

HOUSING AUTHORITY OF THE CITY OF ANACORTES
RESOLUTION NO. 424

A RESOLUTION to approve the Submission of the Public Housing Agency Plan Update for the Housing Authority of the City of Anacortes in accordance with HUD published guidelines. This plan includes an Annual Statement/Performance and Evaluation Report for 2012.

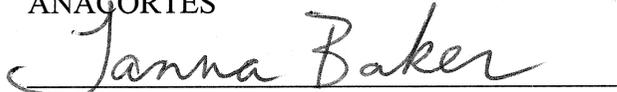
WHEREAS, the Board of Commissioners (the "Board") of the Housing Authority of the City of Anacortes is required by the QWHRA Act of 1998 to establish an annual and a five year plan for it's agency in accordance to HUD guidelines, and update that Plan annually.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF ANACORTES as follows:

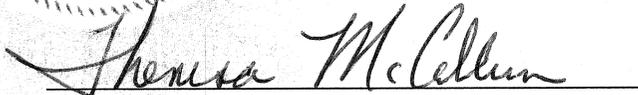
The Authority submits to HUD an Updated PHA Annual and/or a 5 Year Plan written and in accordance with HUD guidelines. This resolution shall be in full force and effect from and after this adoption of January 19th, 2012

ADOPTED by the Board of Commissioners of the Housing Authority of the City of Anacortes at a regular public meeting this 19th day of January 2012

HOUSING AUTHORITY OF THE CITY OF
ANACORTES


Chair




Secretary

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 08/30/2011

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 Anacortes
PHA Name

WA010
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 Theresa McCallum	Title Executive Director
---	-----------------------------

Signature <i>Theresa McCallum</i>	Date 1-19-12
--------------------------------------	-----------------

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 Anacortes	Grant Type and Number Capital Fund Program Grant No: WA19P01050111 Replacement Housing Factor Grant No: Date of CFPP: 2011	FFY of Grant: 2011 FFY of Grant Approval: 2011
--	---	---

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011 Summary by Development Account	Revised Annual Statement (revision no:2) <input type="checkbox"/> Final Performance and Evaluation Report		Total Actual Cost ¹	
		Original	Total Estimated Cost Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	20,000.00	109,208.76	109,208.76	20,000.00
3	1408 Management Improvements	0			
4	1410 Administration (may not exceed 10% of line 21)	15,000.00	7,935.34	7,935.34	1,982.48
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	700.00	100.00	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	20,300.00	21,603.90	21,603.90	20,300.00
10	1460 Dwelling Structures	121,348.00	38,500.00	3,500.00	0
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		FFY of Grant: 2011	
PHA Name: Housing Authority of the City of Anacortes	Grant Type and Number Capital Fund Program Grant No: W/A19P01050111 Replacement Housing Factor Grant No: Date of CFFP: 2011	FFY of Grant Approval: 2011	

Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Revised Annual Statement (revision no: 2) <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	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)	177,348.00	177,348.00	142,248.00	42,282.48
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 Theresa McCallum 1-16-12		Date	Signature of Public Housing Director		Date

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

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 II: Supporting Pages

PHA Name: Housing Authority of the City of Anacortes	Grant Type and Number Capital Fund Program Grant No: W/A19P01050110 CFPP (Yes/No): Replacement Housing Factor Grant No:	Federal FFY of Grant: 2011
--	--	----------------------------

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
10-3	Fees and Costs Advertising, admin expenses	1430		700.00	100.00	0	0	0
10-3	Dwelling Structure Continue unit rehab of 30yrs old (Site I) make units rentable until funds avail 2 gas furnaces, asbestos abatement, window covering, flooring. Architect fees FORCE ACCOUNT LABOR TO BE USED WHEN POSSIBLE. ONE QUALIFIED EMPLOYEE	1460	4 units	121,348.00	38,500.00	3,500.00	0	0
10-3	Site Improvement retainage from Site Work Contract 2010	1450		20,300.00	21,603.90	21,603.90	20,300.00	complete
HA-WIDE	Administration Wages and Benefits for Admin Staff site inspections, reports	1410		15,000.00	7,935.34	7,935.34	1,982.48	
HA-WIDE	Operations Funding needed due uncertainty of economy(and no operating subsidy for 2012) new rules/mistake made	1406		20,000.00	109,208.76	109,908.76	20,000.00	

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

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

Part I: Summary

PHA Name: Housing Authority of the City of Anacortes	Grant Type and Number Capital Fund Program Grant No: WA19P01050112 Replacement Housing Factor Grant No: Date of CFFP: 2012	FFY of Grant: 2012 FFY of Grant Approval: 2012
--	---	---

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	Summary by Development Account	Original	Total Estimated Cost	Revised Annual Statement (revision no:) Final Performance and Evaluation Report		Total Actual Cost ¹
						Revised ²	Obligated	
1	Total non-CFP Funds							
2	1406 Operations (may not exceed 20% of line 21) ³			120,792.00				
3	1408 Management Improvements			8,000.00				
4	1410 Administration (may not exceed 10% of line 21)							
5	1411 Audit							
6	1415 Liquidated Damages							
7	1430 Fees and Costs							
8	1440 Site Acquisition							
9	1450 Site Improvement							
10	1460 Dwelling Structures			48,556.00				
11	1465.1 Dwelling Equipment—Nonependable							
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		FY of Grant: 2012	
PHA Name: Housing Authority of the City of Anacortes	Grant Type and Number Capital Fund Program Grant No.: WA19P01050112 Replacement Housing Factor Grant No.: Date of CFFP: 2012	FY of Grant Approval: 2012	

<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Summary by Development Account <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	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)	177,348.00	<input type="checkbox"/> FORMTEXT			
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 Theresa McCallum 1-16-12		Date	Signature of Public Housing Director		Date	

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

8. Capital Fund Program Five-Year Action Plan

Attachment A:

Resident Comments on PHA Update and Capitol Funds Requests -- 2012

The letter went out calling for interested tenants to form a RAB and to make their annual suggestions. Out of the 106 letters sent out this year, AHA only received one letter back. The resident indicated that she would like to serve on the Board, but she currently had no suggestions for the use of Capital Funds. The date for the Plan Committee meeting was included with the original "call for interest", however the tenant who had checked the box marked "interested in serving on committee" failed to attend the meeting.

AHA then posted a follow up in the quarterly tenant news letter stating that only one tenant had responded to the annual Capital Fund letter and that by that response, AHA assumed that all tenants were satisfied with the present condition of all AHA properties. The tenants were also informed that they could still make recommendations for changes or improvements at any time throughout the year.

Site I Renovation

14 units located at 508 6th street and 511 T Avenue are still scheduled for renovation as funds become available. All Site work has been completed, therefore only interiors are in need of renovation along with the addition of storage sheds (attached to each building). With the reduction of all (100% of the Operating Subsidy due to an error in REAC on the financial statements), the use of Capital Funds are required to maintain the current level operations at Anacortes Housing Authority. A large portion of the 2011 and 2012 Budgets will be used for operations. We assume that by 2013, since all corrections have been made to REAC on the Financial Statements, that AHA will again be able to use the funds for Capital Improvements at Site I in project 10-3.