



## RENTON HOUSING AUTHORITY

P.O. Box 2316 • Renton, WA 98056-0316  
Office 425/226-1850 • Fax 425/271-8319

TDD 1-800-833-6388



www.rentonhousing.org

December 5, 2011

Mr. Harlan Stewart, Director, Office of Public Housing—Seattle Hub  
U.S. Department of Housing and Urban Development  
Seattle Federal Office Building  
909 First Avenue, Suite 190  
Seattle, WA 98104-1000

SUBJECT: WA011 5-Year Agency Plan and 5-Year Action Plan form HUD-50075.2 Capital  
Fund Program Budget WA19P01150112

Dear Mr. Stewart:

Enclosed is the 2012 RHA 5-Year Agency Plan form HUD-50075.2 enumerating the correct  
base year 2012 and subsequent work statement years 2012 through 2016.

The Plan approved by the RHA Board October 10, 2011, Resolution #2382-2011, was reviewed  
by residents, the City, and the County. The original agency plan and required certifications were  
submitted via the HUD PHA Plan website on October 11, 2011. The complete plan with this  
corrected HUD-50075.2 has been re-submitted to the PHA Plan website.

Please extend to Ryan Mielcarek our appreciation for catching the anomaly in RHA's plan and  
providing clear guidance.

Thank you for your careful consideration. Please advise me if further information is required.

Sincerely,

  
Mark Gropper  
Executive Director  
[mrg@rentonhousing.org](mailto:mrg@rentonhousing.org)

Encl: forms HUD-50070  
HUD-50071  
HUD-50075  
HUD-50075.2 ✓  
HUD-50075.1 (years 2008 – 2011)  
HUD-50077-SL, CR Standard Form LLL Violence Against Women Act

**HOUSING AUTHORITY CITY OF RENTON**  
**P. O. BOX 2316**  
**RENTON, WA 98056-0316**

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

**Capital Fund Program—Five-Year Action Plan**

**Part I: Summary** *Task Order 12/15/2011*

Development Number and Name	Work Statement for Year 1 FFY _____ 2012	Locality (City/County & State) Renton, WA			Work Statement for Year 5 FFY _____ 2016	Revision No:
		Work Statement for Year 2 FFY _____ 2013	Work Statement for Year 3 FFY _____ 2014	Work Statement for Year 4 FFY _____ 2015		
A. PHA Name/Number: Renton Housing Authority, WA011/Adopted by RHA Board Reso. 2382-2011						
B. Physical Improvements Subtotal line 1450, 1460, 1465 WA011000002, -3, -5 Hillcrest, Evergreen and Cole remodel units, and site	Annual Statement \$6,866		\$35,000	\$35,000	\$76,000	
C. Management Improvements, line 1408 PHA-Wide staff training and youth activities	\$0		\$18,000	\$18,000	\$20,000	
D. PHA-Wide Non-dwelling Structures and Equipment line 1470 WA011000002 Hillcrest	\$0					
E. Administration line 1410 PHA-Wide	\$0		\$25,000	\$25,000	\$25,000	
F. Other: BLI 1475 Maint. Tools and Office Equipment (computers)	\$0		\$15,168	\$15,168	\$15,168	
G. Operations PHA-Wide line 1406 and 1430	\$5,000		\$25,000	\$25,000	\$25,000	
H. Demolition WA011000001 Sunset Terrace 1485	\$0		\$183,000	\$183,000		
I. Development line 1499, and Relocation 1495	\$310,000		\$75,000	\$75,000	\$215,000	
J. Capital Fund Financing - Debt Service						
K. Total CFP Funds	\$321,866		\$376,168	\$376,168	\$376,168	
L. Total Non-CFP Funds						
M. Grand Total	\$321,866		\$376,168	\$376,168	\$376,168	



Capital Fund Program—Five-Year Action Plan

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

Part II: Supporting Pages – Physical Needs Work Statement(s)		Work Statement for Year 2013		Work Statement for Year 2014		
Work Statement for Year 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	Physical Improvements BLI 1460 WA011000002 Hillcrest Terrace remodel units, replace vertical furnaces	1	\$1,000	Physical Improvements BLI 1450 WA011 site work and ADA access PHA-wide	4	\$10,000
Append	Physical Improvements BLI 1460 WA011000003 Evergreen Terrace remodel units; cabinets, floor coverings, fixtures	2	\$2,000	Physical Improvements BLI 1460 WA011000005 Cole Manor replace tubs and bath fixtures	10	\$10,000
Statement	Physical Improvements BLI 1460 WA011000005 Cole Manor replace tubs and bath fixtures	2	\$2,000	Physical Improvements BLI 1460 WA011000005 Cole Manor replace tubs and bath fixtures	10	\$10,000
	PHA-Wide WA011 BLI 1465 appliance replacements	10	\$1,866	PHA-Wide WA011 BLI 1465 appliance replacements	10	\$5,000
	PHA-Wide Non-dwelling Structure line 1470 WA011000002 Hillcrest new construction resident community building with laundry facility	1	\$0	Demolition WA011000001, Sunset Terrace line 1485 16 units in Phase I	32	\$183,000
	PHA-Wide Force Account Crew Tools and Equipment line 1475	13	\$0	PHA-Wide Force Account Crew Tools Equipment line 1475	15	\$15,168
	Subtotal of Estimated Cost		\$6,866	Subtotal of Estimated Cost		\$233,168







## Mark R. Gropper

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**From:** Mielcarek, Ryan E <Ryan.E.Mielcarek@hud.gov>  
**Sent:** Friday, December 02, 2011 4:27 PM  
**To:** Mark R. Gropper; Owen Mayfield  
**Cc:** Wall, Richard B; Heston, Alfred  
**Subject:** RE: updated CFP files thru November

Mark,

I think you are good to resubmit your 2012 PHA Plan to the PHA Plans website with the updates concerning the 5-year Plan I previously requested (Basically, using FY2012 as the base year and 2013-16 for the plan.

Enjoy the weekend.

### **Ryan E. Mielcarek**

PHRS-Facilities Management / Sustainability Officer  
Dept. of Housing and Urban Development  
HUD Region X Seattle 206-220-6205

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**From:** Mark R. Gropper [<mailto:mrq@rentonhousing.org>]  
**Sent:** Friday, December 02, 2011 1:35 PM  
**To:** Owen Mayfield; Mielcarek, Ryan E  
**Subject:** FW: updated CFP files thru November

Thanks, Owen.

Ryan, FYI.

- Mark -

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**From:** Owen Mayfield  
**Sent:** Fri 12/2/2011 11:20 AM  
**To:** Mark R. Gropper; Bruce Sharpe  
**Subject:** updated CFP files thru November

I included the \$101k from Shinstine for November that just came in. We haven't actually paid the bill yet, but these files reflect that activity. We have roughly another \$142k left if CFP \$ on the Hillcrest building which should cover the December draw. It looks like we'll start using reserves in January to pay the balance.

FYI.



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# RENTON HOUSING AUTHORITY

P.O. Box 2316 • Renton, WA 98056-0316  
Office 425/226-1850 • Fax 425/271-8319

TTY Relay 800-833-6388



October 11, 2011

Mr. Harlan Stewart, Director, Office of Public Housing—Seattle Hub  
U.S. Department of Housing and Urban Development  
Seattle Federal Office Building  
909 First Avenue, Suite 190  
Seattle, WA 98104-1000

SUBJECT: WA011 5-Year Agency Plan and 5-Year Action Plan form HUD-50075.2 Capital Fund Program Budget WA19P01150112

Dear Mr. Stewart:

Enclosed is the 2012 RHA 5-Year Agency Plan with the required certifications submitted via the HUD PHA Plan website on October 11, 2011. The Plan approved by the RHA Board October 10, 2011, Resolution #2382-2011, was reviewed by residents, the City, and the County.

Key features of this plan include redevelopment and relocation funds for Sunset Terrace. RHA submitted an inventory reduction application to the Special Application Center (SAC) in July. RHA appreciates your support to the SAC for that disposition application. RHA also updated its project-based Section 8 policy codified in the Administrative Plan according to PIH 2011-54. RHA is promulgating a no smoking policy for all its properties. The no smoking program was first implemented this year at Golden Pines and Cedar River Terrace.

Finally, RHA is building a new resident community building at Hillcrest Terrace. In addition to \$484,461 HUD-approved capital fund program dollars for the resident building; RHA requests use of up to 16% or \$281,844 of its \$1,754,157 LIPH unrestricted reserves in the State Pool.

Thank you for your careful consideration. Please advise me if further information is required.

Sincerely,  
  
Mark Gropper  
Executive Director  
[mrg@rentonhousing.org](mailto:mrg@rentonhousing.org)

- Encl: forms HUD-50070
- HUD-50071
- HUD-50075
- HUD-50075.2
- HUD-50075.1 (years 2008 – 2011)
- HUD-50077-SL, CR Standard Form LLL Violence Against Women Act



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- Public Housing
- Public Housing Agency Plans
  - Submit plans
  - Received plans
  - Review plans
  - Approved plans
  - Templates
  - Certifications
  - About PHA Plans
  - Common questions
  - Policy & guidance

### HUD news

### Homes

### Communities

### Working with HUD

### Resources

### Tools

- Webcasts
- Mailing lists
- Contact us
- Help

# Thank You for using the PHA Plan Submission System

Your PHA Plan files have been successfully submitted to:

Field Office:	<b>Seattle</b>
PHA Code & Name:	<b>WA011, Renton</b>
Fiscal Year:	<b>2012</b>
Total number of uploaded files:	<b>1 file(s)</b>

Your PHA Plan will be processed and posted for review by the HUD Field Office within 48 hours of the next business day. Your field office has been notified.

The **Received Plans** web page will be updated within 48 hours as well.

If you need to submit another PHA Plan, you may do so at the **Submit Plans** web page.

You may return to the **PHA Plans homepage** or go to **HUD's main page**.

Last modified: December 22, 2005 15:22

[Back to top](#)



U.S. Department of Housing and Urban Development  
 451 7th Street S.W., Washington, DC 20410  
 Telephone: (202) 708-1112 TTY: (202) 708-1455

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<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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1.0	<b>PHA Information</b> PHA Name: <u>Renton Housing Authority</u> <span style="float: right;">PHA Code: <u>WA011</u></span> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>January 2012</u>				
2.0	<b>Inventory (based on ACC units at time of FY beginning in 1.0 above)</b> Number of PH units: <u>238</u> <span style="float: right;">Number of HCV units: <u>315</u></span>				
3.0	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The mission of the Renton Housing Authority is to provide decent, quality, affordable housing in a safe environment to people with low incomes who make Renton their home. Through partnerships with our clients, service providers and other groups, we will responsibly increase and enhance our housing programs.				
5.2	<b>Goals and Objectives.</b> 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. RHA used its allocation of CFP money to remodel interior units (vertical furnaces, kitchens, and cabinets) at Hillcrest and Evergreen, complete the hydronic heating and domestic hot water retrofit, and built accessible garbage and recycling stations at Evergreen Terrace. With the HUD approval RHA initiated preliminary				
6.0	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: In partnership with the City of Renton, RHA contributed to the May 2011 completion of a Planned Action EIS for the Sunset area that informs the redevelopment of 100-unit Sunset Terrace. RHA submitted an inventory reduction demolition/disposition application July 21, 2011 and wishes to proceed with plans to redevelop this antiquated public housing into a pedestrian oriented, mixed income and mixed use community, while sustaining the agency's commitment of a one-for-one replacement by bedroom count of (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. Sunset Terrace site dedicated June 2, 1956; January 21, 1959 final blue prints and construction. Today Sunset Terrace requires ever-increasing maintenance. Two major residential water supply leaks estimated to have lost 1M gallons at a cost of \$58,000 in 2008 underscore the antiquated utility infrastructure. Sewer lines regularly clog due to shifted and misaligned piping, tree roots, and lack of capacity flow. Each unit is heated with natural gas, the street to unit lines of which are old and need				
7.0	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> Include statements related to these programs as applicable.				
8.0	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.				
8.1	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.				
8.2	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.				
8.3	<b>Capital Fund Financing Program (CFFP).</b> <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.				

9.0	<p><b>Housing Needs.</b> 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.</p> <p>The Washington State Office of Financial Management estimated the population of Renton to be 80,708 as of August 31, 2008. Households recorded with less than 24,999 income: 5,716. RHA serves 238 families in public housing, 125 seniors in Golden Pines and Cedar River Terrace, and an allocation of 315 vouchers, plus 398 port-ins for a total of 1,076 subsidized families, less than 20% of the low-income household in</p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>Redevelopment of the aging Sunset Terrace where 12 units to the dwelling acre is zoned for up to 80 duw for affordable housing. Additionally, RHA has landbanked 24 acres of property on which to build affordable housing that may include senior assisted housing and affordable homeownership.</p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) <b>Progress in Meeting Mission and Goals.</b> Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>RHA pursued and was awarded a three-year \$186,331 ROSS grant to coordinate the delivery of services for its residents. Interior and exterior remodels of Cole Manor, Hillcrest and Evergreen Terrace utilizing CFP and operation funding, with redevelopment initiative for Sunset Terrace.</p> <p>(b) <b>Significant Amendment and Substantial Deviation/Modification.</b> Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>As is described in 24 CFR 903.21, the Renton Housing Authority (RHA) may modify, amend or change any policy, rule, regulation or other aspect of its Annual or Five-Year Plan only after submitting the plan to HUD. If RHA's plan modification or change is considered a "significant amendment" or "substantial deviation/modification" as defined below by RHA, then it shall comply with requirements similar to those required at the agency's initial development and submission of the RHA Plan.</p> <p>The RHA definition of Significant Amendment and Substantial Deviation/Modification to the Annual or Five-Year plan is as follows:</p> <ul style="list-style-type: none"> <li>• Changes to rent or admissions policies or organization of the waiting list;</li> <li>• Fundamental amendments to major strategies that RHA uses to address housing needs;</li> <li>• Additions of non-emergency work items (items not included in the current Annual Statement or Five-year</li> </ul>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> <li>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</li> <li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li> <li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li> <li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li> <li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li> <li>(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.</li> <li>(g) Challenged Elements</li> <li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li> <li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li> </ul>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

## **Instructions form HUD-50075**

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

### **1.0 PHA Information**

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

### **2.0 Inventory**

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

### **3.0 Submission Type**

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

### **4.0 PHA Consortia**

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

### **5.0 Five-Year Plan**

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

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

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

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

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

### **PHA Plan Elements. (24 CFR 903.7)**

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

- 2. Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
- 3. Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
- 4. Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
- 5. Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
- 6. Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.
- 7. Community Service and Self-Sufficiency.** A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (Note: applies to only public housing).
- 8. Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.

12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

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

(a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>

(b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm)

**Note:** This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.

(c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

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

(d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.

(e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

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

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

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

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

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

**8.2 Capital Fund Program Five-Year Action Plan**

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

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

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:  
<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

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

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

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

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

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

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

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

5.1 The mission of the Renton Housing Authority is to provide decent, quality, affordable housing in a safe environment to people with low incomes who make Renton their home. Through partnerships with our clients, service providers and other groups, we will responsibly increase and enhance our housing programs while providing opportunities for those we serve to become self-sufficient.

5.2 RHA used its allocation of CFP money to remodel interior units (vertical furnaces, kitchens, and cabinets) at Hillcrest and Evergreen, complete the hydronic heating and domestic hot water retrofit, and built accessible garbage and recycling stations at Evergreen Terrace. With the HUD approval RHA initiated preliminary planning for the redevelopment of Sunset Terrace that included the completion of a Planned Action Environmental Impact Study and State Environmental Protection Act and National Environmental Protection Act statements. Redevelopment activities will provide a one for one replacement of 8 four brs, 36 three brs, 36 two brs, and 20 one br units at Sunset Terrace plus an additional 200 units of 60% area median income affordable housing units achieving a better and higher use of the land held in the Renton Highlands by RHA done in partnership with the City of Renton.

Starting September 2011, the recently awarded 2011 CFP funds will contribute to building a resident community facility at Hillcrest Terrace where none presently exists. Hillcrest Terrace is a 60-unit ground-related low-income conventional public housing property constructed in 1965. These one bedroom apartments house seniors and disabled residents with an average age of 68 years and primary source of income from Social Security and SSI. The laundry room lacks ADA features, has poor proximity, and being adjacent to the maintenance shop would serve as ideal supplemental maintenance space in view of the eventual redevelopment of Sunset Terrace. Moreover, a viable community space for Hillcrest residents to gather for meetings, supportive services, and to socialize is conspicuously absent. Without a common area residents are isolated. The residents were wholly inadequately supported during extended power outages of recent winters. To this end the space will act as a location for emergency response, social services, senior nutrition and lunch services, as well as a newly constructed laundry in an inviting, accessible, and safe arrangement.

6.0 In partnership with the City of Renton, RHA contributed to the May 2011 completion of a Planned Action EIS for the Sunset area that informs the redevelopment of 100-unit Sunset Terrace. RHA submitted an inventory reduction demolition/disposition application July 21, 2011 and wishes to proceed with plans to redevelop this antiquated public housing into a pedestrian oriented, mixed income and mixed use community, while sustaining the agency's commitment of a one-for-one replacement by bedroom count of the existing 20 1-Brs, 36 2-Brs, 36 3-Brs, and 8 4-Brs. This agency plan budget includes \$300,000 to fund relocation costs over the next three to four years as the three-phase project evolves. Phase I of the redevelopment calls for the relocation of 16 Sunset Terrace units on Sunset boulevard. In that location a mixed-use residential building in conjunction with a new King County Library (funded by the City of Renton) will serve as the catalyst project for the redevelopment of Sunset Terrace. Additionally, RHA with an award of funds from the County will construct eight 4 BR townhomes to replace the same large bedroom count units in the Sunset Terrace

redevelopment effort. These replacement units are planned with a HUD-approved RFP and selection process to receive project-base Section 8 rental assistance in August 2012, to subsidize the occupying families under 24 CFR 983 exercising the exception to 25% per building provision at 983.56(b). RHA will deliver specified family self-sufficiency services for the PBV units using RHA staff resources and with eligible families entering into a statement of responsibility and monitoring agreement. The Section 8 Administrative Plan effective January 2012, will codify this program enhancement to the RHA project-base Section 8 policy.

RHA initiated a no-smoking campaign, surveying each household with a 59% response the agency is working with supportive services to include the department of public health to develop a policy and implementation strategy that disallows smoking in RHA-owned buildings and apartments. . Starting with Golden Pines and Cedar River Terrace by year end 2011, all RHA public housing units will be eventually designated non-smoking (circa 2013).

7.0 Sunset Terrace site dedicated June 2, 1956; January 21, 1959 final blue prints and construction.

Today Sunset Terrace requires ever-increasing maintenance. Two major residential water supply leaks estimated to have lost 1M gallons at a cost of \$58,000 in 2008 underscore the antiquated utility infrastructure. Sewer lines regularly clog due to shifted and misaligned piping, tree roots, and lack of capacity flow. Each unit is heated with natural gas, the street to unit lines of which are old and need replacement. Roof replacements have been deferred and are at their failing point. Entrance door jams are out of square such that weather stripping is an insufficient sealer. The interior tile floors are of a vintage that typically incorporated asbestos. Walls and ceilings are poorly insulated. Gas fired furnaces and hot water tanks have reached useful life. Stairwells do not have enough space for tenants to move in queen-size box springs, and banisters have to be cut and repaired to do so.

Conceptual redevelopment designs were first prepared in December 2007 by Bumgardner Architects. Drawings and infrastructure details were further refined in 2010/11 by Mithun Architects and became the subject of RHA Board Meetings throughout 2010/2011 to the present and served as a platform for a resident meeting on May 31, 2011 at which 51/100 Sunset Terrace families were represented.

9.0 The Washington State Office of Financial Management estimated the population of Renton to be 80,708 as of August 31, 2008. Households recorded with less than 24,999 income: 5,716. RHA serves 238 families in public housing, 125 seniors in Golden Pines and Cedar River Terrace, and an allocation of 315 vouchers, plus 398 port-ins for a total of 1,076 subsidized families, less than 20% of the low-income household in Renton. Current waiting lists for public housing are serving families that applied in February 2008 for studio units, September 2007 for one Brs and November 2003 for two Brs, January 2007 for three Brs, and August 2008 for four Brs. respectively.

10.b As is described in 24 CFR 903.21, the Renton Housing Authority (RHA) may modify, amend or change any policy, rule, regulation or other aspect of its Annual or Five-Year Plan only after submitting the plan to HUD.

If RHA's plan modification or change is considered a "significant amendment" or "substantial deviation/modification" as defined below by RHA, then it shall comply with requirements similar to those required at the agency's initial development and submission of the RHA Plan.

The RHA definition of Significant Amendment and Substantial Deviation/Modification to the Annual or Five-Year plan is as follows:

- Changes to rent or admissions policies or organization of the waiting list;
- Fundamental amendments to major strategies that RHA uses to address housing needs;
- Additions of non-emergency work items (items not included in the current Annual Statement or Five-year Action Plan) or change in the use of replacement reserve funds under the Capital Fund;
- Any change with regard to public housing unit demolition or disposition, designation, homeownership programs or conversion activities.

**Mark R. Gropper**

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**From:** Mark R. Gropper  
**Sent:** Friday, September 23, 2011 1:25 PM  
**To:** 'Wall, Richard B'  
**Cc:** Joel Ing; Mark Santos-Johnson; Owen Mayfield  
**Subject:** RE: PIH Notice 2011-54: Project Based Vouchers

Thank you, Richard, this information is timely.

RHA included in its 2012 Agency Plan published in draft August 15, 2011 (due to be submitted to HUD in accordance with the anticipated RHA Board resolution on October 10, 2011) updated features to its p-based Section 8 program.

The Section 8 Administrative Plan effective January 2012, will codify this program enhancement to the RHA project-base Section 8 policy. The 2012 p-based competitive selection RFP will follow and determine the most appropriate placement of the eight large bedroom-size vouchers in Renton.

The 25% per building cap is planned to be exceeded as a result of RHA delivering special family self-sufficiency services for the eight PBV units using RHA staff resources. The eligible families will enter into a statement of responsibility and monitoring agreement.

The eight PBV units will have a separate wait list of eligible applicants maintained by the manager as noted below.

Upon the selected p-based project units, Joel Ing, Shelter Resources, Inc. will arrange for completion of the HUD subsidy layering review in accordance with PIH 2011-54.

RHA appreciates your review and ongoing guidance.

- Mark -

**RHA SECTION 8 ADMINISTRATIVE PLAN  
(EXCERPT). 18. PROJECT-BASED VOUCHERS  
[24 CFR 983.1 through 983.262] RHA Resolution 2277-2007, XXXX-2011  
OVERVIEW**

HUD allows PHAs to convert a portion of their Section 8 assistance from tenant-based vouchers to project-based. The use of project-based assistance must be consistent with the goals of deconcentrating poverty and expanding housing and economic opportunities. Other than the specific program rules detailed below or those required by HUD, project-based vouchers are subject to policies and procedures developed by the RHA. If no RHA policy or procedure exists, then standard Section 8 rules and regulations will apply.

**Number of Project-Based Units**

RHA will convert a maximum of 47 vouchers to project-based assistance (15% of the 314 vouchers allocated to RHA, within the 20% budget authority permitted under 24CFR983).

Site and Neighborhood Standards: RHA will comply with the Fair Housing Act and Title VI of the Civil Rights Act of 1964, and implementing regulations thereto, in determining the location of newly constructed or substantially rehabilitated unit-based housing assistance. RHA shall certify to HUD that HUD site and neighborhood selection requirements have been met; provided, however, that in lieu of the Site and

Neighborhood Standards currently set forth in 24 CFR Section 941.202(b)-(d) and in 24 CFR Section 983.6, RHA will comply with the following requirements:

- a. Units may be located in RHA's jurisdiction, including within, but not limited to, the following types of urban areas: (i) an area of revitalization that has been designated as such by the City of Renton, (ii) an area where public housing units were previously constructed and were demolished, (iii) a racially or economically impacted area where the assisted units are part of an RHA strategy to preserve existing affordable housing, (iv) an area where the Authority is undertaking a HOPE VI or other HUD or in part publicly funded, master-planned development, (v) an area where a needs analysis indicates that subsidized housing represents a low percentage of the total number of housing units, or, (vi) an area with a low concentration of public housing units where existing public housing units are being relocated, (vii) or a location determined to be well suited for special needs housing, in particular for persons living with a disability or victims of domestic violence.
- b. Conduct a housing needs analysis indicating that there is a real need for the housing in the area; and
- c. When project-based assistance will be used to develop or substantially rehabilitate six or more public housing units, RHA will: (i) consult with public housing residents through appropriate resident organizations and representative community groups in the vicinity of the subject property during the planning; (ii) advise current residents of the subject properties ("Residents") and public housing residents, by letter to resident organizations and by public meeting, of RHA's revitalization plan; and (iii) certify to HUD in the RHA Agency Plan the comments from Residents, public housing residents and representative community groups have been considered in the revitalization plan. Documentation evidencing that RHA has met the stated requirements will be maintained at the housing authority and submitted to HUD in its Agency Plan.

#### **Advertising Policy**

Except for the commitment of project-based vouchers established pursuant to an otherwise competitive public funding selection process prior to October 2005, when a competitive process is used to select units that will be awarded project-based assistance, RHA, or the Agency RHA has partnered with, will advertise the availability of any project-based assistance allocations to owners and developers.

At a minimum, the availability of project-based assistance will be advertised for at least 3 days in a local newspaper of general circulation. The advertisement will specify the number of vouchers available to be project-based, the number of units in a building that may be project-based, the type of units that will be considered for project-basing (existing, new construction, and/or moderate rehabilitation) services to be associated with the units, and the last day that applications may be accepted. The advertisement will also contain a statement that participation requires compliance with fair housing and Equal Opportunity requirements and that the Federal Labor Standards provisions may be applicable for new and rehabilitation construction.

RHA may utilize project-based Section 8 assistance at properties owned directly or indirectly by RHA, or any affiliate of RHA, subject to HUD's requirements regarding subsidy layering, without engaging in a competitive process.

#### **Term of Project-Based Assistance Contract**

Project-based HAP contracts will normally be executed for ten-year or fifteen-year terms in accordance with certain funding criteria. RHA will consider shorter or longer terms on a case-by-case basis if a developer or owner requests such. The specific term or terms that will be offered for any project-based allocation will be advertised when the allocation is open to bid. Future HAP funding renewals and payments are subject to HUD appropriations and funding ability. HAP contracts may be extended upon their expiration for such period that the Authority and the owner agree to and which RHA determines will expand housing opportunities and extend long term housing affordability.

#### **Unit SELECTION Policy**

In order to both maximize the impact of its project-based vouchers and to minimize the number of application processes developers face, RHA will primarily, if not exclusively, distribute project-based assistance via competitive processes for other affordable housing funds. In particular, RHA will seek to link the award of project-based assistance to releases of affordable housing funds from the City of Renton, RHA's own Development activities including HOPE VI and other public housing or publicly funded modernization activities.

In an attempt to expedite the subsidy layering review process, RHA will conduct a subsidy layering review for each proposed project and will then certify to HUD that it has conducted said review and that the project meets HUD's standards. RHA will forward supporting documents to HUD along with the certification. In any case involving properties owned directly or indirectly by RHA an independent third party will be engaged to conduct the subsidy layering review.

**Tenant Selection**

Project-based voucher holders must come from outreach efforts conducted by the property owner/manager in accord with RHA policies. Site-based wait lists will be used for each project-based development. These lists can be the same ones used for other, non-Section 8 units at the site. Families will not be referred from RHA's Section 8 wait list. The owner/manager must comply with RHA's outreach policies when advertising the availability of project-based vouchers. Any families selected from the wait list must meet all of RHA's screening criteria (e.g., income, criminal background, etc.) prior to receiving a project-based voucher. If the project-based assistance is targeted to a special program population (e.g., victims of Domestic Violence, Family Unification participants, homeless individuals and families, etc.), then applicants for those units will be selected from RHA's regular wait list, special wait list managed by an RHA designated service provider, or by referral in accord with the regulations and policies for that special program. Available project-based units will be advertised in RHA's rental listing.

**Lease Term**

The initial lease term for project-based units is one year.

**Vacancy Loss**

RHA will make vacancy loss payments to owners for up to 60-days after a unit becomes vacant. Vacancy loss payments will be made in an amount equal to RHA's HAP for the family that last occupied that unit. The owner is not eligible to receive any vacancy loss payments beyond 60 days or the date, on which the unit is re-occupied, which ever comes first. The owner will only receive the vacancy loss payment if the vacancy is not the owner's fault (e.g., tenant-caused HQS violations) and the owner has taken every action to minimize the likelihood and length of any vacancy.

**Reduction in the Contract number of Project-Based Units**

Project-based units that are not rented by an eligible family within 120 days of becoming vacant will be terminated from the project-based assistance contract. Appeals will be allowed, but will be granted only in extraordinary circumstances. A unit that has consistently failed HQS inspections may also be terminated from the project-based assistance contract.

**Tenant Mobility and Portability**

Section 8 recipients who have resided in a project-based unit for at least 12 months may move to alternative non-transitional subsidized housing unit within the RHA or adjoining HA jurisdiction, subject to the same rules as any other LIPH or tenant-based Section 8 participant family.

**Occupancy of Wrong-size or Accessible Unit**

If after initial one year term of tenancy a family is no longer eligible for the bedroom size of unit occupied in accordance with the RHA Section 8 occupancy standards, or if the family occupies a barrier-free unit for which

they have no need and another eligible family does, the subject family will move with not less than a 60 day notice to an alternative non-transitional subsidized housing unit within the RHA or adjoining HA jurisdiction, subject to the same rules as any other LIPH or tenant-based Section 8 participant family.

### **HQS Inspections**

RHA will use its existing HQS protocol, or whatever replaces it in the future, to inspect and approve project-based units.

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**From:** Wall, Richard B [mailto:Richard.B.Wall@hud.gov]

**Sent:** Friday, September 23, 2011 12:42 PM

**To:** Mark R. Gropper

**Subject:** PIH Notice 2011-54: Project Based Vouchers

Mark,

A Notice just came out regarding Project-Based Vouchers and I thought I would send you a link in case you had not heard about it. 2011-54 can be found on this page:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/public\\_indian\\_housing/publications/notices](http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/publications/notices).

Thank you,

Richard Wall

Public Housing Revitalization Specialist

Seattle HUD OPH

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: 2012 FFY of Grant Approval: 2012	
PHA Name: Renton Housing Authority	Grant Type and Number Capital Fund Program Grant No: WA19P01150112 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant	<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: FY2011	<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Revised <sup>2</sup>
		Obligated	Expended
1	Total non-CFFP Funds		
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$5,000	\$
3	1408 Management Improvements	\$	\$
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	\$5,000	\$
11	1465.1 Dwelling Equipment—Nonexpendable	\$1,866	\$
12	1470 Non-dwelling Structures	\$	
13	1475 Non-dwelling Equipment	\$	
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs	\$300,000	
17	1499 Development Activities <sup>4</sup>	\$10,000	\$

<sup>1</sup> To be completed for the Performance and Evaluation Report  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFF Grants for operations.  
<sup>4</sup> 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: 2012	
PHA Name:	Grant Type and Number	FFY of Grant Approval: 2012	
Renton Housing Authority	Capital Fund Program Grant No: WA19P01150112 Replacement Housing Factor Grant No: Date of CFFP:		
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: FY2012 <input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Revised <sup>2</sup>
		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)	\$	\$
21	Amount of line 20 Related to LBP Activities	\$321,866	\$
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: <i>Mark Gropper</i>		Signature of Public Housing Director :	
10/10/2011		Date	

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









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

**Part I: Summary**  
**PHA Name:** Renton Housing Authority  
**Grant Type and Number:** Capital Fund Program Grant No: WA19P01150111  
 Replacement Housing Factor Grant No: \_\_\_\_\_  
 Date of CFFP: \_\_\_\_\_  
**FFY of Grant:** 2011  
**FFY of Grant Approval:** 2011

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 08/31/2011	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies Performance and Evaluation Report for Period Ending: 08/31/2011	Total Estimated Cost		Total Actual Cost <sup>1</sup>
			Original	Revised <sup>2</sup>	
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$10,000	\$10,000	\$	\$
3	1408 Management Improvements	\$18,000	\$18,000	\$	\$
4	1410 Administration (may not exceed 10% of line 21)	\$25,000	\$25,000	\$	\$
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$15,000	\$15,000	\$	\$
8	1440 Site Acquisition	\$	\$	\$	\$
9	1450 Site Improvement	\$30,000	\$30,000	\$ 10,000	\$
10	1460 Dwelling Structures	\$5,000	\$5,000	\$	\$
11	1465.1 Dwelling Equipment—Nonexpendable	\$210,000	\$155,698		
12	1470 Non-dwelling Structures	\$13,168	\$13,168		
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>	\$50,000	\$50,000	\$	\$

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> 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

<b>Part I: Summary</b>		FFY of Grant: 2011	
PHA Name: Renton Housing Authority	Grant Type and Number Capital Fund Program Grant No: WA19P01150111 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2011	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 08/31/2011 <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Obligated
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)	\$376,168	\$0
21	Amount of line 20 Related to LBP Activities	\$321,866	\$0
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 010/10/2011 Board Res.		Date 10/04/2011	Signature of Public Housing Director
			Date

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

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

Part II: Supporting Pages		Federal FFY of Grant: 2011						
PHA Name: Renton Housing Authority		Grant Type and Number Capital Fund Program Grant No: WA19P01150111 CFFP (Yes/ No): Replacement Housing Factor Grant No:						
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA wide	Operations	1406	1	\$10,000	\$10,000	\$	\$	Not Yet Started
PHA wide	Staff Training, Summer youth program	1408	1	\$18,000	\$18,000	\$	\$	Not Yet Started
PHA wide	Administration	1410	1	\$25,000	\$25,000	\$	\$	Not Yet Started
PHA wide	Fees and costs	1430	1	\$15,000	\$15,000	\$	\$	Not Yet Started
WA011-002, Hillcrest	remodel units, replace vertical furnaces	1460	10	\$10,000	\$10,000	\$ 5,000	\$	MOD, unit 1440
WA011-003, Ev. Terr.	remodel units, cabinets, floor coverings, fixtures	1460	10	\$10,000	\$10,000	\$ 5,000	\$	MOD, unit 3024-C
WA011005, ColeManr	replace tubs/surrounds, bath fixtures	1460	10	\$10,000	\$10,000	\$	\$	Not Yet Started
PHA wide	Replace appliances	1465	10	\$5,000	\$5,000	\$	\$	Not Yet Started
WA011-002, Hillcrest	resident community building w/ laundry	1470	1	\$210,000	\$155,698	\$	\$	Not Yet Started
PHA wide	Force Account Crew Tools and Equipmnt	1475	13	\$13,168	\$13,168	\$	\$	Not Yet Started
WA011-001, Sunset	Predevelopment, ESL, NEP-SEPA and Demo Dispo application activities	1499	1	\$50,000	\$50,000	\$	\$	Not Yet Started
	TOTAL			\$376,168	\$321,866	\$0 10,000	\$0	

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







HOUSING AUTHORITY OF THE CITY OF RENTON  
MONTHLY REPORT OF COSTS FOR CFP PROJECT NO. WA19P01150111  
 FOR THE PERIOD ENDED AUGUST 31, 2011

<u>ACCOUNT NUMBER</u>	<u>CODE</u>	<u>WORK ITEM</u>	<u>ORIGINAL BUDGET</u>	<u>REVISED BUDGET</u>	<u>COSTS INCURRED</u>	<u>REMAINING BUDGET</u>
1406	W	OPERATIONS	10,000.00	10,000.00		10,000.00
1408	W	STAFF TRAINING, SUMMER YOUTH PROGRAM	18,000.00	18,000.00		18,000.00
1410	W	ADMINISTRATION	25,000.00	25,000.00		25,000.00
1430	W	FEES AND COSTS, A&E	15,000.00	15,000.00		15,000.00
1460.2	W	HILLCREST - REMODEL UNITS, VERTICAL FURNACES	10,000.00	10,000.00		10,000.00
1460.3	W	EVERGREEN T. -REMODEL UNITS, CABINETS, FLOOR COV	10,000.00	10,000.00		10,000.00
1460.4	W	COLE MANOR - REPLACE TUBS/SURROUNDS, BATH FIXTURES	10,000.00	10,000.00		10,000.00
1465	W	REPLACE APPLIANCES	5,000.00	5,000.00		5,000.00
1470.2	W	HILLCREST - RESIDENT COMMUNITY BLDG/LAUNDRY	155,698.00	155,698.00		155,698.00
1475	W	FORCE ACCOUNT CREW-TOOLS & EQUIPMENT	13,168.00	13,168.00		13,168.00
1499	W	SUNSET TERRACE-PLANNED ACTION EIS AND DEMO	50,000.00	50,000.00		50,000.00
TOTAL			321,866.00	321,866.00	-	321,866.00

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		Grant Type and Number		FFY of Grant: 2010	
PHA Name: Renton Housing Authority		Capital Fund Program Grant No: WA19P01150110		FFY of Grant Approval: 2010	
		Replacement Housing Factor Grant No:			
		Date of CFFP:			
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: )	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Final Performance and Evaluation Report	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 08/31/2011				<input type="checkbox"/> Total Estimated Cost	
Line	Summary by Development Account	Original	Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>1</sup> Expended
1	Total non-CFFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$9,309	\$9,309	\$9,309	
3	1408 Management Improvements	\$30,000	\$20,000	\$20,000	
4	1410 Administration (may not exceed 10% of line 21)	\$18,000	\$18,000	\$18,000	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$0	\$40,000	\$40,000	\$39,999
8	1440 Site Acquisition	\$0	\$55,000	\$55,000	\$49,834
9	1450 Site Improvement	\$0	\$0		
10	1460 Dwelling Structures	\$219,224	\$0		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	\$100,000	\$215,000	\$215,000	
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>	\$0	\$19,224	\$19,224	

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

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

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

<b>Part I: Summary</b>		FFY of Grant: 2010	
PHA Name: Renton Housing Authority	Grant Type and Number Capital Fund Program Grant No: WA19P01150110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2010	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 08/31/2011	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no: )	
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>	<b>Total Actual Cost<sup>1</sup></b>
		<b>Original</b>	<b>Obligated</b>
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)	\$376,533	\$376,533
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		
<b>Signature of Executive Director Mark Gropper</b>		<b>Signature of Public Housing Director</b>	
10/10/2011		Date	

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

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

Part II: Supporting Pages		Federal FFY of Grant: 2010									
PHA Name: Renton Housing Authority		Grant Type and Number Capital Fund Program Grant No: WA19P01150110 CFFP (Yes/ No): Replacement Housing Factor Grant No:									
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>			
PHA wide	Operations	1406	1	\$9,309	\$9,309	\$9,309	\$9,309			Expenditures to occur in 2012	
PHA wide	Staff Training, Summer youth program	1408	1	\$30,000	\$20,000	\$20,000	\$20,000			training budget	
PHA wide	Administration	1410	1	\$18,000	\$18,000	\$18,000	\$18,000			CFFP related '12	
WA011-002, Hillcrest	Fees and Costs, A&E	1430	1	\$0	\$40,000	\$40,000	\$40,000	\$39,999		Hillcrest Terrace resident laundry and community building design and vaule engineering-complete	
WA011-002, Hillcrest	Hillcrest Sitework	1450	1	0	\$0	\$1,588	\$1,588			Budget overage from 2009 Grant-Hillcrest Community Bldg	
WA011-003, Evergreen	Site work, ADA Garbage_Recycling stations	1450	2	0	\$55,000	\$53,412	\$53,412	\$48,246		Consultation with City of Renton and Waste Management to design ADA supportive refuse stations-complete.	
WA011-001, Sunset	unit rehabilitation	1460	100	\$219,224	\$0	\$0	\$0			line item zeroed out.	









HOUSING AUTHORITY OF THE CITY OF RENTON  
MONTHLY REPORT OF COSTS FOR CFP PROJECT NO. WA19P01150110  
 FOR THE PERIOD ENDED AUGUST 31, 2011

ACCOUNT NUMBER	CODE	WORK ITEM	ORIGINAL BUDGET	REVISED BUDGET	COSTS INCURRED	REMAINING BUDGET
1406	V	OPERATIONS	9,309.00	9,309.00		9,309.00
1408	V	STAFF TRAINING, SUMMER KIDS PROGRAM	30,000.00	20,000.00		20,000.00
1410	V	ADMINISTRATION	18,000.00	18,000.00		18,000.00
1430	V	FEES AND COSTS, A&E	-	40,000.00	39,998.96	1.04
1450.1	V	SUNSET - SITE IMPROVEMENT, 504/ADA	-			-
1450.2	V	HILL CREST - SITE IMPROVEMENT, 504/ADA	-		1,588.00	(1,588.00)
1450.3	V	EVERGREEN - SITE WORK-ADA-GARBAGE/RECYCLE	-	55,000.00	48,246.25	6,753.75
1450.5	V	COLE MANOR - SITE WORK, PAVING, LANDSCAPE	-			-
1460.1	V	SUNSET TERRACE - MAJOR REHABILITATION	219,224.00	-		-
1460.2	V	HILLCREST - REMODEL UNITS, HEATING SYSTEM	-			-
1460.3	V	EVERGREEN T. - HYDRONIC HEATING SYSTEM	-			-
1460.4	V	COLE MANOR - REPLACE SLIDING DOORS, WINDOWS	-			-
1465	V	REPLACE APPLIANCES	-			-
1470.2	V	HILLCREST - RESIDENT COMMUNITY BLDG/LAUNDRY	100,000.00	215,000.00		215,000.00
1499	V	SUNSET TERRACE-PLANNED ACTION EIS AND DEMO	-	19,224.00		19,224.00
TOTAL			376,533.00	376,533.00	89,833.21	286,699.79

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2009	
PHA Name: Renton Housing Authority		Capital Fund Program Grant No: WA19P01150109		FFY of Grant Approval: 2009	
		Replacement Housing Factor Grant No:			
		Date of CFFP:			
Type of Grant		Revised Annual Statement (revision no: )		Total Actual Cost <sup>1</sup>	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Final Performance and Evaluation Report			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 08/31/2011					
Line	Summary by Development Account	Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$7,309	\$7,309	\$7,309	\$
3	1408 Management Improvements	\$30,000	\$15,000	\$15,000	\$
4	1410 Administration (may not exceed 10% of line 21)	\$25,000	\$25,000	\$25,000	\$20,585
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$5,000	\$10,000	\$10,584	\$10,584
8	1440 Site Acquisition				
9	1450 Site Improvement	\$67,000	\$11,402	\$12,226	\$12,226
10	1460 Dwelling Structures	\$170,000	\$126,237	\$124,829	\$106,499
11	1465.1 Dwelling Equipment--Nonexpendable	\$10,000	\$8,598	\$8,598	\$
12	1470 Non-dwelling Structures		\$113,763	\$113,763	\$99,305
13	1475 Non-dwelling Equipment	\$13,000	\$10,000	\$10,000	\$2,318
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>	\$50,000	\$50,000	\$50,000	\$41,913

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFF Grants for operations.  
<sup>4</sup> 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

<b>Part I: Summary</b>		FFY of Grant: 2009	
PHA Name: Renton Housing Authority	Grant Type and Number Capital Fund Program Grant No: WA19P01150109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2009	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 08/31/2011 <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Obligated
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)	\$377,309	\$377,309
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 <i>[Signature]</i>		Date 10/10/2011	Signature of Public Housing Director
			Date

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFF Grants for operations.  
<sup>4</sup> 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		Federal FFY of Grant: 2009						
PHA Name: Renton Housing Authority		Grant Type and Number Capital Fund Program Grant No: WA19P01150109 CFFP (Yes/No): Replacement Housing Factor Grant No:						
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA wide	Operations	1406	1	\$7,309	\$7,309	\$7,309	\$	use in 2012
PHA wide	Staff Training, Summer youth program	1408	1	\$30,000	\$15,000	\$15,000	\$	use in 2012
PHA wide	Administration	1410	1	\$25,000	\$25,000	\$25,000	\$20,585	in progress
PHA wide	Fees and costs	1430	1	\$5,000	\$10,000	\$10,584	\$10,584	Design work on Hillcrest Community Bldg-complete
WA011-001, Sunset	Site work	1450	1	\$17,000	\$0	\$	\$	Funds allocated to Evergreen Terrace
WA011-002, Hillcrest	Site work, 504/ADA work	1450	1	\$10,000	\$5,000	\$0	\$	line spent to supplement ARRA money for ADA patio
WA011-003, Ev. Terr.	Site work	1450	1	\$50,000	\$6,402	\$11,901	\$11,901	Misc
WA011-005, Cole	Site work	1450	1	\$10,000	\$0	\$325	\$325	Misc.
WA011-001, Sunset	Unit work	1460	1	\$20,000	\$0	\$945	\$945	Complete
WA011-002, Hillcrest	Remodel units, replace vertical furnace	1460	1	\$60,000	\$20,000	\$51,037	\$51,037	MOD, unit 3024-C
WA011-003, Ev. Terr.	Remodel Units	1460	50	\$80,000	\$103,237	\$69,847	\$52,333	as needed
WA011-005, Cole	Replace tubs and entryway doors	1460	28	\$10,000	\$3,000	\$3,000	\$2,184	upon failure
PHA wide	Replace appliances	1465	20	\$10,000	\$8,598	\$8,598	\$	In Progress-
WA011-002, Hillcrest	Hillcrest Resident Community Building	1470	1	\$0	\$113,763	\$113,763	\$99,305	as needed
PHA wide	Force Account Tools & Equipment	1475	10	\$13,000	\$10,000	\$10,000	\$2,318	almost complete
WA011-001, Sunset	Development Planning, Planned Action EIS, NEP-SEPA and Demo Dispo application activities	1499	1	\$50,000	\$50,000	\$50,000	\$41,913	









HOUSING AUTHORITY OF THE CITY OF RENTON  
MONTHLY REPORT OF COSTS FOR CFP PROJECT NO. WA19P01150109  
 FOR THE PERIOD ENDED AUGUST 31, 2011

ACCOUNT NUMBER	CODE	WORK ITEM	ORIGINAL BUDGET	REVISED BUDGET	COSTS INCURRED	REMAINING BUDGET
1406	U	OPERATIONS	7,309.00	7,309.00		7,309.00
1408	U	STAFF TRAINING, SUMMER KIDS PROGRAM	30,000.00	15,000.00		15,000.00
1410	U	ADMINISTRATION	25,000.00	25,000.00	20,585.48	4,414.52
1430	U	FEES AND COSTS, A&E	5,000.00	10,000.00	10,583.85	(583.85)
1450.1	U	SUNSET - SITE IMPROVEMENT, 504/ADA	17,000.00	-		-
1450.2	U	HILL CREST - SITE IMPROVEMENT, 504/ADA	10,000.00	5,000.00	(5.00)	5,005.00
1450.3	U	EVERGREEN - SITE IMPROVEMENT, 504/ADA	30,000.00	6,402.00	11,906.14	(5,504.14)
1450.5	U	COLE MANOR - SITE WORK, PAVING, LANDSCAPE	10,000.00	-	325.28	(325.28)
1460.1	U	SUNSET TERRACE - ADA504 ISSUES IN UNITS	20,000.00	-	945.00	(945.00)
1460.2	U	HILLCREST - REMODEL UNITS, HEATING SYSTEM	60,000.00	20,000.00	51,037.13	(31,037.13)
1460.3	U	EVERGREEN T. - HYDRONIC HEATING SYSTEM	80,000.00	103,237.00	52,333.27	50,903.73
1460.4	U	COLE MANOR - REPLACE SLIDING DOORS, WINDOWS	10,000.00	3,000.00	2,183.36	816.64
1465	U	REPLACE APPLIANCES	10,000.00	8,598.00		8,598.00
1470	U	HILLCREST-RESIDENT COMMUNITY BUILDING	-	113,763.00	99,305.23	14,457.77
1475	U	FORCE ACCOUNT TOOLS & EQUIPMENT	13,000.00	10,000.00	2,318.16	7,681.84
1499	U	DEVELOPMENT PLANNING	50,000.00	50,000.00	41,912.76	8,087.24
TOTAL			377,309.00	377,309.00	293,430.66	83,878.34

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		Grant Type and Number		FFY of Grant: 2008	
PHA Name: Renton Housing Authority		Capital Fund Program Grant No: WA19P01150108		FFY of Grant Approval: 2008	
		Replacement Housing Factor Grant No:			
		Date of CFFP:			
Type of Grant	<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no: )		
	<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 08/31/2011		<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost <sup>1</sup>	Expended
		Original	Revised <sup>2</sup>		
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$16,168	\$16,168	\$16,168	\$5,712
3	1408 Management Improvements	\$30,000	\$20,000	\$20,000	\$6,393
4	1410 Administration (may not exceed 10% of line 21)	\$20,000	\$20,000	\$20,000	\$15,376
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$6,000	\$9,217	\$9,217	\$9,217
8	1440 Site Acquisition				
9	1450 Site Improvement	\$50,000	\$65,447	\$68,815	\$68,815
10	1460 Dwelling Structures	\$230,000	\$146,268	\$142,900	\$97,782
11	1465.1 Dwelling Equipment—Nonexpendable	\$24,000	\$24,000	\$24,000	\$16,586
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 <sup>4</sup>		\$75,068	\$75,068	\$75,067

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFF Grants for operations.  
<sup>4</sup> 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

<b>Part I: Summary</b>		FFY of Grant: 2008 FFY of Grant Approval: 2008	
PHA Name: Renton Housing Authority	Grant Type and Number Capital Fund Program Grant No: WA19P01150108 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 8/31/2011	<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost Original	Total Actual Cost <sup>1</sup> 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)	\$376,168	\$294,948
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 <i>Mark Gropper</i>		Signature of Public Housing Director	Date
10/10/2011			

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFFP Grants for operations.  
<sup>4</sup> 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		Federal FFY of Grant: 2008						
PHA Name: Renton Housing Authority		Grant Type and Number Capital Fund Program Grant No: WA19P01150108 CFFP (Yes/ No): Replacement Housing Factor Grant No:						
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA wide	Operations	1406	1	\$16,168	\$16,168	\$16,168	\$5,712	in progress
PHA wide	Staff Training, Summer youth program	1408	1	\$30,000	\$20,000	\$20,000	\$6,393	in progress
PHA wide	Administration	1410	1	\$20,000	\$20,000	\$20,000	\$15,376	in progress
PHA wide	Fees and costs	1430	1	\$6,000	\$9,217	\$9,217	\$9,217	complete
WA011-001, Sunset	Site work, 504/ADA work	1450	1	\$20,000	\$0			
WA011-002, Hillcrest	Site work, 504/ADA work	1450	1	\$10,000	\$10,447	\$10,447	\$10,447	complete
WA011-003, Ev. Terr.	Site work, 504/ADA work	1450	1	\$10,000	\$55,000	\$58,368	\$58,368	complete
WA011-005, Cole	site work, 504/ADA work	1450	1	\$10,000	\$0			
WA011-001, Sunset	ADA issues in units	1460	1	\$20,000	\$0			
WA011-002, Hillcrest	Remodel units,	1460	1	\$80,000	\$80,000	\$76,632	\$31,980	MOD, unit 1440 to be completed
WA011-003, Ev. Terr.	Replace sliding doors/windows	1460	50	\$60,000	\$60,000	\$60,021	\$60,021	complete
WA011-005, Cole	Replace sliding doors/ windows	1460	28	\$70,000	\$6,268	\$6,247	\$5,781	almost complete
PHA wide	Replace appliances	1465	90	\$24,000	\$24,000	\$24,000	\$16,586	in progress
WA011-001, Sunset	Predev-ESI, NEPA, SEPA, Demo	1499	1	\$75,068	\$75,068	\$75,068	\$75,067	complete
	TOTAL			\$376,168	\$376,168	\$3376,168	\$294,948	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.







HOUSING AUTHORITY OF THE CITY OF RENTON  
MONTHLY REPORT OF COSTS FOR CFP PROJECT NO. WA19P01150108  
 FOR THE PERIOD ENDED AUGUST 31, 2011

ACCOUNT NUMBER	CODE	WORK ITEM	ORIGINAL BUDGET	REVISED BUDGET	COSTS INCURRED	REMAINING BUDGET
1406	N	OPERATIONS	16,168.00	16,168.00	5,711.87	10,456.13
1408	N	STAFF TRAINING, SUMMER KIDS PROGRAM	30,000.00	20,000.00	6,392.75	13,607.25
1410	N	ADMINISTRATION	20,000.00	20,000.00	15,375.50	4,624.50
1430	N	FEES AND COSTS, A&E	6,000.00	9,217.00	9,217.32	(0.32)
1450.1	N	SUNSET - SITE IMPROVEMENT, 504/ADA	20,000.00	-	-	-
1450.2	N	HILL CREST - SITE IMPROVEMENT, 504/ADA	10,000.00	10,447.00	10,447.16	(0.16)
1450.3	N	EVERGREEN - SITE IMPROVEMENT, 504/ADA	10,000.00	55,000.00	58,368.07	(3,368.07)
1450.4	N	COLE MANOR - SITE IMPROVEMENT, 504/ADA	10,000.00	-	-	-
1460.1	N	SUNSET TERRACE - ADA504 ISSUES IN UNITS	20,000.00	-	-	-
1460.2	N	HILLCREST - REMODEL UNITS, HEATING SYSTEM	80,000.00	80,000.00	31,980.11	48,019.89
1460.3	N	EVERGREEN T. - HYDRONIC HEATING SYSTEM	60,000.00	60,000.00	60,021.00	(21.00)
1460.4	N	COLE MANOR - REPLACE SLIDING DOORS, WINDOWS	70,000.00	6,268.00	5,780.48	487.52
1465	N	REPLACE APPLIANCES	24,000.00	24,000.00	16,585.95	7,414.05
1499	N	SUNSET T - PREDEVELOPMENT, ESI, NEP-SEPA, DEMO	-	75,068.00	75,067.27	0.73
TOTAL			376,168.00	376,168.00	294,947.48	81,220.52

**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 2012, 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 site 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 CITY OF RENTON**

**P. O. BOX 2316**

**RENTON, WA 98056-0316**

**WA011**

PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 08 - 20 12

Annual PHA Plan for Fiscal Years 20      - 20 12

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 <p>Sally Eastey</p>	Title <p>Board Chair</p>
Signature 	Date <p>10/10/2011</p>

# Certification of Payments to Influence Federal Transactions

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

OM approval No. 2577-0157 (Exp. 01/31/2014)

Applicant Name

Renton Housing Authority

Program/Activity Receiving Federal Grant Funding

Conventional Low-income Public Housing, Section 8 Housing Choice Voucher, PRAC 232 S8 New Construction senior hsg

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 sub recipients 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)

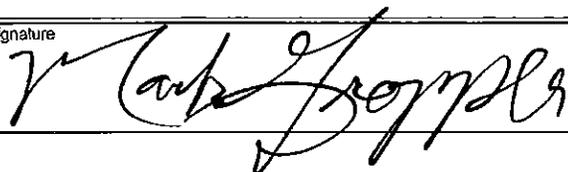
Name of Authorized Official

Mark Gropper

Title

Executive Director

Signature



Date (mm/dd/yyyy)

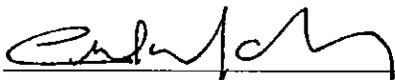
10/10/2011

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

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

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

I, Cheryl Markham the King County HCD Program Manager certify that the Five Year and  
Annual PHA Plan of the Renton Housing Authority is consistent with the Consolidated Plan of  
the King County Consortium prepared pursuant to 24 CFR Part 91.

 10/10/2011

Signed / Dated by Appropriate State or Local Official



## RENTON HOUSING AUTHORITY

P.O. Box 2316 • Renton, WA 98056-0316  
Office 425/226-1850 • Fax 425/271-8319



www.rentonhousing.org



TTY 800-833-6388

### ACOP 20.5 Violence Against Women Act (VAWA)

In accordance with the VAWA RHA prohibits the eviction of, and removal of assistance from, certain persons living in public or Section 8-assisted housing if the asserted grounds for such actions is an instance of domestic violence, dating violence, sexual assault, or stalking, as those terms are defined in Section 3 of the U.S. Housing Act of 1937 as amended by VAWA , and June 23, 2006 HUD issued notice PIH 2006-23 .

RHA will promptly meet with any tenant or participant reporting instances of violence against a woman or related domestic violence associated with its housing programs or buildings.

In a thoughtful and respectful manner, trained RHA staff will assist the reporting party in completing a domestic violence form such as the Form HUD-91066, Certification of Domestic Violence, Dating Violence or Stalking. The interviewing staff member in addition to making referrals to local service providers will recommend RHA action to include facilitating a transfer or portability to another jurisdiction.

RHA will ensure that Landlord, including RHA itself) does not consider incidents of domestic violence, dating violence or stalking as serious or repeated violations of the lease or other "good cause" for termination of assistance, tenancy or occupancy rights of the victim of abuse. The Landlord may not consider criminal activity directly relating to abuse, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim or threatened victim of that abuse.

*Mark Zoyler 10/10/2011*

**Civil Rights Certification**

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

**Civil Rights Certification**

**Annual Certification and Board Resolution**

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

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

Renton Housing Authority

WA011

\_\_\_\_\_  
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)

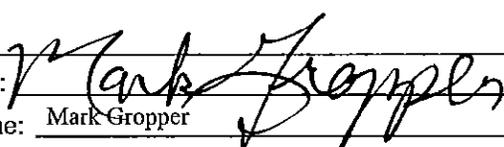
Name of Authorized Official	Mark Gropper	Title	Executive Director
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Signature		Date	10/10/2011
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## DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB  
0348-0046

<b>1. Type of Federal Action:</b> <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known :  Congressional District, if known : 8	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>   Congressional District, if known :	
<b>6. Federal Department/Agency:</b> Housing and Urban Development	<b>7. Federal Program Name/Description:</b> Section 8, LIPH (public housing), ARRA, Capital Fund Program  CFDA Number, if applicable: _____	
<b>8. Federal Action Number, if known :</b> grant renewal and 5 -year plan submission	<b>9. Award Amount, if known :</b> \$ 4,000,000	
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI): NONE	<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):	
<b>11.</b> 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: <u>Mark Gropper</u> Title: <u>Executive Director</u> Telephone No.: <u>425-226-1850 ext. 223</u> Date: <u>10/10/2011</u>	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

## INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.  
  
(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Renton Housing Authority

Program/Activity Receiving Federal Grant Funding

Low-income Public Housing and Capital Fund Grant programs, Section 8 Housing Choice Voucher, and PRAC 232 Senior

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

attached ✓

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

Mark Gropper

Title

Executive Director

Signature

Date

10/10/2011

X



**RENTON HOUSING AUTHORITY**

P.O. Box 2316 • Renton, WA 98056-0316  
Office 425/226-1850 • Fax 425/271-8319



www.rentonhousing.org



TTY 1-800-833-6388

	Hs. Type	#Units	Count	Date Built RHA No.	Security Deposit
(CRT) CEDAR RIVER TERRACE, 51 Burnett S. must be over the age of 62 to be eligible (HUD-4350.3 CHG-24)	Senior pBased	72		1978 4-01	= 1 <sup>st</sup> mo. rent
(GP) GOLDEN PINES APTS., 2901 NE 10 <sup>th</sup> must be over the age of 62 to be eligible (HUD-4350.3 CHG-24)	Senior pBased	53	subT =125	1976 11-01	= 1 <sup>st</sup> mo. rent
(ST) SUNSET TERRACE, 970 Harrington NE	Family Public Hsg	100		1960 1-01	\$250
(CM) COLE MANOR, 2811 NE 4th	Family Public Hsg	28		1981 1-05	\$250
(HC) HILLCREST TERRACE, 1442 Hillcrest Ln NE must be over the age of 62 or disabled to be eligible	Elderly Public Hsg	60		1966 1-02	\$150
(EG) EVERGREEN TERRACE, 3027 NE 15 <sup>th</sup> must be over the age of 62 or disabled to be eligible	Elderly Public Hsg	50	subT =238	1968 1-03	\$150
(CP) CEDAR PARK APTS. 408 Monroe NE #271-7482 Apply at onsite Office, Studio\$650 1BR\$765, 2BR\$875 (income>X2 1/2)	Family Affordable Local prgm	244		1981 #5	\$300 DOC
(HT) HOUSER TERRACE, 3151 NE 16 <sup>th</sup> \$350 min \$700 max rent. Over age of 62 or 55 and disabled eligibility	Senior Local Prgm	104		1993 6-01	\$200
Affordable Housing: Highland Hs 2825 NE 12 <sup>th</sup> (15 units), Chantelle 2828 NE 3 <sup>rd</sup> (17), Brickshire 1317 Edmonds Ave NE (12), and 4-Plex @ 3000 NE 15 <sup>th</sup> ST, 4-plex YWCA, Vision House 15 project-based units #425-228-6356	Family Local Prgm	67	subT =415	Varies PHA 12-01	\$300-\$500
Tax Credit	Liberty Square 5 <sup>th</sup> & Wms 92 units	affordable	Subtotal	870	Code .
SECTION 8 Vouchers allocated to RHA		leased	315	PHA 9	RHA
SECTION 8 Port-in vouchers from other PHAs		leased	497	PHA 99	Port-ins
Plus 22 VASH Vouchers					
			<b>TOTAL</b>	<b>1,704</b>	

**Section 8 Payment standards: Effective 10/01/10 for New Leases and Reg. Annual Certifications, Reso 2345-2010.**

0 Bedroom	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
\$772	\$880	\$1,060	\$1,497	\$1,829	\$2,103	\$2,771

**Renton Housing Authority public housing LIPH, Public & Local Vouchers**

Unit Size	Priority One Interviewing for application date	Availability
0 Bedroom	February 2008	Cedar Park (6 yrs) Avail 2/08
1 Bedroom	September 2007	Golden Pines (6 yrs) Avail 9/07
2 Bedrooms	November 2003	Houser (3 yrs) Avail 11/03
3 Bedrooms	January 2007	Brickshire & Chantelle Avail 1/07
4 Bedrooms	August 2008	Cedar Park & Hillcrest Avail 8/08

**Section 8 Waitlist is Presently CLOSED\*. S8 Waitlist Total: 38\***

RAB-1  
Sunset Terrace RAB  
Renton Housing Authority



## RESIDENT ADVISORY BOARD

### *Formation and Resident Nomination*

XXXXXX XXXXXXXXXXXX  
5325 NE SUNSET BLVD. #5  
RENTON, WA 98059-

Dear XXXXXXX:

Applicant ID No. 22100  
08/26/2011

Renton Housing Authority sees the importance of increased resident participation and would like to help create a Resident Advisory Board with members of the Sunset Terrace Community. The Resident Advisory Board's (RAB) main goal is to provide Public Housing Residents a way to work together with the Housing Authority to develop the Agency's Annual Plan.

As a RAB member, your responsibility would be to make recommendations for Renton Housing Authority's future. The RAB would accomplish this by reviewing, and formally commenting on, the proposed Annual Plan.

Due to the importance of serving on the RAB, RHA is looking for responsible, highly motivated, and genuinely caring residents who would appreciate the opportunity to speak on behalf of Sunset Terrace. Because Sunset Terrace Residents are a very diverse group of people coming from various races, incomes, education levels, and beliefs, it is important that the RAB members reflect that very same diversity in order to truly speak on behalf of your neighbors.

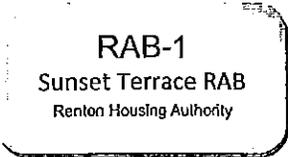
RHA will be accepting nominations until the 12<sup>th</sup> of September, and thereafter conducting brief interviews with the five residents who received the most nominations.

If you feel a neighbor you respect, or yourself, would be a responsible candidate, please complete the attached form and mail or drop off to the main office by September 12<sup>th</sup>. We look forward to increasing the resident participation of Sunset Terrace!

Zak de Gorgue

Resident Outreach Coordinator

425-226-1850 ext. 238



RESIDENT ADVISORY BOARD

Formation and Resident Nomination

NAME: \_\_\_\_\_ UNIT: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_

I NOMINATE (another resident or yourself): \_\_\_\_\_

Reason for nomination:

Lined area for writing the reason for nomination.



The mission of the Renton Housing Authority is to provide decent, quality, affordable housing in a safe environment to people with low incomes who make Renton their home. Through partnerships with our clients, service providers and other groups, we will responsibly increase and enhance our housing programs while providing opportunities for those we serve to become self-sufficient.



[www.rentonhousing.org](http://www.rentonhousing.org)

## RENTON HOUSING AUTHORITY

P.O. Box 2316 • Renton, WA 98056-0316  
Office 425/226-1850 • Fax 425/271-8319



TTY 1-800-833-6388

### AGENCY PLAN MEETING AGENDA

Monday, August 15, 2011  
12:00PM, 2900 NE 10<sup>th</sup> St. 98056

#### 1. RHA 5 Year Agency Plan: Purpose and Content (Mark)

#### 2. Update on Capital Fund projects

Evergreen Terrace hydronic heating and domestic hotwater 421K

Evergreen Terrace garbage/recycling stations 100K

Hillcrest Resident Community Building 700K

Cedar Park decks and exterior paint 100K

Cedar River Terrace modernization 50K

Sunset Terrace 2012 redevelopment and resident planning 300K

Glenwood (eight 4 BR townhomes) 600K/3.1M (Sunset replacement housing units with supportive self-sufficiency services and project-based rental assistance)

John Gabriel House (Providence Health and Services) HUD 202 grant app.

#### 3. Reduced HUD federal subsidy for Cole Manor, Sunset, Hillcrest, and Evergreen terraces; RHA's proposed flat rent program adjustments (Owen)

#### 4. No Smoking initiative update (Zak)

#### 5. Admissions and Continued Occupancy Plan (ACOP), and Section 8 Administrative Plan (Cheryl/Gary)

#### 6. Questions Concerns?

"Information is the currency of democracy." ~ Thomas Jefferson

RENTON HOUSING AUTHORITY  
ANNUAL AGENCY MEETING 8/15/11

<u>PRINT NAME</u>	<u>SIGNATURE</u>	<u>STREET ADDRESS</u>
Patti Ann Zvarich	Patti Zvarich	3054 NE 15th St. B-59 Renton
Pauline Froehlich	PAULINE FROELICH	15th St A 57.
Franch Dalal CAPTAN	Dalal Captan	15th St # B 57
Charles Anderson	Charles Anderson	15th St # B-112 2901 NE 10th St apt 122
SUE LOPES	Sue Lopez	2606 NE 9th St
Delores Ray	Delores Ray	2901 NE 10th St #1228
Carolyn Cox	Carolyn Cox	2901 NE 10th St #7
Patsy Hedrick	Patsy Hedrick	2901 NE 10th St #7
Rajsa Fetesku		2901 NE 10th St Apt. 428 Renton WA
Dana Puscas	Huyecan	<del>2901 NE 10th St</del> 98056
KAREN HOOPER	Karen Hooper	51 Burnett Ave S 984 Harrison Condo NE Renton WA 98056
Kathleen Miller	Kathleen Miller	
Sherrie Miller	Sherrie Miller	2700 Sunset Lane NE Renton WA 98056
TOSH YAW	Tori YAW	51 BURNETT AVE #103
James TON	TON	2707 NE 10th St Apt C
Carmen Chauzy de M.	Chauzy	3018 15th St NE
Stan Simmons	STAN SIMMONS	1475 Hillcrest Ln. N.E.
John Wildy Barnes	John Wildy Barnes	RHA
Dan/Dorothy Annabit	Dan/Dorothy Annabit	1466 Hillcrest Ln. NE
Trinh Nguyen		
THUY TRUAN	Thuy Truan	966 HARRINGTON AVE NE
Kerry Ba	Kerry Ba	2723 Sunset Ln NE #113 Renton WA 98056



# Certification of Payments to Influence Federal Transactions

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

OMB Approval No. 2577-0157 (Exp. 01/31/2014)

Applicant Name

Renton Housing Authority

Program/Activity Receiving Federal Grant Funding

Low-income Public Housing, Section 8 Housing Choice Voucher, Section 8 New Construction (PRAC/811)

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 sub recipients 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)

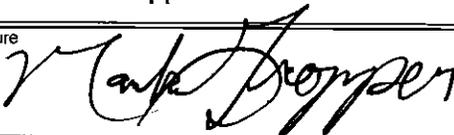
Name of Authorized Official

Mark Gropper

Title

Executive Director

Signature



Date (mm/dd/yyyy)

09/14/2011



U.S. Department of Housing and Urban Development

Seattle Regional Office  
Seattle Federal Office Building  
Office of Public Housing  
909 First Avenue, Suite 360  
Seattle, WA 98104-1000

AUG 8 2011

August 3, 2011

Mark Gropper, Executive Director  
Renton Housing Authority  
PO Box 2316  
Renton, WA 98056-0316

Reso 2378-2011  
*[Handwritten signature]*

Dear Mr. Gropper:

Subject: Annual Contributions Contract Number: SF-187  
Amendment Number(s): 17-N  
Project Number(s): WA19P01150111

Enclosed is the executed counterpart of the Annual Contributions Contract (ACC) for the 2011 Capital Fund Program.

Should you have any questions about the ACC, please call Ryan Mielcarek at (206) 220-6205.

Sincerely

A handwritten signature in black ink, appearing to read "Harlan L. Stewart".

Harlan L. Stewart  
Director  
Office of Public Housing

Enclosure

AUG 8 2011

**Capital Fund Program  
(CFP) Amendment**

To The Consolidated Annual Contributions  
Contract (form HUD-53012)

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

Whereas, (Public Housing Authority) HA City of Renton (WA011 ) (herein called the "PHA")  
and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions  
Contract(s) ACC(s) Numbers(s) SF-187 dated 6/21/1996

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the  
purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such  
developments continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the  
PHA. HUD will provide a revised ACC Amendment authorizing such additional amounts.

\$ 321,866.00 for Fiscal Year 2011 to be referred to under Capital Fund Grant Number WA19P01150111

PHA Tax Identification Number (TIN): On File      DUNS Number: On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number ~~16-A~~ 17-N

Now Therefore, the ACC(s) is (are) amended as follows:  
1. The ACC(s) is (are) amended to provide CFP assistance in the amount  
specified above for capital and management activities of PHA developments.  
This amendment is a part of the ACC(s).  
2. The capital and management activities shall be carried out in accordance  
with all HUD regulations and other requirements applicable to the Capital Fund  
Program.

3. (Check one)  
 a. For Non-qualified PHAs:  
(i) In accordance with the HUD regulations, the Annual  
PHA Plan has been adopted by the PHA and approved by HUD, and may  
be amended from time to time. The capital and management activities  
shall be carried out as described in the CFP Annual Statement/Performance  
and Evaluation Report (HUD-50075.1).  
OR  
(ii) If the Annual PHA Plan has not been adopted by the PHA and  
approved by HUD, the PHA may use its CFP assistance under this contract for  
work items contained in its CFP-Five-Year Action Plan (HUD-50075.2), before  
the Annual PHA Plan is approved.

b. For Qualified PHAs:  
(i) The CFP Annual Statement/Performance and Evaluation Report  
(HUD-50075.1) has been adopted by the PHA and verified by HUD. The  
capital and management activities shall be carried out as described therein.  
OR  
(ii) If the CFP Annual Statement/Performance and Evaluation Report  
has not been adopted by the PHA and/or verified by HUD, the PHA may use  
its CFP assistance under this contract for work items contained in its approved  
CFP 5-Year Action Plan (HUD-50075.2), before the CFP Annual  
Statement/Performance and Evaluation Report is adopted by the PHA and  
verified by HUD.

For cases where HUD has approved a Capital Fund Financing  
Amendment to the ACC (CFP Amendment attached), HUD will deduct the  
payment for amortization scheduled payments from the grant immediately on  
the effective date of this CFP Amendment. The payment of CFP funds due  
per the amortization scheduled will be made directly to a designated trustee  
(Trustee Agreement attached) within 3 days of the due date.

Regardless of the selection above, the 24 month time period in which the PHA  
must obligate this CFP assistance pursuant to section 9(j)(1) of the United  
States Housing Act of 1937, as amended, (the "Act") and 48 month time period  
in which the PHA must expend this CFP assistance pursuant to section 9(j)(5)  
of the Act starts with the effective date of this CFP amendment (the date on  
which CFP assistance becomes available to the PHA for obligation). Any  
additional CFP assistance this FY will start with the same effective date.

4. Subject to the provisions of the ACC(s) and paragraph 3. and to assist in the  
capital and management activities, HUD agrees to disburse to the PHA or the  
designated trustee from time to time as needed up to the amount of the  
funding assistance specified herein.

5. The PHA shall continue to operate each development as low-income  
housing in compliance with the ACC(s), as amended, the Act and all HUD  
regulations for a period of twenty years after the last disbursement of CFP  
assistance for modernization activities for any public housing or portion thereof  
and for a period of forty years after the last distribution of CFP assistance for  
development activities for any public housing and for a period of ten years  
following the last payment of assistance from the Operating Fund to the PHA.  
However, the provisions of Section 7 of the ACC shall remain in effect for so  
long as HUD determines there is any outstanding indebtedness of the PHA to  
HUD which arose in connection with any development(s) under the ACC(s)  
and which is not eligible for forgiveness, and provided further that, no  
disposition of any development covered by this amendment shall occur unless  
approved by HUD.

6. The PHA will accept all CFP assistance provided for this FY. If the PHA  
does not comply with any of its obligations under this Amendment and does  
not have its Annual PHA Plan approved within the period specified by HUD,  
HUD shall impose such penalties or take such remedial action as provided by  
law. HUD may direct the PHA to terminate all work described in the Capital  
Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall  
only incur additional costs with HUD approval.

7. Implementation or use of funding assistance provided under this  
Amendment is subject to the attached corrective action order(s).

(mark one) :     Yes     No

8. The PHA acknowledges its responsibility for adherence to this Amendment.

The parties have executed this Agreement, and it will be effective on 8/3/2011. This is the date on which CFP assistance  
becomes available to the PHA for obligation.

U.S. Department of Housing and Urban Development By <u>[Signature]</u> Date: <u>AUG 3 2011</u>	PHA Executive Director By <u>[Signature]</u> Date: <u>07/14/2011</u>
Title: <u>Director</u>	Title: <u>Executive Director</u>

**Office of Public Housing**

Previous versions obsolete

form HUD-52840-A 03/04/2003

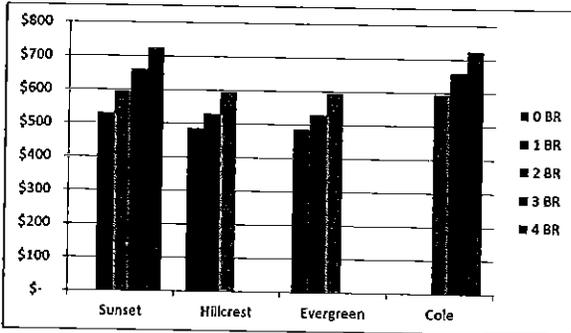
RENTON HOUSING AUTHORITY  
ANNUAL AGENCY MEETING 8/15/11

PRINT NAME	SIGNATURE	STREET ADDRESS
Patti Ann Zvarich	Patti Zvarich	3054 NE 15th St. B-54 Renton
Pauline Froehlich	PAULINE FROELICH	15th St A 57.
Franch Dalal CAPTAN	Dalal Captan	15th St # B 57
Charles Anderson	Charles Anderson	15th St # B-42 2901 NE 10th apt 122
SUE LOPES	Sue Lopez	2606 NE 9th St
Delores Ray	Delores Ray	2901 NE 10th St #228
Carolyn Cox	Carolyn Cox	2901 NE 10th St #228
Patsy Hedrick	Patsy Hedrick	2901 NE 10th St #228
Rajsa Fetesku		2901 NE 10th St Apt. 428 Renton WA
Dana Puscas	Huyecan	<del>2901 NE 10th St</del> 98056
KAREN HOOPER	Karen Hooper	51 Burnett Ave S 984 Barrington Blvd NE Renton WA 98056
Kathleen Miller	Kathleen Miller	2720 Sunset Lane NE Renton WA 98056
Sherrie Miller	Sherrie Miller	51 BURNETT AVE S # 103
TOSH IYAN	Tosh Iyan	2707 NE 10th St Apt C
James TON	TON	3018 15th ST NE
Darmend Chauzy de M	Darmend Chauzy de M	1475 Hillcrest Ln. N.E. RHA
Stan Simmons	STAN SIMMONS	1466 Hillcrest Ln. NE
Juhi Nilda-Burns	Juhi Nilda-Burns	
Dan/Dorothy Annobit	Dan/Dorothy Annobit	
Trinh Nguyen	Trinh Nguyen	
THUY TRAN	Thuy Tran	966 HARRINGTON AVE NE RENTON WA 98056
Kengy Ba	Kengy Ba	2723 Sunset Ln NE #18 Renton WA 98056

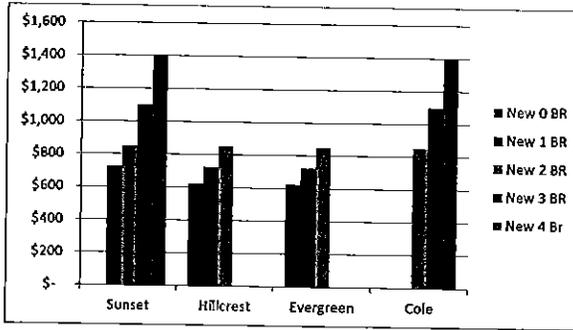


	Current Flat Rent					Proposed Flat Rent				
	0 BR	1 BR	2 BR	3 BR	4 BR	0 BR	1 BR	2 BR	3 BR	4 BR
<b>Sunset Terrace</b>										
Rent	\$ -	\$ 530	\$ 595	\$ 660	\$ 725	\$ -	\$ 725	\$ 850	\$ 1,100	\$ 1,400
Utilities	\$ -	\$ 79	\$ 92	\$ 120	\$ 136	\$ -	\$ 79	\$ 92	\$ 120	\$ 136
Combined	\$ -	\$ 609	\$ 687	\$ 780	\$ 861	\$ -	\$ 804	\$ 942	\$ 1,220	\$ 1,536
Flat Rent Income Threshold	\$ -	\$ 24,360	\$ 27,480	\$ 31,200	\$ 34,440	\$ -	\$ 32,160	\$ 37,680	\$ 48,800	\$ 61,440
# of Tenants > Threshold		1	6	11	2		1	2	2	1
<b>Hillcrest Terrace</b>										
Rent	\$ 487	\$ 530	\$ 595	\$ -	\$ -	\$ 625	\$ 725	\$ 850	\$ -	\$ -
Utilities	\$ 77	\$ 87	\$ 99	\$ -	\$ -	\$ 77	\$ 87	\$ 99	\$ -	\$ -
Combined	\$ 564	\$ 617	\$ 694	\$ -	\$ -	\$ 702	\$ 812	\$ 949	\$ -	\$ -
Flat Rent Income Threshold	\$ 22,560	\$ 24,680	\$ 27,760	\$ -	\$ -	\$ 28,080	\$ 32,480	\$ 37,960	\$ -	\$ -
# of Tenants > Threshold	-	-	2	-	-	-	-	1	-	-
<b>Evergreen Terrace</b>										
Rent	\$ 487	\$ 530	\$ 595	\$ -	\$ -	\$ 625	\$ 725	\$ 850	\$ -	\$ -
Utilities	\$ 30	\$ 30	\$ 47	\$ -	\$ -	\$ 30	\$ 30	\$ 47	\$ -	\$ -
Combined	\$ 517	\$ 560	\$ 642	\$ -	\$ -	\$ 655	\$ 755	\$ 897	\$ -	\$ -
Flat Rent Income Threshold	\$ 20,680	\$ 22,400	\$ 25,680	\$ -	\$ -	\$ 26,200	\$ 30,200	\$ 35,880	\$ -	\$ -
# of Tenants > Threshold	-	-	1	-	-	-	-	1	-	-
<b>Cole Manor</b>										
Rent	\$ -	\$ -	\$ 595	\$ 660	\$ 725	\$ -	\$ -	\$ 850	\$ 1,100	\$ 1,400
Utilities	\$ -	\$ -	\$ 82	\$ 97	\$ 114	\$ -	\$ -	\$ 82	\$ 97	\$ 114
Combined	\$ -	\$ -	\$ 677	\$ 757	\$ 839	\$ -	\$ -	\$ 932	\$ 1,197	\$ 1,514
Flat Rent Income Threshold	\$ -	\$ -	\$ 27,080	\$ 30,280	\$ 33,560	\$ -	\$ -	\$ 37,280	\$ 47,880	\$ 60,560
# of Tenants > Threshold	-	-	7	3	1	-	-	5	-	1

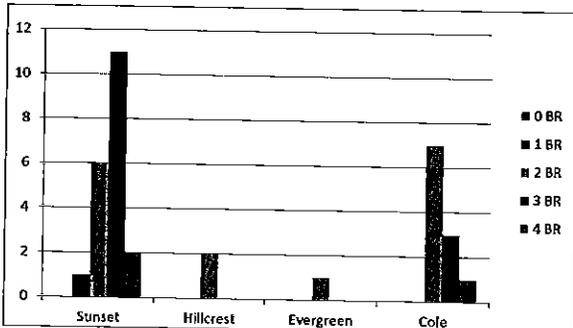
Graph of Current Flat Rent



Graph of Proposed Flat Rent



Graph of Current Tenants on Flat Rent (Income higher than Threshold)



Graph of Proposed Tenants on Flat Rent (Income higher than new Threshold)

