

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Housing Authority of Grays Harbor County</u> PHA Code <u>WA0018</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2012</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>415</u> Number of HCV units: <u>223</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: See Attached				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. See Attached				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: See Attached: Statement of financial Resources, results of most recent fiscal year audit for the PHA and Statement of Asset Management Implementation (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. Available in the Central Office				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i>				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.				
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.				
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.				

9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>See Attached</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>See Attached</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. See Attached</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” See Attached</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(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)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(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.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

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

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

Instructions form HUD-50075

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

1.0 PHA Information

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

2.0 Inventory

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

3.0 Submission Type

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

4.0 PHA Consortia

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

5.0 Five-Year Plan

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

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

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

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

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

PHA Plan Elements. (24 CFR 903.7)

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

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

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

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

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

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

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

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

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

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

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

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

8.2 Capital Fund Program Five-Year Action Plan

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

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

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

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

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

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

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

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

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

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

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

5.1 MISSION – HOUSING AUTHORITY OF GRAYS HARBOR COUNTY

The mission of the Housing Authority of Grays Harbor County is to be the area's affordable housing of choice. We provide and maintain safe, decent, sanitary, quality housing in a cost-effective manner. By partnering with others, we offer rental assistance and other related services to our community in a non-discriminatory manner.

5.2 GOALS AND OBJECTIVES – HOUSING AUTHORITY OF GRAYS HARBOR COUNTY

The Housing Authority of Grays Harbor County endeavors to meet the following goals and objectives in order to fulfill its mission to serve the needs of low-income, very-low-income, and extremely-low-income families for the next five years.

Increase the availability of decent, safe, affordable housing by reducing public housing vacancies and leveraging private or other public funds to create additional housing opportunities.

Improve the quality of assisted housing by improving the public housing management (PHAS) score, increasing customer satisfaction, and renovating public housing units.

Increase assisted housing choices by providing voucher mobility counseling and conducting outreach efforts to potential voucher landlords. In addition, the Housing Authority has acquired 11 additional vouchers in fiscal year 2011.

Provide an improved living environment by implementing security improvements in public housing.

Promotion of self-sufficiency and asset development of assisted households by increasing the number and percentage of employed persons in assisted families, providing or attracting supportive services to improve assistance recipients' employability, and providing or attracting supportive services to increase independence for the elderly or families with disabilities.

Ensure equal opportunity and fair housing by undertaking affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required. In addition, the Housing Authority of Grays Harbor will not discriminate against, deny access to, or evict from public housing or subsidized housing victims of domestic violence, dating violence, or stalking.

PROGRESS IN MEETING GOALS AND OBJECTIVES DESCRIBED IN 2012-2016 5-YEAR-PLAN

Renovation of public housing units on a continual basis, including, but not limited to, converting two 3-bedroom family units to 2-bedrooms accessible to wheelchair bound families.

Memorandum of Understanding with Washington State University to provide curriculum to tenants including nutrition, economics, food and safety, and self-sufficiency.

QUINTANF sponsored nutrition classes in form of canning, making jelly etc. at the Family center.

The Housing Authority has improved vacancy rates by implementing Asset Management, which has resulted in shorter turnover intervals and lease-up times.

Staff members continue to attend both Work Source and Continuum of Care and Housing Grays Harbor meetings to keep abreast of current housing and employment issues in Grays Harbor County.

6.0 (13) Violence Against Women Act (VAWA).

The Housing Authority of Grays Harbor County will not discriminate against, deny access to, or evict from public housing or subsidized housing victims of domestic violence, dating violence or stalking and will not tolerate such conduct. The Housing Authority assists victims of violence in obtaining resources with Crime Victims Advocacy Network, Social Domestic Violence Center, Families Together, Beyond Survival and Grays Harbor Youth Shelter.

6.2 FINANCIAL RESOURCES

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2011 grants)		
a) Public Housing Operating Fund *	763,312	
b) Public Housing Capital Fund	411,011	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	1,042,317	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)	0	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2010 Capital Fund Program	91,239	
2011 Capital Fund Program	411,011	
3. Public Housing Dwelling Rental Income		
2010 Dwelling Rental Income	1,070,552	
4. Other income (list below)		
Miscellaneous Income	65,290	
4. Non-federal sources (list below)		
Total resources	3,854,732	

6.11 FISCAL YEAR AUDIT

There were no findings.

6.12 ASSET MANAGEMENT IMPLEMENTATION

The Housing Authority of Grays Harbor County has broken the eight low-rent public housing developments into three AMPs, each one having less than 150 units. Staff members continue to attend applicable training; e.g., accounting & financial training, procurement training, and public housing manager training. An inventory of all Housing Authority assets has been completed, resulting in inventory records that are specific to the Central Office Cost Center and AMPS.

Housing Authority investments have been distributed across AMPs utilizing a percentage basis.

An agency-wide physical needs assessment has been completed which will be used to determine future capital fund expenditures.

9.1 STRATEGY FOR ADDRESSING HOUSING NEEDS

The Housing Authority of Grays Harbor County plans to employ the following strategies to address the housing needs of its jurisdiction:

- Employment of effective maintenance and management policies to minimize the number of public housing units off-line.

- Reduction of turnover time for vacated public housing units.

- Reduction of renovation time of public housing units.

- Measures to ensure access to affordable housing among PHA-assisted families, regardless of unit size required.

- Pursuing housing resources other than public housing or Section 8 tenant-based assistance.

- Exploration of creation of mixed-finance housing.

- Exceed federal targeting requirements in both public housing and Section 8-based assistance (30% or less of AMI).

- Conversion of four 3-bedroom units into four 2-bedroom handicapped accessible units.

- Ensure modifications required in public housing due to Section 504 are accomplished.

Application for special-purpose (families with disabilities) vouchers, if available.

Working with Housing Grays Harbor (HGH) to better understand the housing needs of Grays Harbor County.

10. ADDITIONAL INFORMATION

(a) Progress in Meeting Mission and Goals:

See Attachment 5.2 PROGRESS IN MEETING GOALS AND OBJECTIVES DESCRIBED IN 2012-2016 - 5-YEAR-PLAN.

(b) Significant Amendment and Substantial Deviation / Modification.

The Housing Authority of Grays Harbor County defines a "substantial deviation" or "significant amendment or modification" as a discretionary change in the plan or policy of the Housing Authority that fundamentally alters the mission, goals, objectives, or plans of the Agency and which will require the formal approval of the Board of Commissioners. Specifically, the following will be considered to constitute a substantial deviation or significant amendment or modification:

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

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

The addition of new types of activities not previously included in the current PHDEP plan.

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

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

11.0 Required Submission for HUD Field Office Review

(f) There were no Resident Advisory Board (RAB) comments.

(g) The Housing Authority's Five-Year- Plan was not challenged.

Housing Needs of Families on the Waiting List		
Section 8 Tenant-based Assistance		
	# of Families	% of Total Families
Waiting List Total	1007	
Extremely Low-Income < = 30%& AMI	795	79%
Very Low Income > 30% < 50% AMI	181	18%
Low-Income >50% < 80% AMI	31	3%
Families with Children	537	53%
Elderly Families	221	22%
Families with Disabilities	262	26%
White	959	93.89
Black	22	2.20
Asian	3	0.30
Hispanic	33	3.31

Housing Needs of Families on the Waiting List			
Public Housing			
	# of Families	% of Total Families	Annual Turnover
Waiting List Total	471	471	94 - 2010
Extremely Low-Income < = 30%& AMI	343	73%	
Very Low Income > 30% < 50% AMI	108	23%	
Low-Income >50% < 80% AMI	20	4%	
Families with Children	222	47%	
Elderly Families	105	22%	
Families with Disabilities	344	73%	
White	449	95.33%	
Black	5	1.06	
American Indian	16	3.40	
Asian	3	0.64	
Characteristics by Bedroom Size	0/1		
0-1 BR	170-78	53%	
2 BR	154	32	
3 BR	62	13	
4 BR	10	2	
5 BR	---		
5+ BR	---		
	474	100%	

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	1844	5	4	4	2	2	2
Income >30% but <=50% of AMI	1629	4	4	4	2	2	2
Income >50% but <80% of AMI	1813	3	3	4	2	2	2
Elderly	1357	5	4	4	3	2	2
Families with Disabilities	2354	5	5	4	3	2	2
White	7085	3	3	4	2	2	2
Black	26	4	3	4	2	2	2
Native American	409	4	3	4	2	2	2
Asian	76	4	3	4	2	2	2
Pacific Islander	14	4	3	4	2	2	2
Hispanic	482	4	3	4	2	3	3

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: 2012	
PHA Name: Housing Authority of Grays Harbor County		Capital Fund Program Grant No: WA19P018501-12		FFY of Grant Approval: 2012	
		Replacement Housing Factor Grant No:			
		Date of CFFP:			
Type of Grant	Original	Revised ²	Obligated	Total Actual Cost ¹	
<input checked="" type="checkbox"/> Original Annual Statement					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:					
Summary by Development Account					
1 Total non-CFP Funds					
2 1406 Operations (may not exceed 20% of line 21) ³	5,000.00				
3 1408 Management Improvements	25,000.00				
4 1410 Administration (may not exceed 10% of line 21)	41,000.00				
5 1411 Audit	11,000.00				
6 1415 Liquidated Damages					
7 1430 Fees and Costs	10,000.00				
8 1440 Site Acquisition					
9 1450 Site Improvement	10,000.00				
10 1460 Dwelling Structures	292,001.00				
11 1465.1 Dwelling Equipment—Nonexpendable	5,000.00				
12 1470 Non-dwelling Structures					
13 1475 Non-dwelling Equipment	10,000.00				
14 1485 Demolition					
15 1492 Moving to Work Demonstration					
16 1495.1 Relocation Costs	2,000.00				
17 1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

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

Part I: Summary		FFY of Grant: 2012	
PHA Name: Housing Authority of Grays Harbor County	Grant Type and Number Capital Fund Program Grant No: WA19P018501-12 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2012	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	
19	1502 Contingency (may not exceed 8% of line 20)	0.00	
20	Amount of Annual Grant: (sum of lines 2 - 19)	411,011.00	
21	Amount of line 20 Related to LBP Activities	0.00	
22	Amount of line 20 Related to Section 504 Activities	0.00	
23	Amount of line 20 Related to Security - Soft Costs	25,000.00	
24	Amount of line 20 Related to Security - Hard Costs	0.00	
25	Amount of line 20 Related to Energy Conservation Measures	50,000.00	
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	
10/13/2011		10/13/2011	

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

Part II: Supporting Pages		Federal FFY of Grant: 2012						
PHA Name: Housing Authority of Grays Harbor County		Grant Type and Number Capital Fund Program Grant No: WA19P018501-12						
Development Number Name/PHA-Wide Activities		CFPP (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 ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide	Operations	1406		5,000.00				
PHA-Wide	Mngt Improvements - Security Guards	1408		25,000.00				
PHA-Wide	Admin Expenses for CFP	1410		41,000.00				
PHA-Wide	Audit - Audit Expenses	1411		11,000.00				
PHA-Wide	Fees/Costs: Architect & Engineering	1430		10,000.00				
Pacific Court	Site Improvement: Driveways	1450		10,000.00				
Pacific Court WA018002000	Dwelling Structures Upgrade %age of Units	1460 1460		292,001.00				
Pacific Court WA018002000	Dwelling Equipment: Appliances	1465.1		5,000.00				

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

² To be completed for the Performance and Evaluation Report.

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary					
PHA Name/Number	Locality (City/County & State)	Grays Harbor County, WA	<input type="checkbox"/> Original 5-Year Plan	<input checked="" type="checkbox"/> Revision No:	
Development Number and Name	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016
A.					
B.	Physical Improvements	398,739.00	398,739.00	398,739.00	398,739.00
	Subtotal	25,000.00	25,000.00	25,000.00	25,000.00
C.	Management Improvements	5,000.00	5,000.00	5,000.00	5,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment	49,000.00	49,000.00	49,000.00	49,000.00
E.	Administration	13,500.00	13,500.00	13,500.00	13,500.00
F.	Other				
G.	Operations				
H.	Demolition				
I.	Development				
J.	Capital Fund Financing – Debt Service				
K.	Total CFP Funds	491,239.00	491,239.00	491,239.00	491,239.00
L.	Total Non-CFP Funds				
M.	Grand Total	491,239.00	491,239.00	491,239.00	491,239.00

Capital Fund Program—Five-Year Action Plan

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

Work Statement for Year 1 FFY 2012	Work Statement for Year 2013 FFY 2013			Work Statement for Year: 2014 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Pacific Court: 18-02 Rehab Units		118,755.00	Pacific Court: 18-02 Rehab Units		276,860.00
	Window Replacements		95,310.00			
	Broadway Manor: 18-07 Exterior Handrails		6,968.00	Aberdeen Manor: 18-04 Upgrade Water System		26,968.00
	Elevator Upgrade / Roof Replacement		177,706.00	Skyview Manor: 18-09 Fire Sprinkler		39,911.00
	PHA-WIDE			Sunnyside Court: 18-10 Rehab % of Units		55,000.00
	Security Guards		25,000.00			
	Administration of CFP		49,000.00	PHA-WIDE		
	A/E Services		1,000.00			
	Tools & Equipment		5,000.00	Security Guards		25,000.00
	Relocation Costs		1,500.00	Administration of CFP		49,000.00
	Audit		11,000.00	A/E Services		1,000.00
				Tools & Equipment		5,000.00
				Relocation Costs		1,500.00
				Audit		11,000.00
	Subtotal of Estimated Cost		\$ 491,239.00	Subtotal of Estimated Cost		\$ 491,239.00

Capital Fund Program—Five-Year Action Plan

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

Work Statement for Year 1 FFY 2012	Work Statement for Year 2015			Work Statement for Year: 2015, Cont'd		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
Sec Annual Statement	Emerson Court: 18-1 Appliances		20,000.00	Skyview Manor: 18-9 Replace Appliances		20,000.00
	Drainage/Family Ctr Upgrade/Playground and sign		33,000.00	Package Mailboxes		7,000.00
	Pacific Court: 18-2 Appliances		35,000.00	Common Area Floor Coverings		35,000.00
	Package Mailboxes/sign		7,500.00	Sunnyside Court: 18-10		
	Repair Driveways		56,943.00	Playground, Sign, & Clotheslines		5,755.00
	Upgrade %age of Units		115,841.00			
	Elma Manor: 18-8			PHA-WIDE		
	Elevator Ventilation		7,500.00			
	Sinks / Faucets / Tub Surrounds		7,500.00	Security Guards		25,000.00
	Replace Appliances		15,000.00	Administration for CFP		49,000.00
	Fire Sprinklers		31,500.00	A/E Services		1,000.00
	Package Mailboxes		1,200.00	Tools & Equipment		5,000.00
			35,000.00	Relocation Costs		1,500.00
				Audit		11,000.00
	Subtotal of Estimated Cost		\$	Subtotal of Estimated Cost		\$
						491,239.00

Capital Fund Program—Five-Year Action Plan

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

Part III: Supporting Pages – Management Needs Work Statement(s)		Work Statement for Year 2016 FFY 2016	Work Statement for Year 2016 FFY 2016
Work Statement for Year 1 FFY 2012	Development Number/Name General Description of Major Work Categories	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	Emerson Court: 18-01 Moisture Vent System Window Replacements	Sunnyside Court: 18-10 Drainage, Curbs, Exterior Lighting Package Mailboxes Rehab % of Units PHA-WIDE	3,000.00 7,000.00 77,369.00 4,000.00 66,819.00
	Pacific Court: 18-02 Preliminary \$ for Family Center / Playground	Security Guards Administration of CFP A/E Services	37,968.00 25,000.00 49,000.00
	Common Floor Coverings / Roof Replacement	Tools & Equipment Relocation Costs	30,000.00 1,000.00 5,000.00 1,500.00
	Aberdeen Manor: 18-04 Roof Replacement	Audit	99,583.00 11,000.00
	Broadway Manor: 18-07 Lights, Heaters in Units, & Common Areas		73,000.00
	Subtotal of Estimated Cost	Subtotal of Estimated Cost	\$ 491,239.00

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: 2009	
PHA Name: Housing Authority of Grays Harbor County		Capital Fund Program Grant No: WA19P018501-09 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2009	
Type of Grant	<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 08/31/2011	<input checked="" type="checkbox"/> Revised Annual Statement (revision no:2) <input type="checkbox"/> Final Performance and Evaluation Report		Total Actual Cost ¹	
Line	Summary by Development Account	Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	25,000.00	0.00	0.00	0.00
3	1408 Management Improvements	48,000.00	28,000.00	28,000.00	26,577.21
4	1410 Administration (may not exceed 10% of line 21)	49,289.00	49,289.00	49,289.00	47,926.58
5	1411 Audit	11,000.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	1,000.00	10,000.00	10,000.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	10,000.00	10,000.00	0.00
10	1460 Dwelling Structures	341,608.00	391,608.00	391,608.00	255,051.92
11	1465.1 Dwelling Equipment—Nonexpendable	5,000.00	3,000.00	3,000.00	1,073.00
12	1470 Non-dwelling Structures	0.00	0.00	0.00	0.00
13	1475 Non-dwelling Equipment	10,000.00	1,000.00	1,000.00	102.07
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	2,000.00	0.00	0.00	0.00
17	1499 Development Activities ⁴	0.00	0.00	0.00	0.00

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

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

Part I: Summary		FFY of Grant: 2009	
PHA Name: Housing Authority of Grays Harbor County	Grant Type and Number Capital Fund Program Grant No: WA19P018501-09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2009	
Type of Grant	<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 08/31/2011 <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input type="checkbox"/> Summary by Development Account <input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ²
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00
20	Amount of Annual Grant: (sum of lines 2 - 19)	492,897.00	492,897.00
21	Amount of line 20 Related to LBP Activities	0.00	0.00
22	Amount of line 20 Related to Section 504 Activities	0.00	0.00
23	Amount of line 20 Related to Security - Soft Costs	25,000.00	28,000.00
24	Amount of line 20 Related to Security - Hard Costs	0.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures	50,000.00	50,000.00
Signature of Executive Director <i>Jeffrey Rames</i>		Signature of Public Housing Director	
Date 10/3/11		Date	

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

Part II: Supporting Pages		Federal FFY of Grant: 2009						
PHA Name: Housing Authority of Grays Harbor County		Grant Type and Number Capital Fund Program Grant No: WA19P018501-09 CFPP (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 ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide	Operations	1406		25,000.00	0.00	0.00	0.00	Item Deleted
PHA-Wide	Management Improvements	1408						
	Resident Initiatives Coordinator			23,000.00	0.00	0.00	0.00	Item Deleted
	Security Guards		Total	25,000.00	28,000.00	28,000.00	26,577.21	On-going
				48,000.00	28,000.00	28,000.00	26,577.21	On-going
PHA-Wide	Administration for CFP Program	1410		49,289.00	49,289.00	49,289.00	47,926.58	On-going
PHA-Wide	Audit	1411		11,000.00	0.00	0.00	0.00	Item Deleted
PHA-Wide	Fees & Costs: Architect/Engineering	1430		1,000.00	10,000.00	10,000.00	0.00	On-going
Pacific Court	Site Improvement: Driveways	1450		0.00	10,000.00	10,000.00	0.00	On-going
Pacific Court	Non-Dwelling Equipment: Appliances	1465.1		5,000.00	3,000.00	3,000.00	1,073.00	On-going

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages		Federal FFY of Grant: 2009						
PHA Name: Housing Authority of Grays Harbor County		Grant Type and Number Capital Fund Program Grant No: WA19P018501-09 CFPP (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 ¹	Funds Obligated ²	Funds Expended ²	
Pacific Court WA018002000	Dwelling Structures Upgrade %age of Units 355 / 357 Oak Street (Units C-27/C-28)	1460		341,608.00	100,000.00	100,000.00	92,106.98	On-going
		1460		0.00	111,608.00	111,608.00	8,371.13	On-going
Aberdeen Manor WA018003000	Carpet Replacement	1460		0.00	120,000.00	120,000.00	102,041.60	On-going
Broadway Manor WA018002000	Carpet Replacement	1460		0.00	60,000.00	60,000.00	52,532.21	On-going
			Total	341,608.00	391,608.00	391,608.00	255,051.92	On-going
PHA-Wide	Non-Dwelling Equipment Tools & Equipment Prorated Office Expenses	1475 1475 1475		5,000.00	1,000.00	1,000.00	102.07	On-going
				5,000.00	0.00	0.00	0.00	Deleted
				10,000.00	1,000.00	1,000.00	102.07	
Pacific Court	Relocations Costs	1495		2,000.00	0.00	0.00	0.00	Deleted
			Total	492,897.00	492,897.00	492,897.00	330,730.78	

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

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2010	
PHA Name: Housing Authority of Grays Harbor County		Capital Fund Program Grant No: WA19P018501-10		FFY of Grant Approval: 2010	
		Replacement Housing Factor Grant No:			
		Date of CFFP:			
Type of Grant		Revised Annual Statement (revision no:1)			
<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		<input checked="" type="checkbox"/> Revised Annual Statement (revision no:1)			
Summary by Development Account		Total Estimated Cost		Total Actual Cost ¹	
Line		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	25,000.00	0.00	0.00	0.00
3	1408 Management Improvements	48,000.00	30,000.00	30,000.00	8,116.25
4	1410 Administration (may not exceed 10% of line 21)	49,123.00	49,123.00	49,123.00	16,914.92
5	1411 Audit	11,000.00	0.00	0.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,000.00	15,000.00	15,000.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	0.00	15,000.00	15,000.00	0.00
10	1460 Dwelling Structures	340,116.00	365,116.00	290,877.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	5,000.00	5,000.00	0.00	0.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	10,000.00	10,000.00	0.00	0.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	2,000.00	2,000.00	0.00	0.00
17	1499 Development Activities ⁴				

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

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

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

Part I: Summary		FFY of Grant: 2010	
PHA Name: Housing Authority of Grays Harbor County	Grant Type and Number Capital Fund Program Grant No: WA19P018501-10 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2010	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report	
Type of Grant		Total Actual Cost ¹	
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:			
Line	Summary by Development Account	Original	Revised ²
			Obligated
			Expended
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00
20	Amount of Annual Grant:: (sum of lines 2 - 19)	491,239.00	400,000.00
21	Amount of line 20 Related to LBP Activities	0.00	0.00
22	Amount of line 20 Related to Section 504 Activities	0.00	0.00
23	Amount of line 20 Related to Security - Soft Costs	25,000.00	30,000.00
24	Amount of line 20 Related to Security - Hard Costs	0.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures	50,000.00	50,000.00
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	
10-13-11			

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

Part II: Supporting Pages									
PHA Name: Housing Authority of Grays Harbor County			Grant Type and Number Capital Fund Program Grant No: 2010 CFPP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
PHA-Wide	Operations	1406		25,000.00	0.00	0.00	0.00	Item Deleted	
PHA-Wide	Management Improvements	1408							
	Resident Initiatives Coordinator	1408		23,000.00	0.00	0.00	0.00	Item Deleted	
	Security Guards	1408		25,000.00	30,000.00	30,000.00	8,116.25	On-going	
				48,000.00	30,000.00	30,000.00	8,116.25		
PHA-Wide	Administration for CFP	1410		49,123.00	49,123.00	49,123.00	16,914.92	On-going	
PHA-Wide	Audit	1411		11,000.00	0.00	0.00	0.00	Item Deleted	
PHA-Wide	Fees & Costs: Architect / Engineering	1430		1,000.00	15,000.00	15,000.00	0.00	On-going	
Pacific Court WA018002000	Site Improvement: Driveways	1450		0.00	15,000.00	15,000.00	0.00	On-going	
Pacific Court WA018002000	Dwelling Structures	1460							
	Upgrade %age of Units	1460		340,116.00	365,116.00	290,877.00	0.00	On-going	

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages		Federal FFY of Grant: 2010						
PHA Name: Housing Authority of Grays Harbor County		Grant Type and Number Capital Fund Program Grant No: 2010 CFFP (Yes/No): 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 ¹	Funds Obligated ²	Funds Expended ²	
Pacific Court WA018002000	Dwelling Equipment Appliances	1465.1 1465.1		5,000.00	5,000.00	0.00	0.00	On-going
PHA-Wide	Non-Dwelling Equipment Tools & Equipment Prorated Office Equipment	1475 1475 1475		5,000.00 5,000.00 5,000.00	5,000.00 5,000.00 5,000.00	0.00 0.00 0.00	0.00 0.00 0.00	On-going On-going On-going
			Total	10,000.00	10,000.00	0.00	0.00	
Pacific Court WA018002000	Relocations Costs	1495		2,000.00	2,000.00	0.00	0.00	On-going
			Total	491,239.00	491,239.00	400,000.00	25,031.17	

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

² To be completed for the Performance and Evaluation Report.

Resolution #092011-1268

**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 to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

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

Housing Authority of Grays Harbor County

WA018

PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 12 - 20 16

Annual PHA Plan for Fiscal Years 20 12 - 20 13

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)

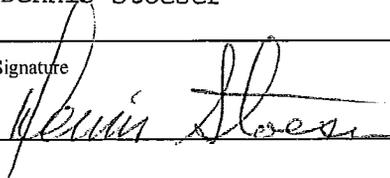
Name of Authorized Official

Dennis Stoesser

Title

Chair - Board of Commissioners

Signature



Date

September 22, 2011

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of Grays Harbor County

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

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

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

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

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

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

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

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

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

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

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

- (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
- (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

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

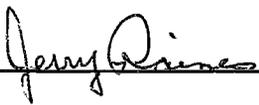
2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each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

- Emerson Court (WA19P018001) West Karr, Hoquiam, WA 98550
- Pacific Court (WA19P018002) 359 Oak Street, Aberdeen, WA 98520
- Hoquiam Manor (WA19P18003) 525 8th Street, Hoquiam, WA 98550
- Aberdeen Manor (WA19P018004) 505 N F Street, Aberdeen, WA 98520
- Broadway Manor (WA19P018007) 101 West Second Street, Aberdeen, WA 98520
- Elma Manor (WA19P0018008) 1313 West Martin Street, Elma WA 98541
- Skyview Manor (WA19P018009) 1109 Skyview Lane, Aberdeen, WA 98520

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 Jerry Raines	Title Executive Director
Signature <i>X</i> 	Date 09/19/2011

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of Grays Harbor County

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

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

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

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

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

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

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

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

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

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

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

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(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.

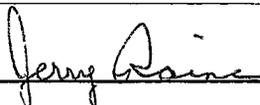
2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet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

Sunnyside Court (WA19P018010) Ash Street, Aberdeen WA 98520

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 Jerry Raines	Title Executive Director
Signature X 	Date 09/19/2011

DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB
0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____ if known: _____ Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known: _____	
6. Federal Department/Agency:	7. Federal Program Name/Description: OEDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$ _____	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u>Jerry Raines</u> Print Name: <u>JERRY RAINES</u> Title: <u>Executive Director</u> Telephone No.: <u>(360) 532-0570</u> Date: <u>10-13-11</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority of Grays Harbor County

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

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

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

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

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

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

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

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

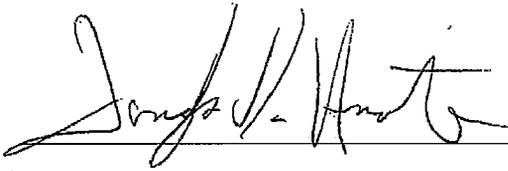
Name of Authorized Official Jerry Raines	Title Executive Director
Signature 	Date (mm/dd/yyyy) 09/19/2011

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, Douglas S. Hunter the HOME Program Manager certify that the Five Year and
Annual PHA Plan of the HA of Grays Harbor is consistent with the Consolidated Plan of
State of Washington prepared pursuant to 24 CFR Part 91.

 10/18/11

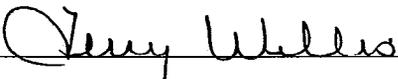
Signed / Dated by Appropriate State or Local Official

**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, Terry Willis the Chairman of the Board of Commissioners certify that the Five Year and
Annual PHA Plan of the Housing Authority of Grays Harbor County is consistent with the Consolidated Plan of
State of Washington prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official