

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 Snohomish County</u> PHA Code: <u>WA039</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2012</u>					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>210</u> Number of HCV units: <u>3,260</u>					
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" 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: N/A – not required for Annual Plan only submissions. Statement from current 5-Year Plan: “To provide housing opportunities that are as affordable as possible, that enhances the quality of life for individuals and families with limited financial resources, including elderly and disabled persons, and that contributes to a safer and stronger community.”					
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 document – 5-Year Plan Progress Toward Goals and Objectives					
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: HASCO has updated the following sections of its Section 8 Housing Choice Voucher Administrative Plan: Establishing Preferences and Maintaining the Waiting List Factors Related to Total Tenant Payment and Family Share Determination Housing Quality Standards and Rent Reasonableness Determinations Project-Based Vouchers (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. The PHA Plan and PHA Plan elements are available at HASCO's administrative office and on HASCO's website, www.hasco.org.					

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

Disposition of Public Housing Units:

HASCO would like to dispose of its Public Housing units, convert the family Public Housing to tenant-based vouchers and senior Public Housing to project-based vouchers in the future. In July 2011 HASCO submitted a disposition application to HUD for all of its Public Housing units. The properties would be owned by an entity or entities related to HASCO and would continue to be operated as affordable housing for low-income households. The properties that were included in the disposition application are as follows:

Alderwood, WA39-007, 5600 186th Pl SW, Lynnwood 98037 (25 units)
Cedar Grove, WA39-020, 7401 84th St NE, Marysville 98270 (28 units)
Centerwood, WA39-010, 712 Center Road, Everett 98204 (20 units)
East Terrace I and II, WA39-017 and WA39-020, 4201 214th St SW, Mountlake Terrace 98043 (26 units)
Maplewood, WA39-011, 1015 McDonald, Snohomish 98290 (15 units)
North Terrace, WA39-005, 21401 52nd Ave W, Mountlake Terrace 98043 (12 units)
Pinewood, WA39-003 and WA39-008, 5720 200th Ave W, Lynnwood 98036 (25 units)
Robin Park, WA39-004, 19701 48th Ave W, Lynnwood 98036 (30 units)
Stevens Circle, WA39-006, 12326 24th Pl NE, Lake Stevens 98258 (19 units)
Scattered Sites, WA39-014 and WA39-015, 1020 120th St SW and 12102 11th Pl W, Everett 98204; 4306 92nd St NE and 7503 67th Ave NE, Marysville 98270; 15630 34th Pl W, Lynnwood 98037 (10 units)

If the application is approved and HUD provides tenant protection vouchers, HASCO plans to provide tenant-based vouchers to all residents of the Public Housing projects listed above with the exception of Robin Park, where all 30 of the vouchers will be project-based (see "Project-Based Vouchers" section below).

Millwood Estates Public Housing Conversion to Vouchers:

HASCO received HUD approval in 1999 to discontinue operating the 43 Millwood Estates Public Housing units within the 300-unit complex as Public Housing in the future if HASCO first provided residents of the Public Housing units with tenant-based vouchers. Based on that approval, in 2011 HASCO provided vouchers to all of the Millwood Estates Public Housing residents, applied for and received 43 replacement vouchers. HASCO continues to own Millwood Estates. Information about Millwood Estates is as follows:

Millwood Estates, 16605 6th Ave W, Lynnwood 98036

Homeownership:

HASCO currently administers a Section 8 Homeownership program. This program allows families to receive a second mortgage that is paid with their voucher. Voucher recipients must meet the following criteria to participate:

1. Family must have sufficient income to pay homeownership and other family expenses.
2. Only 30-year fixed-rate mortgages are allowed.
3. Homebuyers must contribute \$2,500 or 2% of the purchase price, whichever is greater. Additional funds may be received in a gift.
4. Family must be a first-time homebuyer, i.e. has not owned a home in the last 3 years or is a displaced homemaker.
5. Family must be able to document at least 2 years of employment in current line of work, unless elderly or disabled.
6. Family must have 12 months of clean credit with no late payments, delinquencies, judgments, claims or bankruptcies. Any bankruptcy must have been discharged for at least 2 years. Any previous foreclosure must have a "SOLD" justification.
7. Family must have a reasonable expectation of future income growth, unless elderly or disabled.

This year, HASCO will undertake the following actions to implement the program:

1. Continued referrals to HomeSight.
2. Continued information to Section 8 participants of homeownership opportunities.
3. Continued participation in the United Way Individual Development Account Collaborative and the homeownership option.
4. Continued work with the remaining Family Self-Sufficiency clients on homeownership.

In addition to Section 8 Homeownership, HASCO provides affordable homeownership opportunities at 3 manufactured housing communities in Snohomish County: Thomas Place, Alpine Ridge South and Alpine Ridge East. HASCO has partnered with BECU to provide financing and HomeSight to provide purchase assistance and homeownership counseling. At Alpine Ridge, HASCO has implemented the Manufactured Home Replacement Program to replace existing pre-HUD code homes in the communities with new, energy-efficient homes as existing residents choose to move out of the communities.

Project-Based Vouchers:

HASCO plans to consider project-basing tenant-based Section 8 vouchers in the coming year at the following projects:

1. Center House: Project-base up to 10 vouchers for the existing set-aside units with supportive services
2. Robin Park: Project-base up to 30 units serving elderly and disabled residents (see Disposition of Public Housing above)
3. Public Housing: Project-base up to 180 units serving families (see Disposition of Public Housing above for list of properties)
4. East Terrace II AIDS Duplex: Project base 2 units to replace expiring Project-Based Certificates, effective 7/1/2012.
5. Sound Families Initiative: HASCO continues to support the Sound Families Initiative with project-based vouchers but will be evaluating how many of the existing HAP contracts should remain long-term.
6. Glenwood Apartments: Project base 4 units to make the property fully subsidized if HASCO is able to acquire the property but does not get any additional rental assistance from USDA Rural Development.

In addition, HASCO may consider project basing vouchers at other developments if it is necessary for the feasibility of financing project operations.

	<p>Violence Against Women Act Statement In accordance with the Violence Against Women Act of 2005 (VAWA), HASCO began to formulate a VAWA policy and implementation plan in 2006. In 2007, HASCO's Board of Commissioners passed a resolution to revise the Section 8 Administrative Plan to add HASCO's VAWA policy. HASCO also updated its Public Housing Admissions and Continued Occupancy Policy to include HASCO's VAWA policy. HASCO created a notice about VAWA that was printed in the HASCO Section 8 Times. The notice was also immediately sent to any Section 8 clients that were in imminent danger of being evicted or if their assistance was being terminated due to domestic violence. All landlords received the notice at the beginning of the year and Section 8 clients received it with their annual review paperwork. All Section 8 clients have now received the notice. All new Section 8 clients receive the notice in their briefing packet.</p> <p>HASCO continues to inform clients and landlords of the Violence Against Women Act (VAWA) on a regular basis. HASCO periodically provides information about VAWA in the Section 8 Times Newsletter that is sent to landlords and participants 3-4 times per year. In this newsletter we provide the local Domestic Violence Advocate's contact information for clients to refer to. Our sample Owner Packet (accessible by mail and on our website) includes the Section 8 HAP Contract that explains the VAWA in further detail for a prospective landlord. The Tenant-Based Assistance department has a VAWA notice that is placed in the briefing packet for new participants. The notice is also sent to any Section 8 clients that are in imminent danger of being evicted or if their assistance is being terminated due to domestic violence. More extensive information on landlord/tenant issues for survivors of domestic violence, sexual assault and/or stalking is available to landlords and tenants upon request.</p> <p>HASCO provides information about applicant and participant rights under VAWA to all Public Housing applicants as part of its screening packet. This information is also provided to current Public Housing tenants at time of annual reexamination and when they are in danger of having their lease terminated or being evicted. If HASCO denies any Public Housing applicant family, it will provide as part of the notice of denial a statement about the protection against denial due to domestic violence provided by VAWA, a description of HASCO's confidentiality requirements, and a request that any applicant wishing to claim protection under VAWA submit documentation to HASCO in accordance with HUD requirements along with their request for an informal hearing to review the denial.</p> <p>Brochures for the local Domestic Violence Advocate's contact information as well as a brochure on Elder Abuse are placed in our lobby in several languages.</p>
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>See attached</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>See attached</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
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>N/A – not required for High Performers submitting an Annual Plan only</p>
9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested. Note: Small and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p>

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Instructions form HUD-50075

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

1.0 PHA Information

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

2.0 Inventory

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

3.0 Submission Type

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

4.0 PHA Consortia

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

5.0 Five-Year Plan

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

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

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

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

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

PHA Plan Elements. (24 CFR 903.7)

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

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

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

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

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

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

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

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

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

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

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

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

8.2 Capital Fund Program Five-Year Action Plan

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

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

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

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

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

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

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

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

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

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

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

HOUSING AUTHORITY OF SNOHOMISH COUNTY
2010-2014 PUBLIC HOUSING AGENCY PLAN; 2012 UPDATE
PROGRESS TOWARD MEETING 5-YEAR GOALS AND OBJECTIVES

In previous 5-year plans, HASCO has set goals for new housing units and vouchers that are well below what is needed in Snohomish County based on the fact that we did not expect new resources to be available at the federal level. However, in this 5-year plan, the goals reflect the fact that we have higher expectations that federal resources will be available under the current federal administration than we had in previous years.

2011 update: Despite the higher goals that we set for this 5-year plan, in this era of dwindling resources, we do not expect to meet our goals for new housing. Instead, our focus will be on maintaining the existing housing resources we currently have and to the extent possible, serving the same number of families. There is a very real possibility that we will not be able to continue to serve the same number of families as we currently do, because of federal funding cuts. The changes in the goals this year reflect our significantly lowered expectations about the availability of housing resources over the next few years.

HUD Strategic Goal: Increase the availability of decent, safe, affordable housing.

PHA Goal 1: Expand the supply of assisted housing

Objective 1-1: Increase the supply of Section 8 vouchers by an average of 200 per year for a total of 1,000 over the 5-year period, to meet the growing needs of the wait list and the community.

Progress 2010: Congress has not authorized any additional vouchers, other than for the Family Unification Program and Non-Elderly Disabled vouchers (see below). HASCO continues to work with the Housing Consortium of Everett and Snohomish County and local elected officials to make the case that more general-purpose vouchers are needed in Snohomish County to serve the growing need.

Progress 2011: Congress has not made any new general purpose vouchers available. The current emphasis on budget cuts at the federal level makes new vouchers unlikely. Given the current and projected future cuts in Section 8 funding, HASCO has begun planning for the possibility that in the near future we may not be able to serve the same number of families on our voucher program as we currently do. **HASCO is changing this goal to: Manage flat and decreasing resources to serve the existing families on the Section 8 program.**

Objective 1-2: Work with HUD and the VA to receive at least 35 additional Veterans Administration Supportive Housing (VASH) vouchers per year for a total of 175 over the next 5 years.

Progress 2010: In June 2010 HASCO learned that it had been awarded 25 additional VASH vouchers. This number was reduced from the previous award due to the VA's emphasis on serving veterans with greater service needs, which required a reduced ratio of 25 veterans per case manager rather than 35.

Progress 2011: In July 2011 HASCO learned that it had been awarded 25 more VASH vouchers. HASCO and VA staff expect to have all of the new vouchers leased up by early 2012. **HASCO is modifying this goal to receive up to 135 vouchers total over the 5-year period, due to the VA's reduced ratio of veterans to case managers.**

Objective 1-3: Receive awards from HUD of at least 50 Family Unification Program and 400 Non-Elderly Disabled vouchers over the next 5 years.

Progress 2010: HASCO applied for 50 Family Unification Program (FUP) vouchers in December 2009, but was not successful in receiving an award from HUD. HASCO submitted another application for 50 FUP vouchers in November 2010. HASCO also applied for 200 Non-Elderly Disabled vouchers in July 2010, including 150 Category 1 vouchers for persons currently on the HASCO wait list and 50 for persons exiting institutions. HASCO did not receive an award of 150 Category 1 vouchers but did receive all 50 Category 2 (NED-2) vouchers that we applied for.

Progress 2011: In June 2011 HASCO learned that it had been awarded all 50 FUP vouchers it applied for. HASCO staff began working with DSHS staff to implement the new program and get the vouchers leased up. HASCO has until June 30, 2012 to lease up all of the FUP vouchers. **HASCO is modifying this goal to receiving 50 Family Unification Program and 50 Non-Elderly Disabled vouchers over the 5-year period, due to the fact that Congress is not making additional vouchers available, except for VASH.**

Objective 1-4: Explore opportunities for rental assistance programs through local sources.

Progress 2010: HASCO continues to administer the Ending Homelessness Program local vouchers for Snohomish County Government; however, in January 2011 the County notified HASCO of the County's decision to terminate the program as of June 30, 2011. In the current environment of reduced funding at the state and local levels for housing and services, HASCO has not had any other opportunities to provide rental assistance with local funding.

Progress 2011: In the current environment of reduced funding at the state and local levels for housing and services, there continues to be no opportunities for new, locally-funded rental assistance programs. **Due to the decreasing likelihood of funding for any new programs, HASCO is removing this goal after 2011.**

Objective 1-5: Continue to support existing commitments to the Sound Families program and other service-enriched housing programs with project-based vouchers.

Progress 2010: HASCO continues to support its commitments to 317 Sound Families units with project-based vouchers; however, the availability of exit vouchers had been delayed from 7/15/09 until they became available 8/9/10 because we had fully utilized our vouchers and fewer participants were going off of the program.

Progress 2011: HASCO reduced the number of vouchers committed to the Sound Families program by 25 due to Housing Hope not receiving Sound Families funding for one of their sites. Housing Hope brought a new Sound Families project online in Stanwood that HASCO is supporting with project-based vouchers as part of its previous commitment to Housing Hope. HASCO also renewed two expiring PBV contracts for an additional year while an evaluation of the program is being completed by a consultant.

Objective 1-6: Work with our local congressional delegation and HUD to secure at least 1,000 additional vouchers to replace the vouchers that are being used for the Sound Families Initiative units.

Progress 2010: HASCO continues to make the case for additional vouchers to replace the voucher being used by the Sound Families program; however, in this tight funding environment there has not been any additional voucher funding.

Progress 2011: Congress has not made any additional voucher funding available, other than for VASH.

Objective 1-7: This goal was removed in 2011

Objective 1-8: Provide vouchers for at least 60 families from the voucher wait list per year.

Progress 2010: HASCO pulled 343 families from the voucher wait list that resulted in housing 149 of those families for the Section 8 and Non Elderly Disabled program during calendar year 2010. (This does not include PBV, EHP or VASH vouchers since those are handled through referrals from partner agencies.)

Progress 2011: HASCO pulled 61 families from the voucher wait list, resulting in 43 of those families being housed on the Section 8 program during calendar year 2011. (This does not include PBV, FUP, NED-2 or VASH vouchers since those are handled through referrals from partner agencies.) **HASCO is removing this goal since, in the current environment of funding cuts to Section 8, the agency will be focusing on serving the existing families on the program and expects to pull few, if any, families from the wait list during the rest of the 5-year period covered by the Plan.**

Objective 1-9: Work with Snohomish County and local service providers to apply for additional units of Shelter Plus Care assistance from HUD if it is available.

Progress 2010: No additional assistance was available this year. HASCO will apply for assistance if it becomes available.

Progress 2011: No additional assistance was available this year. HASCO will be transitioning the Shelter Plus Care program to Snohomish County in 2012. **HASCO is removing this goal since the Shelter Plus Care program will be transitioned to Snohomish County in 2012.**

Objective 1-10: Explore replacing special program set-aside vouchers with project-based vouchers or other vouchers from HUD, to more efficiently serve families with existing resources.

Progress 2010: In 2010 HASCO replaced the 12 set-aside vouchers at the Stanwood Senior Center with project-based vouchers. HASCO has decided not to renew the remaining set-asides.

Progress 2011: The number of families served with set-aside vouchers continues to decrease through attrition.

PHA Goal 2: Increase assisted housing choices

Objective 2-1: Explore voucherizing out Family Public Housing and project basing senior Public Housing if HUD provides the option.

Progress 2010: HUD has not made the option available to voucher out public housing. Instead, HASCO is exploring a disposition, where all of the current public housing tenants would receive a voucher and the public housing units would be leased to a non-profit entity created by HASCO and converted to affordable housing, except for Robin Park, where vouchers would be project-based. No tenants would be displaced.

Progress 2011: In July 2011 HASCO submitted an application to HUD to dispose of 210 public housing units and convert the subsidy to vouchers, with the units remaining as affordable housing, with the exception of Robin Park which would be assisted with project-based vouchers. HASCO applied to and received from HUD vouchers to replace the 43 public housing units at Millwood Estates, since the original agreement with HUD allowed this.

Objective 2-2: Enroll 10 voucher households into homeownership program every year, assist 5 households in purchasing a home using their voucher, and assist 5 households in purchasing a home without voucher assistance over the 5 year period.

Progress 2010: In 2010 HASCO referred over 20 voucher families to the HomeSight homeownership program. 2 families closed on home purchases with their voucher, and 3 completed the HomeSight counseling program and may be proceeding soon with their home purchase, using their Section 8 vouchers.

Progress 2011: In 2011 HASCO referred over 20 voucher families to the HomeSight program. 3 families closed on home purchases with their voucher and 7 of HASCO's voucher families are currently working with HomeSight.

Objective 2-3: Complete 35 single family rehabilitation loans per year subject to availability of resources from Snohomish County.

Progress 2010: During the period from July 2009 to June 2010 (the program year), HASCO signed 35 loans, meeting its goal for the year.

Progress 2011: Over the last few years, demand for loans has declined. In early 2011 HASCO submitted a proposal to the County for a program that would provide 20 loans starting July 1, 2011. We have let the County know that we will not be applying for funds to operate the program beyond June 30, 2012. **HASCO is removing this goal since the program will be ending in 2012.**

Objective 2-4: In partnership with HomeSight, continue to implement the Manufactured Home Replacement Program (MHRP) at the Alpine Ridge South and Alpine Ridge East communities, to replace outdated pre-HUD code homes with HUD-code, energy efficient manufactured homes.

Progress 2010: HASCO has continued to operate the Manufactured Home Replacement Program. During 2010, HASCO replaced 5 outdated pre-HUD code homes at Alpine Ridge with new, energy-efficient manufactured homes. HASCO also resold 6 existing homes at Alpine Ridge.

Progress 2011: During 2011, HASCO replaced 5 pre-HUD code homes at Alpine Ridge with new homes. HASCO also resold 2 existing homes at Alpine Ridge.

Objective 2-5: Explore transferring the Millwood Estates public housing units to another property or properties.

Progress 2010: HASCO explored the possibility of transferring the Millwood public housing units to another property, but has decided instead to move forward with a disposition of its entire public housing portfolio, including the 43 Millwood units, along with replacement vouchers for all tenants.

Progress 2011: HASCO submitted the required documentation to HUD to receive 43 vouchers to replace the public housing subsidy at Millwood Estates, and was awarded the 43 vouchers. As of December 1, 2011, all former Millwood Estates public housing residents were assisted with vouchers. This goal is now complete.

Objective 2-6: Cooperate with Everett Housing Authority (EHA) to expand our respective Section 8 Housing Choice Voucher service areas to allow voucher clients with each housing authority to locate anywhere within Snohomish County.

Progress 2010: The new joint service area was implemented starting in July 2010. Implementation has gone smoothly.

Progress 2011: This goal is complete.

Objective 2-7 [added 2011]: Opt out of Section 8 HAP contracts at HASCO properties and convert the assistance to project-based vouchers to streamline project operations.

Progress 2010: HASCO has provided one-year notice to HUD and the residents of Woodlake Manor III that it will be opting out of the current HAP contract in order to receive replacement vouchers that can be project-based at Woodlake. This will result in no net loss of housing assistance to Snohomish County.

Progress 2011: The conversion to project-based voucher assistance at Woodlake Manor III was complete as of August 1, 2011. Notices were sent to tenants at Sound View in February 2011 that HASCO will be opting out of the HAP contract as of February 29, 2012.

HUD Strategic Goal: Improve community quality of life and economic vitality.

PHA Goal 3: Provide an improved living environment

Objective 3-1: Maintain or decrease the currently low level of criminal activity at Public Housing developments through the continued use of the roving property manager and relationships with local law enforcement agencies.

Progress 2010: HASCO has continued to successfully use the roving property manager to manage its Public Housing properties. Criminal activity at the Public Housing complexes remains low. HASCO maintains good working relationships with local law enforcement agencies.

Progress 2011: No change from 2010.

Objective 3-2 [added 2011]: Implement a smoke-free policy at some of HASCO's assisted properties to improve air quality, resident safety and health.

Progress 2010: HASCO has decided to move forward with implementing a smoke-free policy at some of its properties that have HUD Section 8 and Rural Development subsidy. Possible sites are: Hilltop I & II, River Vista I & II, Willow Run, Wrobliski Manor, Craigmont, Fairview and Woodlake Manor III. The implementation process will begin in early 2011 with tenant meetings at all of these sites. The new policy is expected to be fully implemented before the end of 2011.

Progress 2011: HASCO held tenant meetings and sent surveys to tenants at all of the sites proposed to go smoke-free. Based on tenant feedback, HASCO decided to implement a policy that would grandfather current residents but prohibit smoking for anyone who moves in after the policy goes into effect at the particular property. HASCO is now in the process of implementing the policy at all of the proposed sites.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals.

PHA Goal 4: Promote self-sufficiency and asset development of assisted households.

Objective 4-1: Provide self-sufficiency planning support services to the required number of Family Self Sufficiency (FSS) participants.

Progress 2010: HASCO maintains planning support services for the 4 FSS Clients. Our mandatory program size has been waived by HUD and our mandatory number now is zero. HASCO will maintain and honor FSS program services and requirements for the remaining clients.

Progress 2011: HASCO continues to provide FSS program services for the remaining 3 clients in the program.

Objective 4-2: Make 4 program referrals per month and provide at least 8 supportive services programs per year for both Public Housing and Section 8 clients.

Progress 2010: HASCO makes on average 10 program referrals per month and continues to provide at least 8 support services programs for both Public Housing and Section 8 clients. Beginning in 2010 HASCO was able to refer participants in danger of being evicted to the Salvation Army for case management and financing assistance to help them maintain their housing.

Progress 2011: HASCO continues to make an average of 10 program referrals per month and to provide at least 8 support services programs for Public Housing and Section 8 clients. The Salvation Army program has ended.

Objective 4-3: Enroll new clients in the IDA program when funds are available.

Progress 2010: HASCO is currently seeking participants for the new Fuel Your Future IDA program which provides an opportunity for clients to save and receive matching funds for purchase of a reliable vehicle. This program is targeted at participants living in the more rural areas of the county where transportation options are limited. HASCO staff are currently working with nine clients engaged in the application process. Participants will be selected by the IDA Collaborative in January 2011.

Progress 2011: Three HASCO participants were selected for the Fuel Your Future IDA program. They have opened their savings accounts and begun the required asset training.

Objective 4-4: Continue to make the Housing Social Services Program available to senior and disabled residents of assisted housing.

Progress 2010: HASCO continues to make the Housing Social Services program available at all of its senior/disabled assisted properties. In 2009 HASCO did a Request for Proposals and selected Senior Services of Snohomish County, who was the current provider, to continue providing the program in 2010.

Progress 2011: HASCO continued to make the Housing Social Services program available at all of the senior/disabled assisted properties during 2011. HASCO asked Senior Services of Snohomish County to submit a proposal for 2012 based on a reduced number of hours at some sites and a change in the way that tenants access services at those sites.

Objective 4-5: Apply to HUD for the Moving to Work designation.

Progress 2010: In July 2010 HUD notified public housing authorities that it was accepting applications for 3 new Moving to Work slots. However, HUD placed conditions on the slots which would require HASCO to participate in the proposed Transforming Rental Assistance initiative and implement a rent structure study if selected. Based on these conditions, HASCO decided not to apply for Moving to Work designation this time. HASCO will continue to inform elected officials of the need for regulatory relief, either through an expansion of the Moving to Work designation or through passage of legislation such as the Section Eight Voucher Reform Act (SEVRA).

Progress 2011: HUD has not made available any applications for Moving to Work slots this year. If HUD makes any slots available, HASCO will consider applying for this designation. HASCO has also made HUD officials aware of the need for regulatory relief due to the sharp cuts this year in Section 8 administrative funding.

Objective 4-6 [added 2012]: Launch an education and training initiative for targeted children at HASCO-owned properties.

Progress 2011: HASCO has identified the need for a training and education initiative for children living at HASCO properties. HASCO also received information from HUD about their partnership with Great Schools, which provides information to parents about schools in their community. HASCO plans to share this resource with all Section 8 and Public Housing residents in 2012.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans.

PHA Goal 5: Ensure equal opportunity and affirmatively further fair housing

Objective 5-1: Maintain the structural integrity and appearance of HASCO properties, install energy efficient light fixtures based on the 2008 Energy Audit, make accessibility improvements to community buildings, repair tripping hazards identified in the Physical Needs Assessment, repair or replace building envelope materials to prevent further water intrusion, and complete interior unit improvements at all public housing properties.

Progress 2010: A modernization schedule was created for 210 Public Housing units (not including the 43 units at Millwood Estates) by collecting data from a Physical Needs Assessment (PNA) completed in 2009. Deficiencies have been identified in the areas of Structural Elements, Energy Conservation and Life-Cycle Performance Standards. This schedule was used to develop a HASCO Five-Year Action Plan. A modernization request has been made to HUD for each year of the Five-Year Plan. Progress to date has included community room renovations that have provided additional space for our partner agencies such as Campfire, as well as provided ADA-compliant space for our handicapped residents. Roofing, Gutters, Siding and Exterior Painting have also been completed at several sites, which will help maintain structural integrity of our buildings.

Progress 2011: HASCO has not identified any major exterior work to take place during the next year. Planning has begun for interior unit renovations and community room updates.

Objective 5-2: Continue to comply with the Violence Against Women Act policy, to protect tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance based on acts of such violence against them.

Progress 2010: HASCO formulated a VAWA policy and made the information available to all Section 8/TBA clients and landlords, starting with those who were in danger of being evicted due to domestic violence. HASCO provides resources, including the local Domestic Violence Advocate's contact information, in the quarterly Section 8 newsletter, and makes brochures available in several languages and in multiple formats. HASCO continues to provide all public housing applicants and residents with information about their rights under VAWA.

All Section 8 staff including SPC staff have been informed of a new Domestic Violence Housing Manual created by the National Housing Law Project in August 2010. The manual provides valuable resources for subjects like: Determining survivors' eligibility for federally subsidized housing, screening and denials; addressing negative credit and tenancy history; fair housing protections; accessible housing and VAWA rights of applicants.

Progress 2011: HASCO continues to make information available to all Section 8/TBA clients and landlords, starting with those who were in danger of being evicted due to domestic violence. HASCO provides resources, including the local Domestic Violence Advocate's contact information, in the quarterly Section 8 newsletter, and makes brochures available in several languages and in multiple formats. HASCO continues to provide all public housing applicants and residents with information about their rights under VAWA.

Staff received training regarding the VAWA Final Rule that included conforming amendments by incorporating men into the act, further explaining VAWA definitions, guidance for acceptable documentation of DV act, revisions to HUD's DV Certification Form #5006 and procedures relating to timelines regarding the HUD form, how to handle conflicting certifications for DV, and some guidance for handling imminent danger cases.

Objective 5-3: Continue the Limited English Proficiency (LEP) Program to enable HASCO to assist clients regardless of their primary language.

Progress 2010: Every HASCO employee receives LEP training annually so that they can work with interpreters and use the language line cordless phone. HASCO tracks the most commonly used languages and translates important documents into these other languages, to be included with client information packets. HASCO is also in the process of redesigning its agency website and is exploring ways to make the website more accessible for LEP persons.

Progress 2011: All new and current HASCO employees receive LEP training annually so that they can work with interpreters and use the language line cordless phone. HASCO tracks the most

commonly used languages and translates important documents into these other languages, to be included with client information packets. The HASCO website has been redesigned and we continue to explore ways to make the website more accessible for LEP persons.

Tenant-Based Assistance (TBA) Management continues to inform its staff of the nine HUD forms (HUD Release/Privacy Act, Certification of DV, RFTA, Tenancy Addendum, HAP Contract, HCV Form, Statement of Homeowner Obligation and FSS contract/escrow worksheet) & the Fair Housing Booklets and FH complaint form that have been translated into the following languages - Arabic, Cambodian, Chinese, Creole, French, Hmong, Korean, Lao, Russian, Spanish and Vietnamese. TBA Management is in the process of translating the Family Unification Program Application packet into Spanish. TBA Management provided outreach to Refugee Immigrant Services NW on May 27, 2011 regarding HASCO's assisted (tenant-based & project-based) and affordable housing program options for their LEP clientele and staff.

The agency is also looking for general LEP Cultural Diversity training offered in the community, where staff would be able to learn about cultural traditions, communications, values, and other differences that may help staff when working with an LEP family.

Objective 5-4: Continue using a formal process to review reasonable accommodation requests made by our clients.

Progress 2010: HASCO continues to use a formal process to address reasonable accommodation requests that cannot be handled at the staff level. In 2010, the committee received 8 requests. 7 of the requests were approved and one request was withdrawn. The committee also began to handle requests to reinstate Section 8 clients who have been off of the program.

Progress 2011: During 2011 to date the committee has taken action on 12 reasonable accommodation requests. There were 10 requests from 8 voucher clients and 2 requests from 2 Public Housing clients. The majority of voucher client requests were for extended voucher expiration dates.

Objective 5-5 [added 2012]: Ensure that all HASCO employees have the knowledge, skills and resources they need to be effective in their work.

Progress 2011: HASCO department directors have begun assessing staff training needs and developing a training plan to meet the identified needs. The training plan will be complete by July 2012.

Other PHA Goals and Objectives

PHA Goal 6: Support local housing policy efforts and initiatives and assist in their analysis and implementation

Objective 6-1: Continue to support the Housing Consortium as the housing umbrella organization in Snohomish County.

Progress 2010: HASCO continues to be a member of the Housing Consortium and a HASCO staff member sits on the Consortium's board. HASCO has agreed to cooperate with the Housing Consortium on the new Landlord Liaison Project as part of the Gates Foundation's Family Homelessness Planning Initiative.

Progress 2011: HASCO continues to be a member of the Housing Consortium and a HASCO staff member participates on the board. HASCO staff also served on the Landlord Liaison Project Committee, which completed its work on December 31, 2011.

Objective 6-2: Support the Office of Housing, Homelessness and Community Development as they implement housing policies set by the County Executive and County Council.

Progress 2010: HASCO provided data and comments to the County on its most recent Consolidated Plan during 2010. The County Consolidated Plan includes information about affordable and assisted housing in Snohomish County, including housing and assistance provided by HASCO.

Progress 2011: HASCO again provided information to the County for its Consolidated Plan during 2011. HASCO also cooperated with the County's outreach process for their Analysis of Impediments to Fair Housing Choice, by asking staff to complete the County's survey and providing the County's survey to clients at our front desk and on our website.

Objective 6-3: Assist the community in implementing the 10-Year Plan to End Homelessness.

Progress 2010: HASCO staff continued to participate in homeless planning efforts in Snohomish County, including participating in the process to update the 10-Year Plan to End Homelessness, Project Homeless Connect and the Point in Time Count.

Progress 2011: HASCO staff again participated in homeless planning efforts in Snohomish County, including Project Homeless Connect and the Point in Time Count. HASCO staff also continued to participate in the Homeless Policy Task Force. Starting in 2012, HASCO will notify families currently on the wait list about the homeless housing units where HASCO has committed project-based vouchers. HASCO and County staff are beginning to explore ways to connect more HASCO voucher holders with services available in the community.

Objective 6-4: Through HASCO's Single-Family Rehab Loan Program, work with Snohomish County Weatherization and the Senior Services of Snohomish County Minor Home Repair Program (MHR) to serve low-income Snohomish County residents.

Progress 2010: Rehab Loan Program staff continued to coordinate with the other repair programs in the County during 2010, by participating in the Minor Home Repair Advisory Group and in the Hoarding Task Force.

Progress 2011: Staff coordination with other repair programs continued in 2011. **Since HASCO will no longer administer the loan program after June 30, 2012, this goal will be removed.**

Objective 6-5: Support the Gates Foundation's Family Homelessness planning initiative around systems change for services and housing in Snohomish County.

Progress 2010: HASCO's Executive Director participated in planning initiative meetings. HASCO has also agreed to cooperate with the Housing Consortium of Everett and Snohomish County on the Landlord Liaison Program, which is being funded initially by the Gates Foundation as part of the initiative's implementation. The initiative will be implemented beginning in 2011.

Progress 2011: HASCO signed a Memorandum of Understanding to provide three referrals to the pilot program of current HASCO voucher holders who are in danger of losing their housing assistance and could benefit from the services provided through the pilot program.

Objective 6-6: Participate in County Council efforts to preserve mobile home parks.

Progress 2010: HASCO staff made a presentation to the Marysville City Council on mobile home park preservation, in response to a request from the City Council.

Progress 2011: In the current economic situation, there is little immediate pressure on mobile and manufactured home parks in Snohomish County from rising land values.

Objective 6-7: This goal was removed in 2011.

Objective 6-8: Initiate discussions with Snohomish County about whether the County is interested in taking over the programs that HASCO has previously administered on behalf of the County, now that it has expanded its role beyond funding to administration of programs

Progress 2010: HASCO will continue to administer Shelter Plus Care. The agency will no longer commit set-aside vouchers for the County's Project Self-Sufficiency program. HASCO has proposed downsizing the Single Family Rehab Loan Program. Snohomish County has decided to end HASCO's contract to administer the Ending Homelessness Voucher Program on June 30, 2011.

Progress 2011: HASCO and the County have agreed that the County will take over as the grantee for Shelter Plus Care. HASCO will work with the County and the YWCA, who administers the program, to ensure a smooth transition of the Shelter Plus Care program when the new contract starts on April 1, 2012. HASCO has recommended that the County end the Single Family Rehab Loan program beginning in July 2012. HASCO has told the County that it will continue servicing the existing loans. County staff are taking this recommendation to the Policy Advisory Board in the spring of 2012.

PHA Goal 7: Preserve affordable housing in Snohomish County

Objective 7-1: Seek to acquire existing multifamily rental apartment buildings including buildings with building-based Section 8 HAP contracts and USDA rental assistance.

Progress 2010: HASCO entered into a purchase and sale agreement to acquire the 46-unit Glenwood Apartments in Lake Stevens, which currently has 41 units of USDA rental assistance. HASCO also entered into a purchase and sale agreement to acquire the 120-unit Pacific Crest Apartments in Everett, a tax credit property serving seniors.

Progress 2011: HASCO closed on the acquisition of Pacific Crest on July 1, 2011. HASCO is still under purchase and sale to acquire Glenwood by August 2012.

Objective 7-2: Seek to preserve existing manufactured housing communities when approached by the owner, tenants, or local government.

Progress 2010: HASCO submitted a proposal to acquire the debt on the Mariner Village manufactured housing community, in advance of a foreclosure sale, but the proposal was not accepted.

Progress 2011: With the depressed real estate market putting less pressure on manufactured housing communities, HASCO has not been approached about any preservation opportunities.

Objective 7-3: Acquire 60 additional affordable units per year (300 units total) over the next 5 years.

Progress 2010: HASCO has continued to explore affordable housing opportunities as we have been made aware of them. HASCO is under purchase and sale to acquire the 46-unit senior/disabled Glenwood Apartments in Lake Stevens and the 120-unit senior Pacific Crest Apartments in Everett.

Progress 2011: HASCO closed on the acquisition of Pacific Crest in July 2011. HASCO is still under purchase and sale to acquire the Glenwood Apartments and expects to close in 2012. **HASCO is modifying this goal to acquiring 150 additional affordable units over the 5-year period, due to reduced resources and fewer opportunities for acquisitions.**

PHA Goal 8: Work with financial institutions to bring in private financing as a funding source for affordable housing

Objective 8-1: Obtain interim and permanent financing from financial institutions to fund acquisition and rehabilitation of housing.

Progress 2010: HASCO selected a lender to provide financing to complete renovations at Bristol Square, a 96-unit property that HASCO owns.

Progress 2011: HASCO began rehab work at Bristol Square using the proceeds from the refinance. HASCO also obtained interim financing to acquire Pacific Crest. HASCO also selected a lender to work with on refinancing the bonds used to acquire the USDA Rural Development portfolio back in 1996, to reduce the interest rate on the debt.

Objective 8-2: Work with financial institutions to provide conventional mortgage financing to low-income homebuyers in HASCO's manufactured housing communities.

Progress 2010: HASCO continues to partner with BECU to provide first mortgage financing at its Alpine Ridge and Thomas Place manufactured housing communities, at comparable rates to conventional mortgages. Out of 12 buyers at our communities in 2010, 9 received BECU financing and 3 also received HomeSight purchase assistance loans.

Progress 2011: Of 9 buyers at our communities in 2011, 7 received BECU financing and 1 also received a HomeSight purchase assistance loan. 5 current Thomas Place residents were also able to refinance with BECU to reduce their interest rates and in some cases pay off their HomeSight assistance loans, freeing up those funds for HomeSight to assist more people.

2011 to 2015 Capital Fund Mission Statement and Progress

Capital Fund Mission

To maintain the structural integrity and appearance of our properties that will continue to provide many years of housing for our community.

Public Housing Goals

Emphasis through 2015 will be to replace energy efficient light fixtures based on a 2008 Energy Audit, make 504 accessibility improvements to our community buildings, repair tripping hazards identified in the PNA, repair or replace building envelope materials to prevent future water intrusion. More immediate needs in 2011 will be to focus on interior unit improvements at all public housing properties. These interior unit improvements will include appliance replacement, cabinetry, doors/millwork and interior painting.

Public Housing Progress

Modernization schedule was created for 210 public housing units by collecting data from a Physical Needs Assessment (PNA) completed in 2009. Deficiencies have been identified in Structural Elements, Energy Conservation and Life-cycle Performance Standards which has been used to establish a HASCO Five-Year Action Plan. Modernization request for \$390,443 has been requested from HUD for each year of the Housing Authority Five-Year Plan. Progress to date has included community room renovations which have provided additional space for our partner agencies such as Campfire as well as provided ADA-compliant space for our handicapped residents. Roofing, Gutters, Siding and Exterior Painting at several sites have also been completed which will help maintain structural integrity of our buildings.

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 3/31/2014

Part I: Summary					
PHA Name: Housing Authority of Snohomish County		Grant Type and Number Capital Fund Program Grant No: WA 19P039501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/12 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	79,290.64	78,290.64	78,290.64	78,290.64
3	1408 Management Improvements	27,777.00	6,813.92	6,813.92	6,813.92
4	1410 Administration (may not exceed 10% of line 21)	39,510.00	39,510.00	35,498.87	35,498.87
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,250.00	3,735.57	3,735.57	3,735.57
8	1440 Site Acquisition				
9	1450 Site Improvement	27,186.00	0.00		
10	1460 Dwelling Structures	163,159.00	266,754.87	263,944.45	263,944.45
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	37,270.00	0.00		
13	1475 Non-dwelling Equipment	500.00	0.00		
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

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

Part I: Summary					
PHA Name: Housing Authority of Snohomish County		Grant Type and Number Capital Fund Program Grant No: WA19P039501-09 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 FFY of Grant Approval:	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/12		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	15,432.00	0.00		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	395,105.00	395,105.00	391,559.45	391,559.45
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>R.A. Lewis</i>		Date 5/17/12		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of Snohomish County			Grant Type and Number Capital Fund Program Grant No: WA19P039501-09 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
WA 39-004 Robin Park	Interior Rehab	1460	30					
WA 39-005 North Terrace	Interior Rehab	1460	12	30,270.00	11,229.00	11,229.00	11,229.00	
WA 39-006 Stevens Circle	Interior Rehab	1460	19	5,000.00	22,469.30	22,469.30	22,469.30	
WA 39-007 Alderwood	Interior Rehab	1460	25	74,728.00	95,833.94	95,833.94	95,833.94	
WA 39-008 Pinewood	Interior Rehab	1460	25	6,000.00	21,165.75	21,165.75	21,165.75	
WA 39-010 Centerwood	Interior Rehab	1460	20	1,000.00	66,166.07	66,166.67	66,166.67	
WA 39-011 Maplewood	Interior Rehab	1460	15	11,000.00	15,105.75	15,105.75	15,105.75	
WA 39-014 Scattered Site	Interior Rehab	1460	6	1,000.00	5,280.00	5,280.00	5,280.00	
WA 39-015 Scattered Site	Interior Rehab	1460	4	1,000.00	2,450.00	2,450.00	2,450.00	
WA 39-017 & 39-020 East Terrace I & II	Interior Rehab	1460	26	1,000.00	23,610.23	23,610.23	23,610.23	
WA 39-019 Cedar Grove	Interior Rehab	1460	28	15,000.00	634.00	634.00	634.00	

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.

Part II: Supporting Pages								
PHA Name: Housing Authority of Snohomish County			Grant Type and Number Capital Fund Program Grant No: WA19P039501-09 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
WA39 PHA Wide	Operations (Extraordinary Maintenance)	1406	1	79,290.64	78,290.64	78,290.64	78,290.64	
WA39 PHA Wide	Management Improvement	1408	1	27,777.00	6,813.92	6,813.92	6,813.92	
WA39 PHA Wide	Non Technical Salaries/Benefits	1410.1/1410.9	3	39,510.00	39,510.00	38,775.37	38,755.37	
WA39 PHA Wide	Permit Fees/Environmental Review	1430.6	1	5,250.00	3,735.57	3,735.57	3,735.57	
WA39 PHA Wide	Sundry Planning Costs	1430.19	1	500.00	0.00			
WA39 PHA Wide	Non Dwelling Structures	1460	1	37,270.00	0.00			

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.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of Snohomish County					Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
WA039-004 Robin Park	07/14/2011		07/14/2013		
WA039-005 North Terrace	07/14/2011		07/14/2013		
WA039-006 Stevens Circle	07/14/2011		07/14/2013		
WA039-007 Alderwood	07/14/2011		07/14/2013		
WA039-008 Pinewood	07/14/2011		07/14/2013		
WA039-010 Centerwood	07/14/2011		07/14/2013		
WA039-011 Maplewood	07/14/2011		07/14/2013		
WA039-014 Scattered Site	07/14/2011		07/14/2013		
WA039-015 Scattered Site	07/14/2011		07/14/2013		
WA039-017/020 East Terrace I & II	07/14/2011		07/14/2013		
WA039-019 Cedar Grove	07/14/2011		07/14/2013		
Operations	07/14/2011		07/14/2013		
Management Improvement	07/14/2011		07/14/2013		
Administrative	07/14/2011		07/14/2013		
Fees & Costs	07/14/2011		07/14/2013		
	07/14/2011		07/14/2013		

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Snohomish County Housing Authority					Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Site Improvement	07/14/2011		07/14/2013		
Dwelling & Structures	07/14/2011		07/14/2013		
Non-Dwelling Equipment	07/14/2013		07/14/2013		

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

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 3/31/2014

Part I: Summary						
PHA Name: Housing Authority of Snohomish County		Grant Type and Number Capital Fund Program Grant No: WA190P039501-10 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval: 7-15-10	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/12 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	79,021.00	78,089.00	78,089.00	78,089.00	
3	1408 Management Improvements	27,777.00	9,000.00	5,177.76	5,177.76	
4	1410 Administration (may not exceed 10% of line 21)	39,510.00	39,044.30	16,563.00	16,563.30	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	6,500.00	6,000.00	1,833.20	1,833.20	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	210,689.00	258,309.70	250,744.43	250,744.43	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

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

Part I: Summary						
PHA Name: Housing Authority of Snohomish County		Grant Type and Number Capital Fund Program Grant No: WA19P039501-10 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2010 FFY of Grant Approval: 07/15/10	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/12		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)	31,608.00				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	395,105.00	390,443.00	352,407.69	352,407.69	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities	25,000.00	25,000.00			
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	34,500.00	34,500.00			
Signature of Executive Director <i>R. H. Quinn</i>		Date 5/17/12		Signature of Public Housing Director Date		

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of Snohomish County			Grant Type and Number Capital Fund Program Grant No: WA19P039501-10 CFFP (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	
WA 39-004 Robin Park	Interior Rehab	1460	30	15,689.00	27,192.45	27,192.45	27,192.45	
WA 39-005 North Terrace	Interior Rehab	1460	12	10,000.00	30,188.00	30,188.00	6,325.00	
WA 39-006 Stevens Circle	Interior Rehab	1460	19	15,000.00	58,090.00	58,090.00	42,177.50	
WA 39-007 Alderwood	Interior Rehab	1460	25	67,000.00	2,002.30			
WA 39-008 Pinewood	Interior Rehab	1460	25	15,000.00	5,562.97			
WA 39-010 Centerwood	Interior Rehab	1460	20	50,000.00	8,460.00	8,460.00	8,460.00	
WA 39-011 Maplewood	Interior Rehab	1460	15	11,000.00	24,868.03	24,868.03	11,160.00	
WA 39-014 Scattered Site	Interior Rehab	1460	6	1,000.00				
WA 39-015 Scattered Site	Interior Rehab	1460	4	1,000.00	30,170.00	30,170.00	30,170.00	
WA 39-017 & 39-020 East Terrace I & II	Interior Rehab	1460	26	12,000.00	21,607.35	21,607.35	21,607.35	
WA 39-019 Cedar Grove	Interior Rehab	1460	28	14,000.00	47,168.60	47,168.60	21,390.60	

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Housing Authority of Snohomish County			Grant Type and Number Capital Fund Program Grant No: WA19P039501-10 CFFP (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	
WA39 PHA Wide	Operations (Extraordinary Maintenance)	1406	1	79,021.00	78,089.00	78,089.00	78,089.00	
WA39 PHA Wide	Management Improvement	1408	1	27,777.00	9,000.00	5,177.76	5,177.76	
WA39 PHA Wide	Non Technical Salaries/Benefits	1410.1/1410.9	3	39,510.00	39,044.30	16,563.30	16,563.30	
WA39 PHA Wide	Permit Fees/Environmental Review	1430.6	1	6,500.00	6,000.00	1,833.20	1,833.20	
WA39 PHA Wide	Sundry Planning Costs	1430.19	1	500.00	0.00			
WA39 PHA Wide	Contingency	1502	1	31,608.00	0.00			

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.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of Snohomish County					Federal FFY of Grant: 2010
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
WA039-004 Robin Park	07/14/2012		07/14/2014		
WA039-005 North Terrace	07/14/2012		07/14/2014		
WA039-006 Stevens Circle	07/14/2012		07/14/2014		
WA039-007 Alderwood	07/14/2012		07/14/2014		
WA039-008 Pinewood	07/14/2012		07/14/2014		
WA039-010 Centerwood	07/14/2012		07/14/2014		
WA039-011 Maplewood	07/14/2012		07/14/2014		
WA039-014 Scattered Site	07/14/2012		07/14/2014		
WA039-015 Scattered Site	07/14/2012		07/14/2014		
WA039-017/020 East Terrace I & II	07/14/2012		07/14/2014		
WA039-019 Cedar Grove	07/14/2012		07/14/2014		
Operations	07/14/2012		07/14/2014		
Management Improvement	07/14/2012		07/14/2014		
Administrative	07/14/2012		07/14/2014		
Fees & Costs	07/14/2012		07/14/2014		
	07/14/2012		07/14/2014		

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Snohomish County Housing Authority				Federal FFY of Grant: 2010	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Site Improvement	07/14/2012		07/14/2014		
Dwelling & Structures	07/14/2012		07/14/2014		
Non-Dwelling Equipment	07/14/2014		07/14/2014		

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

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 3/31/2014

Part I: Summary					
PHA Name: Housing Authority of Snohomish County		Grant Type and Number Capital Fund Program Grant No: WA19P039501-11 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2011 FFY of Grant Approval: 7-15-2011
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/12 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	67,278			
3	1408 Management Improvements	21,010			
4	1410 Administration (may not exceed 10% of line 21)	33,638			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	6,031			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	181,520			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

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

Part I: Summary					
PHA Name: Housing Authority of Snohomish County		Grant Type and Number Capital Fund Program Grant No: WA19P039501-11 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2011 FFY of Grant Approval: 7-15-2011	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	26,911			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	336,388			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 5/17/12	Signature of Public Housing Director 		Date

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of Snohomish County		Grant Type and Number Capital Fund Program Grant No: WA19P039501-11 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2011			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
WA39-004 Robin Park	Interior Unit Rehab	1460	30	13,460				
WA39-005 North Terrace	Interior Unit Rehab	1460	12	8,600				
WA39-006 Stevens Circle	Interior Unit Rehab	1460	19	12,900				
WA39-007 Alderwood	Interior Unit Rehab	1460	25	57,120				
WA39-008 Pinewood	Interior Unit Rehab	1460	25	12,900				
WA39-010 Centerwood	Interior Unit Rehab	1460	20	43,000				
WA39-011 Maplewood	Interior Unit Rehab	1460	15	9,460				
WA39-014 Scattered Sites	Interior Unit Rehab	1460	6	860				
WA39-015 Scattered Sites	Interior Unit Rehab	1460	4	860				
WA39-017 East Terrace I	Interior Unit Rehab	1460	26	910,320				
WA39-019 Cedar Grove	Interior Unit Rehab	1460	28	12,040				

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Housing Authority of Snohomish County			Grant Type and Number Capital Fund Program Grant No: WA19P039501-11 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
WA39 PHA Wide	Operations (Extraordinary Maintenance	1406	1	67,278				
WA39 PHA Wide	Management Improvements	1408	1	21,010				
WA39 PHA Wide	Non Technical Salaries	1410.1	3	23,547				
WA39 PHA Wide	Non Technical Benefits	1410.9	3	10,091				
WA39 PHA Wide	Permit Fees/Environmental Review	1430.6	1	5,600				
WA39 PHA Wide	Sundry Planning Costs	1430.19	1	431				
WA39 PHA Wide	Contingency	1502	1	26,911				

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of Snohomish County					Federal FFY of Grant: 2011
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
WA039-004 Robin Park	7/14/2013		7/14/2015		
WA039-005 North Terrace	7/14/2013		7/14/2015		
WA039-006 Stevens Circle	7/14/2013		7/14/2015		
WA039-007 Alderwood	7/14/2013		7/14/2015		
WA039-008 Pinewood	7/14/2013		7/14/2015		
WA039-010 Centerwood	7/14/2013		7/14/2015		
WA039-011 Maplewood	7/14/2013		7/14/2015		
WA039-014 Scattered Site	7/14/2013		7/14/2015		
WA039-015 Scattered Site	7/14/2013		7/14/2015		
WA039-017 East Terrace I	7/14/2013		7/14/2015		
WA039-019 Cedar Grove	7/14/2013		7/14/2015		
WA039-020 East Terrace II	7/14/2013		7/14/2015		
Operations	7/14/2013		7/14/2015		
Management Improvements	7/14/2013		7/14/2015		
Administrative	7/14/2013		7/14/2015		
Fees & Costs	7/14/2013		7/14/2015		

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of Snohomish County				Federal FFY of Grant: 2011	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Site Improvements	7/14/2013		7/14/2015		
Dwellings & Structures	7/14/2013		7/14/2015		
Non-Dwelling Equipment	7/14/2013		7/14/2015		

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

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 3/31/2014

Part I: Summary	
PHA Name: Housing Authority of Snohomish County	Grant Type and Number Capital Fund Program Grant No: WA19P039501-12 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2012 FFY of Grant Approval: 7-15-2012	

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	60,542.28			
3	1408 Management Improvements	18,910			
4	1410 Administration (may not exceed 10% of line 21)	30,270			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,425			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	163,345			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

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

Part I: Summary					
PHA Name: Housing Authority of Snohomish County		Grant Type and Number Capital Fund Program Grant No: WA19P039501-12 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2012 FFY of Grant Approval: 7-15-2012	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	24,216.72			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	302,709			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 5/17/12	Signature of Public Housing Director		Date

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of Snohomish County			Grant Type and Number Capital Fund Program Grant No: WA19P039501-12 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2012		
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	
WA39-004 Robin Park	Interior Unit Rehab	1460	30	12,110				
WA39-005 North Terrace	Interior Unit Rehab	1460	12	7,740				
WA39-006 Stevens Circle	Interior Unit Rehab	1460	19	11,610				
WA39-007 Alderwood	Interior Unit Rehab	1460	25	51,400				
WA39-008 Pinewood	Interior Unit Rehab	1460	25	11,610				
WA39-010 Centerwood	Interior Unit Rehab	1460	20	38,695				
WA39-011 Maplewood	Interior Unit Rehab	1460	15	8,510				
WA39-014 Scattered Sites	Interior Unit Rehab	1460	6	775				
WA39-015 Scattered Sites	Interior Unit Rehab	1460	4	775				
WA39-017 East Terrace I	Interior Unit Rehab	1460	26	9,285				
WA39-019 Cedar Grove	Interior Unit Rehab	1460	28	10,835				

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Housing Authority of Snohomish County			Grant Type and Number Capital Fund Program Grant No: WA19P039501-12 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2012		
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	
WA39 PHA Wide	Operations (Extraordinary Maintenance	1406	1	60,540				
WA39 PHA Wide	Management Improvements	1408	1	18,910				
WA39 PHA Wide	Non Technical Salaries	1410.1	3	21,189				
WA39 PHA Wide	Non Technical Benefits	1410.9	3	9,081				
WA39 PHA Wide	Permit Fees/Environmental Review	1430.6	1	5,045				
WA39 PHA Wide	Sundry Planning Costs	1430.19	1	380				
WA39 PHA Wide	Contingency	1502	1	24,219				

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of Snohomish County					Federal FFY of Grant: 2012
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
WA039-004 Robin Park	7/14/2014		7/14/2016		
WA039-005 North Terrace	7/14/2014		7/14/2016		
WA039-006 Stevens Circle	7/14/2014		7/14/2016		
WA039-007 Alderwood	7/14/2014		7/14/2016		
WA039-008 Pinewood	7/14/2014		7/14/2016		
WA039-010 Centerwood	7/14/2014		7/14/2016		
WA039-011 Maplewood	7/14/2014		7/14/2016		
WA039-014 Scattered Site	7/14/2014		7/14/2016		
WA039-015 Scattered Site	7/14/2014		7/14/2016		
WA039-017 East Terrace I	7/14/2014		7/14/2016		
WA039-019 Cedar Grove	7/14/2014		7/14/2016		
WA039-020 East Terrace II	7/14/2014		7/14/2016		
Operations	7/14/2014		7/14/2016		
Management Improvements	7/14/2014		7/14/2016		
Administrative	7/14/2014		7/14/2016		
Fees & Costs	7/14/2014		7/14/2016		

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of Snohomish County				Federal FFY of Grant: 2011	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Site Improvements	7/14/2014		7/14/2016		
Dwellings & Structures	7/14/2014		7/14/2016		
Non-Dwelling Equipment	7/14/2014		7/14/2016		

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

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 I: Summary						
WA039 Housing Authority of Snohomish County		12625 4 th Avenue West, Suite 200, Everett, WA 98204			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	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
B.	Physical Improvements Subtotal	Annual Statement	181,520.00	181,520.00	181,520.00	181,520.00
C.	Management Improvements		21,010.00	21,010.00	21,010.00	21,010.00
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		33,638.00	33,638.00	33,638.00	33,638.00
F.	Other/contingency		26,911.00	26,911.00	26,911.00	26,911.00
G.	Operations		67,278.00	67,278.00	67,278.00	67,278.00
H.	Demolition					
I.	Development/environmental		6,031.00	6,031.00	6,031.00	6,031.00
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		336,388.00	336,388.00	336,388.00	336,388.00
L.	Total Non-CFP Funds		0	0	0	0
M.	Grand Total		336,388.00	336,388.00	336,388.00	336,388.00

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 I: Summary (Continuation)						
WA039 Housing Authority of Snohomish County		12625 4 th Avenue West, Suite 200, Everett, WA 98204			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	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
	WA039-004 Robin Park	Annual Statement	15,689.00	15,689.00	15,689.00	15,689.00
	WA039-005 North Terrace		11,000.00	11,000.00	11,000.00	12,000.00
	WA039-006 Stevens Circle		15,000.00	15,000.00	15,000.00	15,000.00
	WA039-007 Alderwood		36,831.00	36,831.00	36,831.00	36,831.00
	WA039-008 Pinewood		15,000.00	15,000.00	15,000.00	15,000.00
	WA039-010 Centerwood		50,000.00	50,000.00	50,000.00	50,000.00
	WA039-011 Maplewood		10,000.00	10,000.00	10,000.00	10,000.00
	WA039-014 Scattered Site		1,000.00	1,000.00	1,000.00	1,000.00
	WA039-015 Scattered Site		1,000.00	1,000.00	1,000.00	1,000.00
	WA039-017 East Terrace I		12,000.00	12,000.00	12,000.00	12,000.00
	WA039-019 Cedar Grove		14,000.00	14,000.00	14,000.00	14,000.00

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, Kenneth Stark the Human Services Dept. Director certify that the Five Year and
Annual PHA Plan of the Housing Authority of Snohomish County is consistent with the Consolidated Plan of
Snohomish County prepared pursuant to 24 CFR Part 91.

 3/22/12

Signed / Dated by Appropriate State or Local Official

**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 ___ 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 Snohomish County

WA039

PHA Name

PHA Number/HA Code

 5-Year PHA Plan for Fiscal Years 20 - 20

Annual PHA Plan for Fiscal Years 2012 - 2013

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 Robert E. Davis	Title Executive Director
Signature 	Date 3/23/12

Civil Rights Certification

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

Civil Rights Certification**Annual Certification and Board Resolution**

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

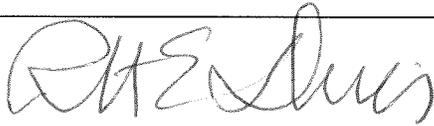
The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further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

Housing Authority of Snohomish County

WA039

 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	Robert E. Davis
Title	Executive Director
Signature	
Date	3/23/12

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of Snohomish County

Program/Activity Receiving Federal Grant Funding

Public Housing Agency Plan

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.)

12625 4th Ave W, Suite 200
Everett, WA 98204

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)

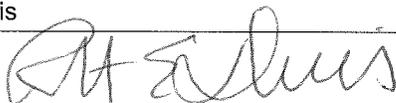
Name of Authorized Official

Robert E. Davis

Title

Executive Director

Signature



Date

3/23/12

X

**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

Housing Authority of Snohomish County

Program/Activity Receiving Federal Grant Funding

Public Housing Agency Plan

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

Robert E. Davis

Title

Executive Director

Signature



Date (mm/dd/yyyy)

3/23/12

Housing Authority of Snohomish County
2012 Public Housing Agency Plan Resident Advisory Board and Public Comments

Two Resident Advisory Board (RAB) meetings were held on December 5, 2011 and January 4, 2012. At the meetings, the Housing Authority of Snohomish County's (HASCO) Public Housing Agency Plan Update (the Plan) was presented and RAB members had the opportunity to discuss and comment on the Plan. Although RAB members asked questions about the Plan and HASCO's programs, no RAB members provided any written comments on the Plan.

The 45-day public comment period was held from January 28, 2012 to March 12, 2012. Public comments on the Plan consisted of two letters and a petition. All public comments received on the Plan were from Woodlake Manor III residents regarding HASCO's new smoke-free policy. The residents expressed disappointment that HASCO decided to grandfather in the existing residents and let them continue to smoke in their units. The residents are requesting that HASCO implement a policy that would make Woodlake Manor III completely smoke-free due to health and safety concerns.

The public hearing was held on March 5, 2012. No members of the public appeared at the public hearing and, therefore, no public comments were received at the hearing.