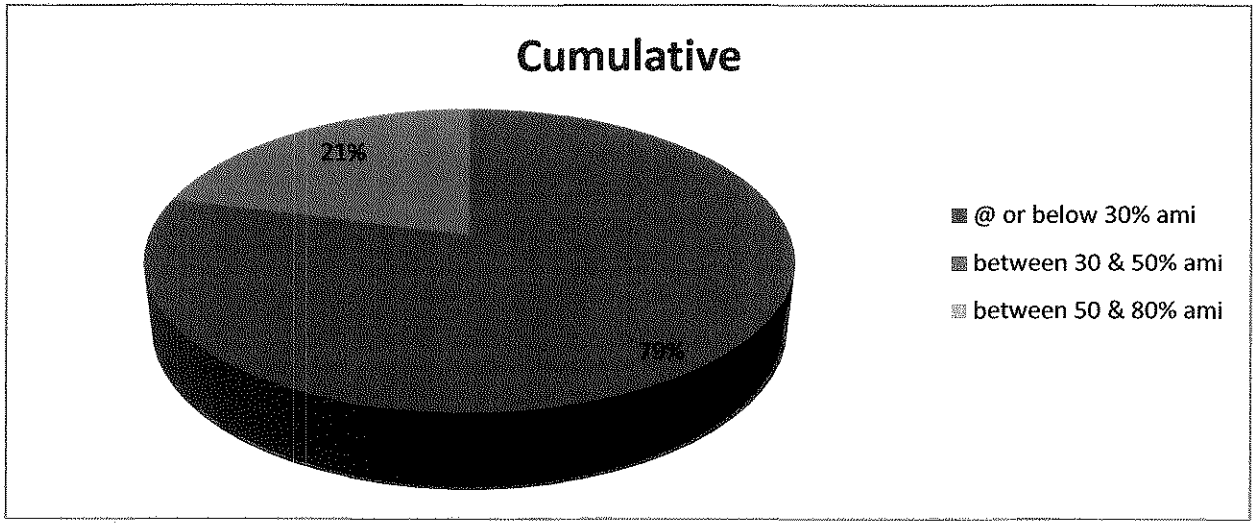


FY 2008 Admissions Income Data

cumulative FY 08 admissions @ or below 30% AMI	cumulative FY 08 admissions @ or below 50% AMI	cumulative FY 08 admissions @ or below 80% AMI	Cedar Grove FY 08 admissions @ or below 30% AMI	Cedar Grove FY 08 admissions @ or below 50% AMI	Cedar Grove FY 08 admissions @ or below 80% AMI	Hillsview FY 08 admissions @ or below 30% AMI	Hillsview FY 08 admissions @ or below 50% AMI	Hillsview FY 08 admissions @ or below 80% AMI
78.95%	100.00%	100.00%	71.43%	100.00%	100.00%	83.33%	100.00%	100.00%

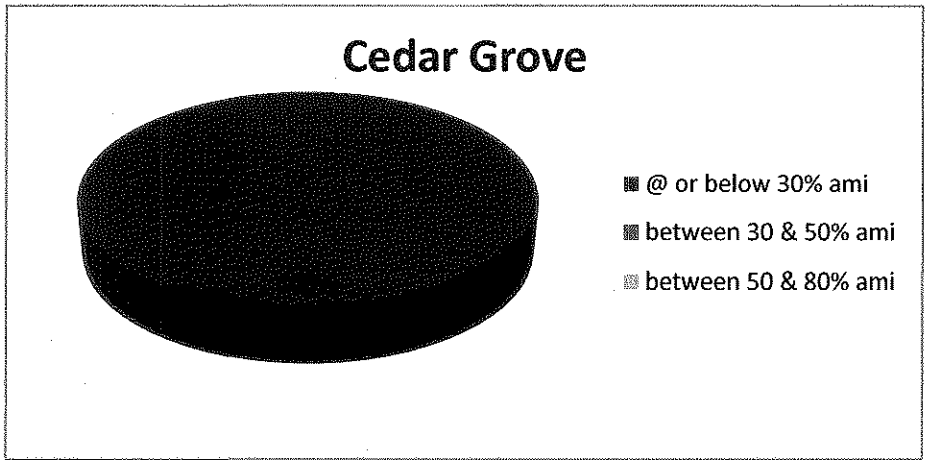


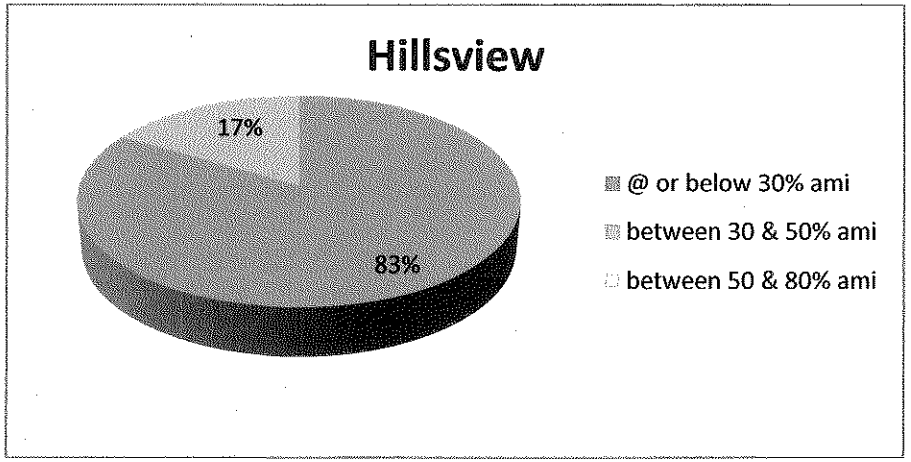


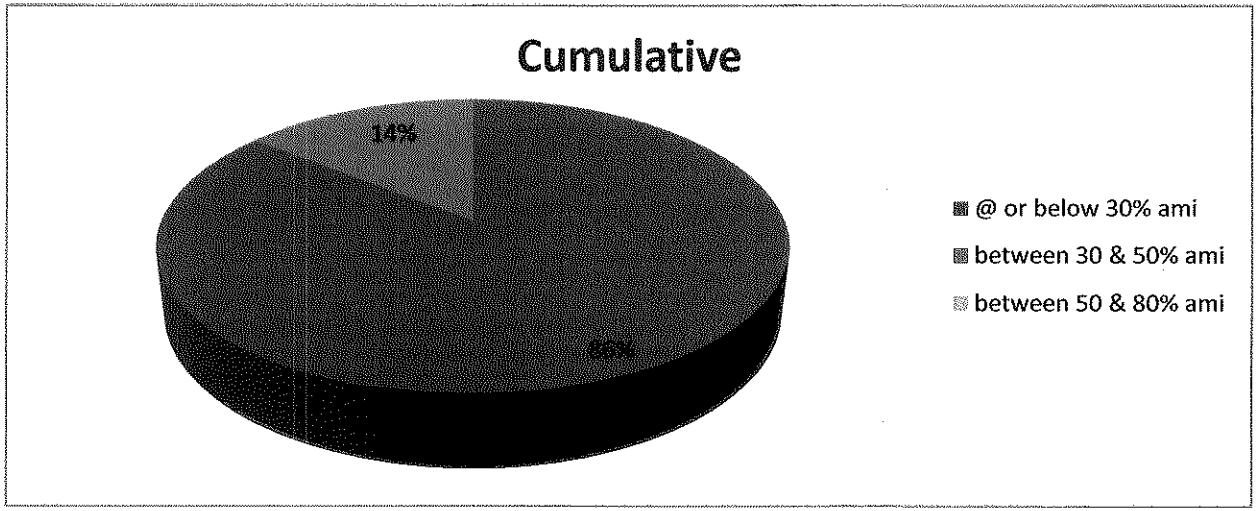


FY 2009 Admissions Income Data

cumulative FY 09 admissions @ or below 30% AMI	cumulative FY 09 admissions @ or below 50% AMI	cumulative FY 09 admissions @ or below 80% AMI	Cedar Grove FY 09 admissions @ or below 30% AMI	Cedar Grove FY 09 admissions @ or below 50% AMI	Cedar Grove FY 09 admissions @ or below 80% AMI	Hillsview FY 09 admissions @ or below 30% AMI	Hillsview FY 09 admissions @ or below 50% AMI	Hillsview FY 09 admissions @ or below 80% AMI
85.71%	100.00%	100.00%	100.00%	100.00%	100.00%	83.33%	100.00%	100.00%

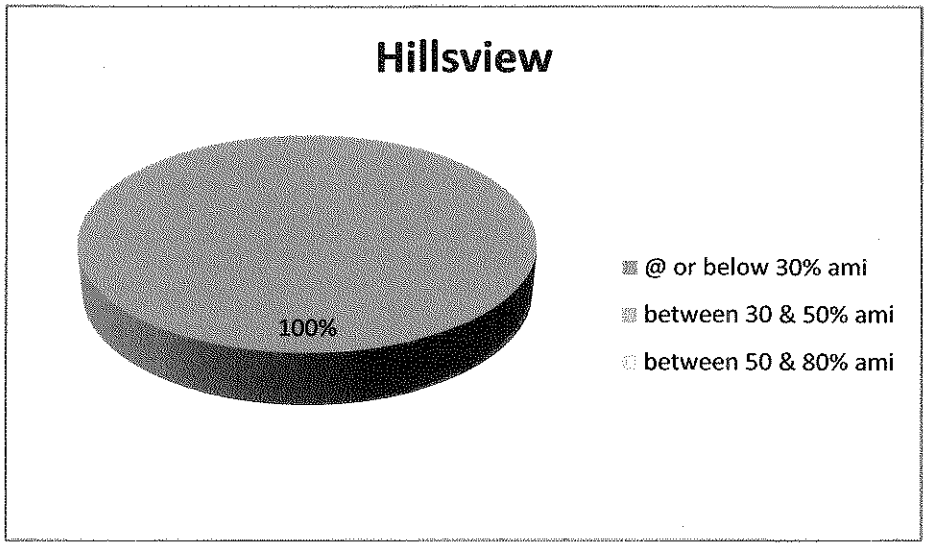


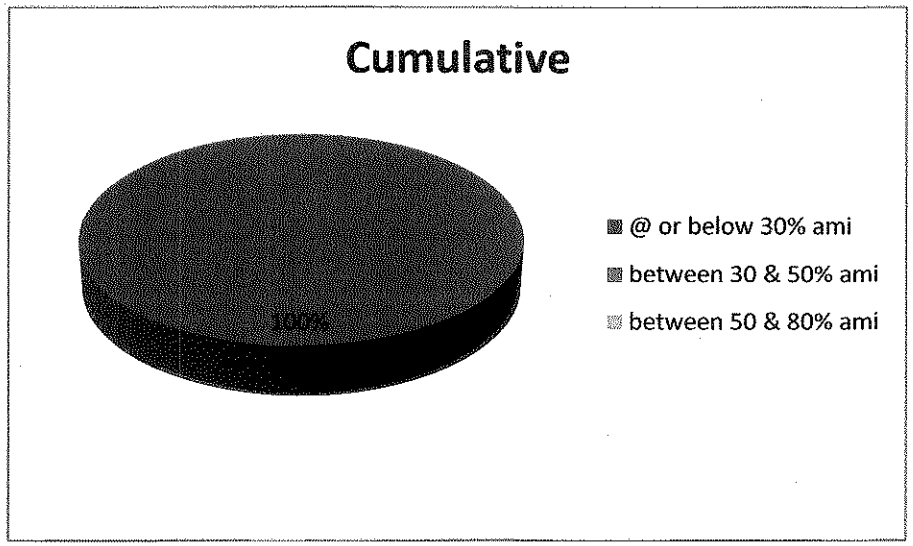




FY 2010 Admissions Income Data

cumulative FY 10 admissions @ or below 30% AMI	cumulative FY 10 admissions @ or below 50% AMI	cumulative FY 10 admissions @ or below 80% AMI	Cedar Grove FY 10 admissions @ or below 30% AMI	Cedar Grove FY 10 admissions @ or below 50% AMI	Cedar Grove FY 10 admissions @ or below 80% AMI	Hillsview FY 10 admissions @ or below 30% AMI	Hillsview FY 10 admissions @ or below 50% AMI	Hillsview FY 10 admissions @ or below 80% AMI
100.00%	100.00%	100.00%	N/A	N/A	N/A	100.00%	100.00%	100.00%





Section 6

PHA plan Update

6.0 (a) Revisions were made to the HUD-50075.1 for 2006, 2009, and the formulaic ARRA grant. These were previously submitted to the HUD Seattle Field Office and approved in June, 2010.

6.0 (b) The public can obtain the Five-Year and Annual Plan at the Housing Authority's management office located at 830 Township Street, Sedro-Woolley. They can also obtain the Five-Year and Annual Plan at the management agent's main office at 600 Andover Park W, Tukwila. It is also available on the Housing Authority's website www.sedrowoolleyha.org.

Section 7

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

7.0 (a) The Housing Authority has no intention of applying for HOPE VI funding at the present time.

7.0 (b) The Housing Authority has no plans to demolish or dispose of any units at this time.

7.0 (c) The Housing Authority has no plans to convert any units to tenant-based assistance at this time.

7.0 (d) The Housing Authority neither owns nor administers any homes.

7.0(e) The Housing Authority has no intention of using the project-based voucher program at this time.

Section 8.0

Capital Improvements

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

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

Part I: Summary

PHA Name: Housing Authority of the City of Sedro-Woolley	**Grant Type and Number** Capital Fund Program Grant No: WA19P030501-06 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2006** **FFY of Grant Approval:**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/09** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	12,347.00	12,347.00	12,347.00	12,347.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	12,380.92	12,380.92	12,380.92	12,380.92
8	1440 Site Acquisition				
9	1450 Site Improvement	7,010.08	7,010.08	7,010.08	7,010.08
10	1460 Dwelling Structures	99,306.00	99,306.00	99,306.00	99,306.00
11	1465.1 Dwelling Equipment—Nonexpendable	1,423.00	1,423.00	1,423.00	1,423.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

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

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

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

Part I: Summary

PHA Name: Housing Authority of the City of Sedro-Woolley	**Grant Type and Number** Capital Fund Program Grant No: WA19P030501-06 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2006** **FFY of Grant Approval:**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**

☒ **Performance and Evaluation Report for Period Ending: 12/31/09** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	132,467.00	132,467.00	132,467.00	132,467.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director **Date** 10/14/10

Signature of Public Housing Director 10/14/10 **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 Sedro-Woolley	**Grant Type and Number** Capital Fund Program Grant No: WA19P030501-06 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2006**

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]	
Operations	a) Unit Turn Upgrades	1406						
WA 30-1 Cedar Grove	a) Interior Upgrade	1460	20	21,806.81	21,806.81	21,806.81	21,806.81	
	WA 30-1 TOTAL			21,806.81	21,806.81	21,806.81	21,806.81	
WA 30-2 Hillsview	a) Common areas upgrade	1460		0	0	0	0	Delete
	b) Monument Sign	1450	1	0	0	0	0	Delete
	c) Unit Upgrade	1460	1	24,499.19	24,499.19	24,499.19	24,499.19	Complete
	d) Outdoor furniture replacement	1450		7,010.08	7,010.08	7,010.08	7,010.08	Complete
	e) Automatic Door System	1460	1	53,000.00	53,000.00	53,000.00	53,000.00	Complete
	f) Replace Ranges	1465	4	1,423.00	1,423.00	1,423.00	1,423.00	Complete
	WA 30-2 TOTAL			85,932.27	85,932.27	85,932.27	85,932.27	
	SUBTOTAL			107,739.08	107,739.08	107,739.08	107,739.08	
PHA WIDE	ADMINISTRATION							
	Advertising	1410		251.00	251.00	251.00	251.00	
	Administrative Salaries/Benefits	1410		12,096.00	12,096.00	12,096.00	12,096.00	
	PHA WIDE ADMINISTRATION SUBTOTAL			12,347.00	12,347.00	12,347.00	12,347.00	
PHA WIDE	PLANNING							
	A&E Professional Services	1430		11,987.87	11,987.87	11,987.87	11,987.87	
	Building Permit Fees	1430		142.16	142.16	142.16	142.16	
	Sundry/Planning Costs	1430		250.89	250.89	250.89	250.89	
	PHA WIDE PLANNING SUBTOTAL			12,380.92	12,380.92	12,380.92	12,380.92	
	Total Funding Amount			132,467.00	132,467.00	132,467.00	132,467.00	

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of the City of Sedro-Woolley					**Federal FFY of Grant: 2006**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
WA 30-1 Cedar Grove	7/17/08	7/17/08	7/17/10	12/31/09	
WA 30-2 Hillsview	7/17/08	7/17/08	7/17/10	12/31/09	
Administration	7/17/08	7/17/08	7/17/10	12/31/09	
Planning	7/17/08	7/17/08	7/17/10	12/31/09	

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

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

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

Part I: Summary

PHA Name: Housing Authority of the City of Sedro-Woolley	**Grant Type and Number** Capital Fund Program Grant No: WA19P030502-06 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2006** **FFY of Grant Approval:**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/09** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]	11,208	11,208	11,208	11,208
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	0	0	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

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

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

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

Part I: Summary

PHA Name: Housing Authority of the City of Sedro-Woolley	**Grant Type and Number** Capital Fund Program Grant No: WA19P030502-06 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2006** **FFY of Grant Approval:**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**

☒ **Performance and Evaluation Report for Period Ending: 12/31/09** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	11,208	11,208	11,208	11,208
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0

Signature of Executive Director **Date** 10/14/10

Signature of Public Housing Director **Date** 10/14/10

[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 Sedro-Woolley	**Grant Type and Number** Capital Fund Program Grant No: WA19P030502-06 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2006**

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]	
Various	Unit Turn Upgrades	1406		11,208	11,208	11,208	11,208	
WA 30-1 Cedar Grove		1460		0	0	0	0	
Sites I, II, III		1460		0	0	0	0	
WA 30-2 Hillsview	a) Exterior/Interior Lighting	1460		0	0	0	0	
	SUBTOTAL			11,208	11,208	11,208	11,208	
PHA WIDE	ADMINISTRATION							
	Salaries & Benefits	1410	1	0	0	0	0	
				0	0	0	0	
	SUBTOTAL	1410		0	0	0	0	
PHA WIDE	PLANNING	1430						
	Sundry/Planning Costs	1430		0	0	0	0	
	SUBTOTAL	1430		0	0	0	0	
	Total Funding Amount			11,208	11,208	11,208	11,208	

[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 Sedro-Woolley					**Federal FFY of Grant: 2006**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
WA 30-2 Hillsview	5/3/09	N/A	5/3/11	12/31/09	
Administration	5/3/09	N/A	5/3/11	12/31/09	
Planning	5/3/09	N/A	5/3/11	12/31/09	

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

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

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

Part I: Summary

PHA Name: Housing Authority of the City of Sedro-Woolley	**Grant Type and Number** Capital Fund Program Grant No: WA19P030501-07 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2007** **FFY of Grant Approval:**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/09** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	13,245	13,245	13,245	13,245
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	6,000	6,000	6,000	6,000
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	118,433	118,433	118,433	118,433
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

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

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

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

Part I: Summary

PHA Name: Housing Authority of the City of Sedro-Woolley	**Grant Type and Number** Capital Fund Program Grant No: WA19P030501-07 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2007** **FFY of Grant Approval:**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**

☒ **Performance and Evaluation Report for Period Ending: 12/31/09** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	137,678	137,678	137,678	137,678
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director **Date** 10/14/10

Signature of Public Housing Director **Date** 10/14/10

[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 Sedro-Woolley	**Grant Type and Number** Capital Fund Program Grant No: WA19P030501-07 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2007**

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]	
WA 30-1 Cedar Grove	a) Interior Upgrade	1460	20	0	0	0	0	
	WA 30-1 TOTAL			0	0	0	0	
WA 30-2 Hillsview	a) Interior Upgrade	1460		118,433	118,433	118,433	118,433	
	WA 30-2 TOTAL			118,433	118,433	118,433	118,433	
	SUBTOTAL			118,433	118,433	118,433	118,433	
PHA WIDE	ADMINISTRATION Advertising Administrative Salaries/Benefits	 1410 1410		 200 13,045	 200 13,045	 200 13,045	 200 13,045	
	PHA wide administration subtotal			13,245	13,245	13,245	13,245	
PHA WIDE	PLANNING A&E Professional Services Building Permit Fees Sundry/Planning Costs	 1430 1430 1430		 5,873 0 127	 5,873 0 127	 5,873 0 127	 5,873 0 127	
	PHA WIDE PLANNING SUBTOTAL			6,000	6,000	6,000	6,000	
	Total Funding Amount			137,678	137,678	137,678	137,678	

[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 Sedro-Woolley					**Federal FFY of Grant: 2007**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
WA 30-1 Cedar Grove	9/13/09	9/13/09	9/13/11		
WA 30-2 Hillsview	9/13/09	9/13/09	9/13/11		
Administration	9/13/09	9/13/09	9/13/11		
Planning	9/13/09	9/13/09	9/13/11		

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

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

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

Part I: Summary

PHA Name: Housing Authority of the City of Sedro-Woolley	**Grant Type and Number** Capital Fund Program Grant No: WA19P030501-08 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2008** **FFY of Grant Approval:**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/09** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]	28,000	28,000	28,000	28,000
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	14,900	14,900	14,900	14,900
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	8,500	8,500	8,500	8,500
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	98,379	98,379	98,379	98,379
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

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

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

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

Part I: Summary

PHA Name: Housing Authority of the City of Sedro-Woolley	**Grant Type and Number** Capital Fund Program Grant No: WA19P030501-08 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2008** **FFY of Grant Approval:**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**

☒ **Performance and Evaluation Report for Period Ending: 12/31/09** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	149,779	149,779	149,779	149,779
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director **Date** 10/14/10

Signature of Public Housing Director **Date** 10/14/10

[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 Sedro-Woolley	**Grant Type and Number** Capital Fund Program Grant No: WA19P030501-08 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2008**

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]	
WA 30-1 Cedar Grove	a) Interior Upgrade	1460		14,000	14,000	14,000	14,000	
	WA 30-1 TOTAL			14,000	14,000	14,000	14,000	
WA 30-2 Hillsview	a) Interior Upgrade b) Common Area Upgrade	1406 1460		14,000 98,379	14,000 98,379	14,000 98,379	14,000 98,379	
	WA 30-2 TOTAL			112,379	112,379	112,379	112,379	
	TOTAL CAPITAL WORK			126,379	126,379	126,379	126,379	
PHA WIDE ADMINISTRATION	Advertising Administrative Salaries/Benefits	1410 1410		0 14,900	0 14,900	0 14,900	0 14,900	
	PHA wide administration subtotal			14,900	14,900	14,900	14,900	
PHA WIDE PLANNING	A&E Professional Services Building Permit Fees Sundry/Planning Costs	1430 1430 1430		8,500 0 0	8,500 0 0	8,500 0 0	8,500 0 0	
	PHA WIDE PLANNING SUBTOTAL			8,500	8,500	8,500	8,500	
	Total Funding Amount			149,779	149,779	149,779	149,779	

[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 Sedro-Woolley					**Federal FFY of Grant: 2008**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
WA 30-1 Cedar Grove	6/12/10	12/31/09	6/12/12	12/31/09	
WA 30-2 Hillsview	6/12/10	12/31/09	6/12/12	12/31/09	
Administration	6/12/10	12/31/09	6/12/12	12/31/09	
Planning	6/12/10	12/31/09	6/12/12	12/31/09	

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

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

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

Part I: Summary

PHA Name: Housing Authority of the City of Sedro-Woolley	**Grant Type and Number** Capital Fund Program Grant No: WA19S030501-09 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2009** **FFY of Grant Approval:**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (revision no:1)**
☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost [1]**	
		Original	**Revised[2]**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	18,959	5,130.30	5,130.30	5,130.30
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	170,631	184,459.70	184,459.70	184,459.70
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

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

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

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

Part I: Summary

PHA Name: Housing Authority of the City of Sedro-Woolley	**Grant Type and Number** Capital Fund Program Grant No: WA19S030501-09 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2009** **FFY of Grant Approval:**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (revision no: 1)**

☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	189,590	189,590	189,590	189,590
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director **Date** 10/14/10

Signature of Public Housing Director Charles Dully 10/14/10 **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 Sedro-Woolley	**Grant Type and Number** Capital Fund Program Grant No: WA19S030501-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Hillsview	Common Area Upgrades	WA 30-21		189,590	189,590	189,590	189,590	

[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.

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

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

Part I: Summary

PHA Name: Housing Authority of the City of Sedro Woolley	Grant Type and Number Capital Fund Program Grant No: WA19P03050109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval:

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 12/31/09 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]	40,000.00	0	0	0
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	14,839.00	14,839.00	14,839.00	8,510.82
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	35,000.00	36,595.23	24,636.20	29,595.23
8	1440 Site Acquisition				
9	1450 Site Improvement	55,000.00	0	0	0
10	1460 Dwelling Structures	3,553.00	96,957.77	55,000.000	23,886.57
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

[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 Sedro Woolley	Grant Type and Number Capital Fund Program Grant No: WA19P03050109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2009 FFY of Grant Approval:

Type of Grant

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)

☒ Performance and Evaluation Report for Period Ending: 12/31/09 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	148,392.00	148,392.00	94,475.20	61,992.62
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director Date 10/14/10 **Signature of Public Housing Director** Date 10-14-10

[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 Sedro Woolley	**Grant Type and Number** Capital Fund Program Grant No: WA19P03050109 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Hillsview	Site Improvements	121	60	55,000	0	0		
Hillsview	Replace common area handrails	121	60	3,553	96,957.77	55,000.00	23,886.57	
Hillsview	Operations	121		40,000	0	0	0	
	Administration			14,839	14,839.00	14,839.00	8,510.82	
	Fees & Costs			35,000	36,595.23	24,636.20	29,595.23	

[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 Sedro Woolley					**Federal FFY of Grant: 2009**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Hillsview	9/14/2011		9/14/2013		

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

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

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

Part I: Summary

PHA Name: Housing Authority of the City of Sedro Woolley	Grant Type and Number Capital Fund Program Grant No: WA19P03050110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval:

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]	20,000			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	14,648			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	28,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	83,830			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

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

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

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

Part I: Summary

PHA Name: Housing Authority of the City of Sedro Woolley	Grant Type and Number Capital Fund Program Grant No: WAW19)03050110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2010 FFY of Grant Approval:

Type of Grant

☒ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**

☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	146,478			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director Date 10/14/10

Signature of Public Housing Director Date 10/14/10

[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: H.A. City of Sedro Wooley	**Grant Type and Number** Capital Fund Program Grant No: WA19P03050110 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]	
WA 30-2 Hillsview	Air Balance/Common Areas/Corridors	121	60	83,830				

[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.

Section 8.2

Capital Fund Five-Year

Action Plan

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/20011

Part I: Summary

PHA Name/Number HA Sedro Woolley | Locality (City/County & State) Sedro Woolley/Skagit/Washington | ☐ **Original 5-Year Plan** ☐ **Revision No:**

A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	140,000	160,000	160,000	180,000
C.	Management Improvements		5,000	5,000	2,000	2,000
D.	PHA-Wide Non-dwelling Structures and Equipment		1,000	1,000	1,000	1,000
E.	Administration		14,000	16,000	16,000	18,000
F.	Other		10.000	10,000	10,000	10,000
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		150,000	160,000	170,000	180,000
L.	Total Non-CFP Funds		20,000	32,000	19,000	31,000
M.	Grand Total		170,000	192,000	189,000	211,000

Part I: Summary (Continuation)

PHA Name/Number HA Sedro Woolley | Locality (City/county & State) | ☐ Original 5-Year Plan ☐ Revision No:

	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
		Annual Statement				
	WA 30-1 Cedar Grove		Interior Upgrades	Interior Upgrades	Interior Upgrades	Interior Upgrades
	WA 30-2 Hillsview		Interior Upgrades	Interior Upgrades	Interior Upgrades	Interior Upgrades
	WA 30-2 Hillsview		Site Upgrades	Site Upgrades		

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

Work Statement for Year 1 FFY 2010	Work Statement for Year 2011 FFY 2011			Work Statement for Year: 2012 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	WA 30-1 Cedar Grove Interior Upgrades	2	80,000	WA 30-1 Cedar Grove Interior	2	80,000
Annual	WA 30-2 Hillsview Interior Upgrades	2	40,000	WA 30-2 Hillsview Interior Upgrades	3	60,000
Statement	WA 30-2 Hillsview Site Upgrades	60	20,000	WA 30-2 Hillsview Site Upgrades	60	20,000
	Subtotal of Estimated Cost		$ 140,000	Subtotal of Estimated Cost		$ 160,000

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

Work Statement for Year 1 FFY 2010	Work Statement for Year 2013 FFY 2013			Work Statement for Year: 2014 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	WA 30-1 Cedar Grove Interior Upgrades	3	120,000	WA 30-1 Cedar Grove Interior Upgrades	3	120,000
Annual	WA 30-2 Hillsview Interior Upgrades 1406	2	40,000	WA 30-2 Hillsview Interior Upgrades 1406	3	60,000
Statement						
	Subtotal of Estimated Cost		$ 160,000	Subtotal of Estimated Cost		$ 180,000

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year 2011 FFY 2011		Work Statement for Year: 2012 FFY 2012	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	Resident Services Initiatives/Staff Training/Equipment	5,000	Resident Services Initiatives/Staff Training/Equipment	5,000
	Subtotal of Estimated Cost	$ 5,000	Subtotal of Estimated Cost	$ 5,000

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year 2013 FFY 2013		Work Statement for Year: 2014 FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	Resident Services Initiatives	2,000	Resident Services Initiatives	2,000
	Subtotal of Estimated Cost	$ 2,000	Subtotal of Estimated Cost	$ 2,000

Section 9

Housing Needs

The city of Sedro-Woolley is located in Skagit County, Washington. Every four years, the Skagit Community Action Agency conducts a survey of low-income residents in the County. The most recent needs assessment was conducted in 2009 and surveyed 656 households. [3] Of these households, 55% of the respondents were renters.[4]

Two-thirds of the renters (67%) reported spending more than a third of their household income on rent payments.[5] The accepted definition of affordability in housing is a rent burden of 30%, which means that no more than 30% of a household's gross income is paid for rent and utilities (water, heating, and electricity). This data from the *Skagit Needs Assessment* indicates 67% of the renters who responded to the survey are rent burdened. This statistic alone points to a need for affordable housing in the County.

The findings of rent burden in Skagit County are borne out also in the *Skagit County Comprehensive Plan*. Calling for a comprehensive housing strategy, the *Plan* recognized a gap between the supply of housing in all parts of the County and the ability of households to pay an appropriate portion of their incomes for housing.[6]

The situation in the City of Sedro-Woolley appears to be slightly less severe than that in the County as a whole; however, the data for Skagit County is more recent than that for the City. According the 2005 Update to the City's Comprehensive Plan, 39.9% of all renters were rent burdened.[7] This data is several years old, and given the recent economic climate, it is possible the County-wide data reflects the current situation more accurately.

The *Sedro-Woolley Update* also notes that approximately 15% of the city's households had incomes below 50% of the area median income.[8] Using HUD standards, these households would be designated as very low-income. Coupled with the data for rent burden, it appears there is a clear need for subsidized housing for low-income households in the City of Sedro-Woolley.

---

[3] Skagit County Community Action Agency, *Skagit County Low-Income Needs Assessment, 2009,* (Skagit County, WA, 2009), 6-7. Hereafter, *Skagit Needs Assessment.*
[4] *Skagit Needs Assessment,* 44.
[5] *Skagit Needs Assessment,* 48.
[6] Skagit County, *2007 Skagit County Comprehensive Plan,* (Mount Vernon, WA, 2007), 7-3.
[7] City of Sedro-Woolley, *Comprehensive Plan, 2005 Update,* (Sedro-Woolley, WA, 2005), section 5.08. Hereafter, *Sedro-Woolley Update.*
[8] *Sedro-Woolley Update,* section 5.08.

9.1 The Housing Authority of the City of Sedro-Woolley intends to address the clear and present need for affordable housing by focusing admissions to Housing Authority programs on very low-income households. At least 40% of annual vacancies will be housed by families with incomes at or below 30% of median income. In this way, the public housing program can continue to act as a safety net for some of the lowest income households in the area.

In addition, the Housing Authority will continue its pursuit of management excellence. This focus on high-quality, efficient management will maximize the financial resources and physical assets entrusted to the Authority.

Maintenance will also be a significant priority for the Housing Authority. By following a rigorous schedule of preventive maintenance the integrity of the housing stock can be assured for many years; thus ensuring the supply of affordable housing in the City of Sedro-Woolley will not be diminished.

Section 10

Additional Information

10.0 (a) (i) The statement of progress in meeting the goals of the previous Five-Year plan is included above in Section 5.2.

10.0 (a) (ii) A significant amendment of the Five-Year plan is any change to the Housing Authority's mission or goals and objectives, including the addition of goals not included in the adopted Five-Year plan. With regard to Annual Plans, a significant amendment or modification are those changes that modify regulations affecting tenant obligations that could result in termination of tenancy; such changes include, but are not limited to, changes to rent formulas, occupancy standards, or family obligations. Changes to utility allowances and income limits are not considered significant amendments.

For the Capital Fund Program, a significant amendment would be the addition of any work item to the adopted Five-Year plan. The movement of any work item more than one year forward would constitute a significant amendment to an Annual Plan as would a re-distribution of funds greater than 10% in any line item.

10.0 (b) The Housing Authority of the City of Sedro-Woolley defines a "substantial deviation" or "significant amendment or modification" as a discretionary change in the policy of the Housing Authority that fundamentally alters the mission, goals, objectives, or plans of the Agency and which would require public comment and the formal approval of the Board of Commissioners. Specifically, the following will be considered to constitute a substantial deviation or a significant amendment or modification:

A material change in the policies regarding the manner in which tenant rent is calculated;

A material change in the admissions policies with respect to the selection of applicants from the waiting list or the organization of the waiting list;

Additions of non-emergency work items representing an expenditure of funds in excess of 10% of the SWHA Capital Fund Program budget the year in which work is performed (items not included in the current Annual Statement or Five-Year Action Plan) or change in the use of the replacement reserve funds under the Capital Fund;

Any change with regard to demolition or disposition or conversion activities not previously identified in the Agency Plan.

Discretionary or administrative amendments consonant with the Authority's stated overall mission and basic objectives will not be considered substantial or significant.

An exception to this definition will be made only to the extent that the modification is the result of changes in HUD regulatory requirements; such changes shall not be considered a substantial deviation or a significant amendment or modification to either the Five-Year or Annual Plans.

Section 11

Required Submissions

PHA Certifications of Compliance with PHA Plans and Related Regulations	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the x *5-Year and/or* x *Annual PHA Plan for the PHA fiscal year beginning* 1.1.11 *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 Sedro-Woolley — WA030
PHA Name — PHA Number/HA Code

X 5-Year PHA Plan for Fiscal Years 2011 - 2015

X Annual PHA Plan for Fiscal Years 2011 - 2011

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

Name of Authorized Official	Title
Kacy Johnson	Chairwoman, Board of Commissioners
Signature: Kacy Johnson	Date: 10/13/10

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the City of Sedro-Woolley

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

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 Federalagency 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.)

Hillsview Apartments, 830 Township Street, Sedro-Woolley, WA 98284
Cedar Grove Apartments, 804-822 Bingham Place, Sedro-Woolley, WA 98284
622-630 Jennings Street, Sedro-Woolley, WA 98284
1818 Seventh Street, Sedro-Woolley, WA 98284
1413-1419 Fourth Street, Sedro-Woolley, WA 98284

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	Title
Stephen J. Norman	Executive Director
Signature	**Date**
X	10/13/10

form **HUD-50070** (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

OMB Approval No. 2577-0157 (Exp. 3/31/2010)

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 Sedro-Woolley

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

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	Title
Stephen J. Norman	Executive Director
Signature	**Date (mm/dd/yyyy)**
	10/13/10

Previous edition is obsolete

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB
0348-0046

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

1. Type of Federal Action:	2. Status of Federal Action:	3. Report Type:
[b] a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	[c] a. bid/offer/application b. initial award c. post-award	[b] a. initial filing b. material change **For Material Change Only:** year 2011 quarter _____ date of last report 2010

4. Name and Address of Reporting Entity:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:
[X] Prime [ ] Subawardee Tier _____, *if known*: Housing Authority of the City of Sedro-Woolley 830 Township Street Sedro-Woolley, WA **Congressional District**, *if known*: 4c	Sedro-Woolley **Congressional District**, *if known*:
6. Federal Department/Agency: US Department of Housing and Urban Development	**7. Federal Program Name/Description:** Public Housing Capital Fund Program CFDA Number, *if applicable*: _____
8. Federal Action Number, *if known*:	**9. Award Amount**, *if known*: $
10. a. Name and Address of Lobbying Registrant (*if individual, last name, first name, MI*): King County Housing Authority 600 Andover Park W Seattle, WA 98188	**b. Individuals Performing Services** (*including address if different from No. 10a*) (*last name, first name, MI*):

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: Stephen Norman
Title: Exec. Director
Telephone No.: _____ Date: 10/13/10

Federal Use Only:

Authorized for Local Reproduction
Standard Form LLL (Rev. 7-97)

Executive Director:

STEPHEN J. NORMAN

SEDRO WOOLLEY HOUSING AUTHORITY

11.0 (f) Resident Advisory Board Comments

The Housing Authority has made several attempts to reach out to residents to form a Resident Advisory Board. To date, those attempts have been unsuccessful. The Housing Authority continues to hope that, with continued outreach, the residents will form such a board.

Until that time, the Housing Authority did notify each resident by U.S. mail that the draft combined five year and annual plan was available for review at the property management office at 830 Township Street. In that letter, tenants were advised of the Public Hearing on the draft plan. They were also apprised of alternate ways to comment if they were unable to attend the annual meeting.

Executive Director:

STEPHEN J. NORMAN

SEDRO WOOLLEY HOUSING AUTHORITY

11.0 (g) Challenged Elements

No elements of the combined Five-Year and Annual Plan have been challenged.

830 Township • Sedro Woolley, WA 98284
PHONE (360) 855-0404

EQUAL HOUSING OPPORTUNITY

SEDRO WOOLLEY HOUSING AUTHORITY

Executive Director:

STEPHEN J. NORMAN

11.0 (h) Form HUD-50075.1

Please see Section 8.0.

830 Township • Sedro Woolley, WA 98284
PHONE (360) 855-0404

EQUAL HOUSING OPPORTUNITY

SEDRO WOOLLEY HOUSING AUTHORITY

Executive Director:

STEPHEN J. NORMAN

11.0 (i) Form HUD-50075.2

Please see Section 8.2.

830 Township • Sedro Woolley, WA 98284
PHONE (360) 855-0404

EQUAL HOUSING OPPORTUNITY