

| | |
|------|---|
| 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. See Attachment d01</p> |
| 9.1 | <p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. See Attachment e01</p> |
| 10.0 | <p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. See Attachment a01</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>Substantial deviations or significant amendments or modifications are defined as changes to the 5 Year Plan Goals and Objectives, or modifications to the Annual Plan, that alter basic program obligations for Public Housing tenants or HCV participants, such as changes to rent formulas, occupancy standards, or family obligations. This does not include changes to policies or regulations required by law or HUD regulations.</p> |
| 11.0 | <p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. RAB Comments -- See Attachment f01 Agency Response -- See Attachment g01</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p> |

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

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

Instructions form HUD-50075

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

1.0 PHA Information

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

2.0 Inventory

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

3.0 Submission Type

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

4.0 PHA Consortia

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

5.0 Five-Year Plan

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

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

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

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

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

PHA Plan Elements. (24 CFR 903.7)

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

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

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

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

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

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

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

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

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

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

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

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

8.2 Capital Fund Program Five-Year Action Plan

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

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

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

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

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

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

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

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

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

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

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

Everett Housing Authority's Goals & Objectives for 2015-2019

1. Enhance our communities and provide our customers the highest quality housing and related services using public resources in the most efficient and responsible manner through the efforts of an engaged work force with high job satisfaction levels.
 - Implement feedback systems to improve customer satisfaction and become a more responsible community partner.
 - Create recruitment and professional development strategies and plans aimed at enhancing organizational health in order to sustain long-term commitment to and success in achieving our mission.
 - Develop internal systems, including auditing and other performance management tools, resulting in higher levels of public trust and investor confidence.
 - Continue as a high performer under HUD's performance management systems and audits.
2. Utilize the federally funded program resources (Housing Choice Voucher Program and Public Housing) to maximize the number of extremely low income households served with these scarce resources.
 - Achieve 100% voucher and budget utilization annually.
 - Develop and implement appropriate admissions and occupancy policies.
 - Implement policies and operational procedures to minimize lease-up times.
 - Implement policies and procedures that control HAP and administrative costs to serve as many households as possible.
3. Reposition the remainder of EHA's Public Housing to ensure long-term availability of the resource to the community.
 - Develop and seek approval of a Section 18 Demolition/Disposition application or a RAD Conversion Plan for Baker Heights.
 - Create a transformation plan for Baker Heights and the surrounding neighborhood consistent with the City of Everett's Consolidated Plan through a collaborative process with the city and stakeholder groups.
 - Develop a financing strategy for the above-referenced transformation plan, including Choice Neighborhoods Initiative planning and implementation grants and other available resources.
 - Implement the RAD conversion plan for the Public Housing scattered sites to preserve the availability of this resource for households with high economic need.
4. EHA will improve and expand partnerships through project-basing of Housing Choice Vouchers to increase housing choices for families and individuals.
 - Maximize the percentage of existing Housing Choice Voucher Program resources that can be used as project-based assistance.
 - Pursue additional vouchers that may be available for this purpose.
 - Partner with other housing authorities that are willing to project-base vouchers in EHA's jurisdiction.
 - Cultivate additional partners who can create housing options for households who need intensive support services to succeed as tenants.

- Increase the availability of subsidized housing options for the growing elderly population in Snohomish County.
 - Provide opportunities for extremely low income households to live in mixed income communities with access to good schools and other amenities.
5. EHA will seek maximum flexibility from federal regulations and statutes in order to reduce program costs and meet local housing needs and priorities.
- Seek waivers from federal regulations to streamline program operations, create and increase housing choices, and increase resident self-sufficiency.
 - Participate in the Moving to Work Demonstration or successor program to achieve greater cost effectiveness, increased housing choices, and economic independence for our clients.
 - Pursue other avenues, including but not limited to, the creation of an EHA affiliate (or affiliates) to achieve greater flexibility and reduced costs.
6. Cultivate successful tenancies and reduce long-term dependence on subsidized housing.
- Pursue local, state, and federal grants and other financial resources to support strategies designed to achieve these two objectives.
 - Develop and implement appropriate housing management policies and procedures.
 - Coordinate appropriate support services to complement the efforts of the property management staff as a means to minimize the number of lease terminations.
 - Continue implementing the Family Self-Sufficiency Program funded by Building Changes and secure financial support for the long-term success of this program (e.g., HUD FSS Coordination Grant).
 - Facilitate access to employment and employment-related services to increase (i) employment rates among residents, (ii) job retention, (iii) income progression, and (iv) transition to unsubsidized housing.
 - Divert applicants to programs and resources that provide short-term assistance to homeless households who need minimal support to access permanent unsubsidized housing through the demonstration funded by Building Changes.
 - Support the efforts of local public school districts and other programs in bolstering the academic success and access to higher education of our school-age residents.

| Progress Meeting Goals for 5 Year Plan Covering 2010-14 | |
|---|---|
| Goals | Progress Meeting Goal |
| Goal 1: Improve the quality, efficiency, safety and livability of EHA-owned housing. | |
| Grandview Homes: Complete renovation of 23 units at Grandview, at a rate of at least 4.5 per year, replacing windows in an additional 20 units. All unit rehab and window replacement should be completed by end of the first year of next 5 Year Plan | Unit renovations at Grandview have been taken over by the general contractor responsible for renovations under the RAD program. All renovation work will be completed by December 2015 |
| Bakerview Apartments: Remodel/expand the community center, add to facilities office and renovate major support components (elevator, generator, laundry room and venting system). | The community center and facilities offices were expanded by adding additional office areas to both buildings. The existing laundry room on the 8th floor was relocated to the ground floor just off the breezeway, with modernized equipment including debit card machines. New heating and ventilation unit was installed to service the large community room. Elevator upgrades and major component replacement have been completed, in addition to the installation of a new emergency generator system. Total unit (including plumbing stacks) and corridor/common area renovation, window replacement, roof replacement, exterior renovations and landscaping work under the RAD conversion will be completed by December 2015 |
| Pineview Apts.: Renovate/expand community center, improve ventilation system, renovate building exteriors and balconies and complete the design phase of unit renovations | Bolded portion deferred until 2015-19 Five Year Plan under 2013 Annual Plan. Renovation and facility improvements to Pineview Community Center completed as part of ARRA stimulus grant in 2010. Deck and balcony replacement also completed that year, Renovations to be completed under the RAD conversion are as follows: New roofs, new siding and paint, new windows and interior window trim, new front elevation design with extended porches, additional sidewalks with added and upgraded site lighting and additional landscaping. Unit interiors will receive "select renovation" based on the remaining useful life of the components. |
| Baker Heights: Begin phase out of project by relocating exiting tenants and sale of the site when market conditions allow. Purchase replacement units. | 2013 Annual Plan deferred this activity until 2015-19 Five Year Plan. (see new Five Year Plan Objectives #1 and #2, Goal 3) |
| Relocate tenants currently living in 14 scattered site units and renovate the structures for sale. Purchase replacement units | 2013 Annual Plan deferred this activity until 2015-19 Five Year Plan. EHA has not sold these 14 scattered sites, but recently submitted a RAD conversion application, transferring the subsidy from 44 total sites to other communities. The majority of these sites will be sold, with the exception of three 6-bedroom units. |

| | |
|--|---|
| | |
| Replace siding of 5 Scattered Site units. | Replaced siding on one unit in 2011 and the remaining four units in 2012. |
| Inspect avg. of 40 units per AMP per quarter | This goal was achieved. |
| Implement No-Smoking Policy in Public Housing | No smoking policy for all EHA properties, including Public Housing, adopted in 2011. Further refinement of policy, including issue of e-cigarettes, adopted in 2013. |
| Goal 2: Increase the quantity of affordable housing for low and moderate income households | |
| Replace any disposed properties with the purchase/renovation of units on a one for one basis (potentially 260 units) | No units were disposed of over the course of 2010-14. |
| Purchase or develop an additional 250 units of affordable housing | Acquired 204 units of senior housing (four 51-unit developments) from Sr. Services of Snohomish County. Three of these purchases closed in 2014, and the last one will close in January 2015. Developed Pivotal Point in 2014, which comprises 20 units of service enriched housing for domestic violence survivors and their families experiencing homelessness. EHA is currently in the process of acquiring the balance of the Sr. Services Senior Housing Portfolio via the sponsorship of 11 PRAC-202's comprising of approximately 450 units and purchase of 20 HOME units. |
| Increase supply of Housing Choice Vouchers, including those targeted at special populations (veterans, disabled, homeless, etc.) by 1,000 Vouchers | During this period, EHA increased its voucher portfolio by 65. One voucher came from the DHAP program and 64 came from the conversion of the Twelve Pines Apartments from multi-family housing to project based vouchers. |
| Goal 3: Strengthen asset management and operations efficiencies | |
| Strengthen asset management through improvement to facilities | Upgraded Internet capabilities and access to EHA's computer network between main administrative and satellite offices. Replaced analog phone system with VOIP system at main administrative office. Completed significant remodeling of the main administrative office. |
| Achieve a turnover/re-lease rate of less than 15 days | EHA has implemented procedures such as pre-move-out inspections, changes to inventory and maintaining live waitlists to achieve a turnover/re-lease rate of less than 15 days. |
| Maintain High Performer rating | EHA has continued to be designated a High Performer in the |

| | |
|---|---|
| for PHAS and SEMAP | administration of its Public Housing and HCV (Section 8) programs throughout the five year period. |
| Fully implement the HUD asset management plan by 2011. | EHA has fully implemented HUD asset management by decentralizing property management and the establishment of a Central Office Cost Center. |
| Conduct a Public Housing tenant satisfaction survey to replace HUD's discontinued survey, a former component of the PHAS | Will defer until 5 Year Plan effective July 1, 2015. |
| Adopt and implement updated flat rents by July 2010 and at least one additional time before 2015. | Flat rents were revised in 2010 and 2014. |
| Adopt a revised definition of what constitutes a significant amendment or modification of the existing 5 Year or Annual Plan. | EHA will adopt this as part of the 5 Year Plan effective July 1, 2015. |
| Goal 4: Improve the quality of life of residents by providing housing choices in locations throughout the community | |
| Expand the jurisdiction of EHA's Tenant-Based Voucher program to all of Snohomish County, in cooperation with the Housing Authority of Snohomish County (HASCO) | EHA and HASCO adopted a common jurisdictional area for the Tenant-Based Voucher program in 2010. |
| Add a third "kiosk" to disseminate EHA information throughout the community | This goal will be reevaluated and potentially carried over into the next five year period. |
| Establish "Kid's Day" as an annual event | This summer event brings communities together to celebrate all residents and to emphasize the importance of investing in our youth, their education and community safety. |
| Hold an annual Neighborhood Safety meeting in at least 3 neighborhoods | EHA has a strong working relationship with community agencies, such as the City of Everett Emergency Management team and local law enforcement to discuss safety on a day to day basis as well as in the event of emergencies." |
| Add VAWA training to the annual Fair Housing training and make it available for all staff | EHA will carry this goal over into the next five-year period. |

| | |
|---|--|
| Goal 5: Provide a range of housing choices meeting community needs | |
| Convert at least eight 2BR units into four 4-BR units | The following unit conversions took place at Baker Heights over the course of 2010-14: six 3-bedroom units were converted to three 6- bedroom units, and six 2-bedroom units were converted to three 4-bedroom units. |
| Use up to 25 Housing Choice Vouchers for the homeownership program. | One additional homeowner family was added over the past five year period. The lack of a dedicated staff person working to increase the program, and the crash of the real estate market and subsequent tightening of lending made it especially challenging for HCV clients to purchase homes during this period. |
| Conduct outreach to Public Housing tenants to encourage participation in homeownership opportunities | EHA's Service Coordinators and Family Self Sufficiency Coordinator work with local agencies such as Housing Hope, Bank On, United Way and more to get valuable information to families interested in home ownership. This outreach is conducted throughout the year bringing our partners on site to meet residents. |
| Maximize the use of Project-Based Vouchers up to the 20% allowance | During this period, EHA conducted an RFP and signed contracts for an addition 133 project based units. This represents 20 percent of our unit count. |
| Goal 6: Partner with social services providers to improve resident skills and income to promote self-sufficiency | |
| Post monthly website updates on available Section 8 rental units | Management is in the process of re-evaluating this goal for the next five year period. |
| Continue to utilize the maximum allowable funding for the Family Self-Sufficiency program | EHA is operating its Family Self Sufficiency program with local grant funds and will seek continued funding through HUD to continue this program that supports participants in their goals related to economic independence. |
| Extend funding for the Hope Options program in cooperation with community partners to provide support to mentally ill and behaviorally challenged seniors | Hope Options will continue to seek its funding from local funders to meet the growing needs of our aging population who are experiencing homelessness or at risk of homelessness. Hope Options has had a successful program since 1996 and plans to continue. |
| Broaden opportunities for tenants to provide advice to EHA by expanding RAB membership to be more fully representative of the EHA tenant body | EHA continues to look for ways to expand RAB membership, particularly in underrepresented developments. |

6.0 (a) PHA Plan Update

1. Eligibility, Selection, and Admissions Policies, including Deconcentration and Wait List Procedures

A new policy for the HCV program, the HCV Administrative Plan, was made available for public review prior to adoption effective May 1, 2015. Policies governing eligibility can be found in Chapter 3 of the Plan, Chapter 4 covers waiting list procedures, including selection, and admissions policies are covered in Chapter 5. Consistent with HUD's Equal Access Rule, a non-discrimination provision (Chapter 3-I.B) makes the HCV program open to all eligible individuals/families, regardless of sexual orientation, gender identity, or marital status. This Administrative Plan for the HCV program encompasses the tenant-based, project-based, and RAD PBV programs, the latter of which includes developments that were formerly Public Housing: Grandview Homes, Bakerview Apartments, and Pineview Apartments. It is available for public inspection.

EHA applied to convert its 44 Public housing scattered sites to the RAD PBV program during fiscal year 2014-15, and it may submit a Section 18 application for the disposition of these properties as well. Management has also started the Section 18 application process for Baker Heights. Until these developments are formally removed from the Public Housing program, the Public Housing Admissions and Occupancy Policy (ACOP) governs their administration. Policies regarding eligibility can be found in Section 2.0, selection in Section 4.0, and admissions in Section 15.0. The ACOP includes a non-discrimination provision (Section 2.1) that makes the program open to all eligible individuals/families, regardless of sexual orientation, gender identity, or marital status. The ACOP is available for public inspection with the 5 Year/Annual Plan materials.

2. Financial Resources

Estimated financial resources for administration of programs and Public Housing Capital expenditures for the Annual Plan year 2015-16 total \$TBD. Resources are listed by category in the following chart:

| | |
|---|--------------|
| Public Housing Operating Fund | \$808,564 |
| Public Housing Capital Fund | \$325,398 |
| Annual Contribution for Section 8 Tenant-Based Assistance | \$24,282,172 |
| Resident Opportunity and Self-Sufficiency Grants | \$74,978 |
| Public Housing Dwelling Rental Income | \$1,028,005 |
| Local Government Grants | \$198,264 |

3. Rent Determination

Rent determination policies for the HCV program are contained in Chapter 6-III of the HCV Administrative Plan, and for the Public Housing program, in Section 21 of the ACOP.

4. Operations and Management

Effective October 1, 2014, three of EHA's five Public Housing developments – Bakerview Apartments, Grandview Homes, and Pineview Apartments – converted to Project-Based Voucher assistance under the Rental Assistance Development (RAD) program. EHA has since submitted an application to convert the assistance tied to the 44 Public Housing Scattered Sites to RAD PBV Vouchers, and it may submit a Section 18 application for their disposition. EHA is also in the process of submitting an application for the disposition of the Baker Heights neighborhood. It is anticipated that by the end of fiscal year 2015-16, EHA will no longer have developments under the Public Housing program.

5. Grievance Procedures

Informal hearing procedures for applicants and program participants are located in Chapter 16 of the HCV Administrative Plan.

Guidelines for the Public Housing grievance process are contained in the “Low Rent Public Housing Grievance Procedure,” an exhibit to the dwelling lease. Developments that converted to the RAD PBV program have retained this Procedure on an elective basis until October, 2015, at which time the informal hearing procedures Chapter 16 of the HCV Administrative Plan will be adopted.

6. Designated Housing for Elderly and Disabled Families

N/A

7. Community Service and Self-Sufficiency

The Resident Services department will continue to work with the housing management department to coordinate and assist qualified Public Housing residents in meeting their community service requirements.

The Resident Services department will utilize its service coordinators and the Family Self-Sufficiency program to support residents in developing plans to work towards self sufficiency, leading to better employment opportunities and more competitive wages. This will include a combination of life skills education, post-secondary education, and employment development.

8. Safety and Crime Prevention

Since the last Plan submission no changes have been made to the existing safety and crime prevention measures for Public Housing, which are currently applicable only to the Baker Heights neighborhood.

9. Pets

The “Public Housing Family Developments Pet Policy” is an exhibit to the ACOP.

10. Civil Rights Certification

N/A

11. Fiscal Year Audit

The Washington State Auditor’s FY 2012-13 report for EHA contained no findings of non-compliance and no matters requiring action.

12. Asset Management

Strategic use of the RAD program has allowed for the renovation of three former Public Housing developments, using a combination of Low Income Housing Tax Credits, bonds, and private loans. EHA will transfer the RAD subsidy from the former Public Housing scattered sites to units in three unsubsidized developments, seeking to sell all but the 6-bedroom units of this housing.

13. Violence Against Women Act

Since the last Plan was submitted, EHA has overseen the development of 20 units of Project-based assisted transitional housing for victims of domestic violence, in collaboration with Domestic Violence Services of Snohomish County. Both the Public Housing and HCV program policies (see ACOP, Sections 1.5, 19.3, 25.3; and HCV Admin Plan, Chapters 3III.G, 12II.E, 16IX) contain provisions that protect the rights of both applicants and participants affected by domestic violence.

EHA will continue to refer victims of domestic violence to appropriate legal and social service agencies, including but not limited to: the police department, the court system (for restraining orders), Northwest Justice Project (offers legal aid for low income individuals), Domestic Violence Services of Snohomish County, and Pathways for Women.

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

- a. EHA will not apply for any HOPE VI or Mixed Finance Modernization or Development housing in 2015-16.

- b. An application for the disposition of Baker Heights (WA006 000 100), a 244 unit housing project, is currently in process. EHA may apply for the disposition of some or all of the Public Housing Scattered Sites (WA006 000 500, WA006 000 600, WA 006 000 800), during the 2015-16 Plan year, via the Section 18 process.

- c. None of EHA’s Public Housing developments will be subject to voluntary or mandatory conversion to tenant-based assistance during 2015-16. As of October 2014, EHA converted three of its Public Housing developments (Bakerview Apartments, Grandview Homes, and Pineview) to Project-Based Voucher assistance under the Rental Assistance Demonstration (RAD) program. In December 2014 it submitted applications to convert 44 units of Public Housing scattered sites to the RAD program, transferring that program subsidy to three separate developments.

- d. EHA will not apply to administer a homeownership program during the 2015-16 Plan year.

- e. Consistent with its Five Year Plan goal, EHA will seek to bring its total allocation of Project-Based Vouchers up to the 20 percent maximum of budget authority in 2015-16. New PBV units will be located throughout EHA’s jurisdiction, away from areas that contain concentrations of existing subsidized housing, such as northeast Everett.

9.0 Housing Needs Summary for 5 Year Plan

Housing Affordability Issues

According to the most recent U.S. Census data, 11,180, or 51.6% of total renter households within the city of Everett, Washington as cost-burdened, or paying more than 30 percent of income towards housing costs as defined by HUD.¹ This represents a significant increase since the 2000 census, when 7,566, or 38% of total renter households in Everett were considered cost-burdened.² Recent Census data also shows median income for all Everett households as \$48,410, or about 30 percent less than the median for Snohomish County.³

As the table below illustrates, the number of renter households earning 80% or less of Area Median Income in the City of Everett increased considerably over an approximate ten year period.⁴

| | 2000 Census | 2011 CHAS Data | % Change |
|---|-------------|----------------|----------|
| # of Households 0-30% AMI (low income) | 3,393 | 4,930 | 31.1% |
| # of Households 31-50% AMI (very low income) | 2,766 | 3,920 | 29.4% |
| # of Households 51-80% AMI (extremely low income) | 1,310 | 1,570 | 16.5% |

Housing Supply Issues

The supply of affordable housing has not kept pace with the steady rise in households earning 80% or less of AMI. Recent census data shows that out of 21,740 rental units in Everett, less than half (44%) were considered affordable for low-income families earning 51-80% AMI. Only 29% of total rental units in Everett were considered affordable for very low-income families earning 31-50% AMI, and just 9% for extremely low-income families earning 0-30% AMI.⁵ Maximum affordable monthly rent for these family income categories was \$1,356, \$847, and \$508 respectively.⁶

Nearly two thirds (63.3%) of Everett residents live in small households of one or two people. This may, in part, be a result of the housing stock, which is made up of over 60 percent two-bedroom and smaller units (Consolidated Plan 2010-14).⁷ Not all program waiting lists maintained by the Housing Authority include bedroom size data (e.g., the Section 8 lottery); however, of those that do, the preponderance of applicant families require unit sizes of 2-bedrooms or smaller. On the other hand, the Housing Authority is aware that a growing number of tenants within its subsidized housing programs require larger (4+) bedroom sizes, and will take appropriate measures over the course of the next five years to address this.

¹ 2013 Housing Characteristics and Needs Report (HO-5), p. 38

² City of Everett 2010-2014 Consolidated Plan, p. 61

³ 2013 Housing Characteristics and Needs Report (HO-5), p. 27

⁴ US Census: Comprehensive Housing Affordability Strategy (CHAS) 2011 dataset, 2000 census data cited in City of Everett 2010-14 Consolidated Plan, p. 61

⁵ 2013 Housing Characteristics and Needs Report (HO-5), p. 46

⁶ Ibid, p. 47

⁷ City of Everett 2010-2014 Consolidated Plan, p. 1

Elderly and Disabled Populations

Affordable housing for seniors is an issue of growing concern, as the numbers of elderly households continues to increase as the Baby Boom generation ages. Based on the most recent US Census data, elderly persons (65 years or older) now comprise approximately 9.8% percent of Everett’s overall population; however, this percentage will increase markedly in the coming years, as 25% of the City’s population is currently between the ages of 45 to 64.⁸ According to the City’s most recent Consolidated Plan, almost 12 percent of Everett’s elderly population was living below the poverty line in 2000, compared with only 7 percent in Snohomish County.⁹ The Housing Authority recently completed the purchase of four elderly housing developments, and it will continue to factor the housing needs of this population into its long term acquisition strategy.

According to the ACS 2009-13 Census data, 14,732, or 14.6% of the City of Everett’s population are disabled. Many of these disabled individuals have extremely low fixed incomes, in the form of Social Security Disability or Supplemental Security Income, and without some form of subsidized housing, must pay a disproportionate percentage of income towards housing costs, and/or reside in sub-standard housing. The need for affordable housing for this sector of the population is evidenced by the high percentage of families with disabilities on the Housing Authority’s waiting lists: 46% of total applicants for Public Housing (Baker Heights), and 43% of households applying for the HCV program. The Housing Authority will continue to seek new ways to meet the housing needs of the disabled over the next five years, including by looking to expand the number of PBV units with wrap-around services.

Minorities

According to the ACS 2009-13 Census data, 76.5% of the City of Everett’s population is white, and this group continues to represent a significant majority of the families on program waiting lists. African-Americans, Native Americans, and Pacific Islanders make up larger proportions of the Housing Authority’s program waiting lists than their representation in the general population. Asians make up 8.3% of Everett’s population, but represent 6% of households on the Public Housing and HCV waiting lists.

Housing Needs of Families on EHA Program Waiting lists as of December 2014

Public Housing Waiting List (Baker Heights)

| Need Characteristic | Number of Households | Percent of Total |
|---------------------------------|-----------------------------|-------------------------|
| Waiting list total | 676 | 100% |
| Extremely low income (<30% AMI) | 642 | 95% |
| Very low income (<50% AMI) | 26 | 4% |
| Low income (<80% AMI) | 2 | <1% |
| Families with children* | N/A | N/A |
| Elderly families | 74 | 11% |
| Families with disabilities | 310 | 46% |
| White | 493 | 73% |
| Black | 78 | 12% |

⁸ 2013 Housing Characteristics and Needs Report (HO-5), pp. 20, 33

⁹ City of Everett 2010-2014 Consolidated Plan, p. 31

| | | |
|--|-----|-----|
| Native American | 18 | 3% |
| Asian | 42 | 6% |
| Pacific Islander | 11 | 2% |
| Other | 34 | 4% |
| Ethnicity – Hispanic | 54 | 8% |
| Characteristics by Bedroom Size | | |
| 1BR and Studio | 450 | 67% |
| 2BR | 127 | 19% |
| 3BR | 81 | 12% |
| 4BR | 17 | 2% |
| 6BR | 1 | <1% |

* EHA’s waitlist management software does not track ages of children on the waiting list; therefore, this data is unavailable.

HCV Waiting List (S8 Lottery, PBV, RAD PBV Programs)

| Need Characteristic | Number of Households | Percent of Total |
|--|----------------------|------------------|
| Waiting list total | 3,575 | 100% |
| Extremely low income (<30% AMI) | 3,388 | 95% |
| Very low income (<50% AMI) | 160 | 4% |
| Low income (<80% AMI) | 17 | <1% |
| Families with children | | |
| Elderly families | 522 | 15% |
| Families with disabilities | 1,548 | 43% |
| White | 2,264 | 63% |
| Black | 841 | 24% |
| Native American | 87 | 2% |
| Asian | 205 | 6% |
| Pacific Islander | 68 | 2% |
| Other | 110 | 3% |
| Ethnicity – Hispanic | 232 | 6% |
| Characteristics by Bedroom Size | | |
| ** | | |
| 1BR and Studio | 1,417 | 69% |
| 2BR | 374 | 18% |
| 3BR | 237 | 11% |
| 4BR | 24 | 1% |
| 5+BR | 1 | <1% |

* EHA’s waitlist management software does not track ages of children on the waiting list; therefore, this data is unavailable.

**Bedroom size data is not available for applicants on the Section 8 lottery waiting list, or 1,522 of the 3,575 total, as this information is not part of the pre-application form families complete in order to be placed on this program waiting list.

Young Disabled Section 8 Waiting List

| Need Characteristic | Number of Households | Percent of Total |
|--|-----------------------------|-------------------------|
| Waiting list total | 83 | 100% |
| Extremely low income (<30% AMI) | 83 | 100% |
| Very low income (<50% AMI) | 0 | 0 |
| Low income (<80% AMI) | 0 | 0 |
| Families with children | N/A | N/A |
| Elderly families | 7 | 8% |
| Families with disabilities | 72 | 87% |
| White | 69 | 83% |
| Black | 8 | 10% |
| Native American | 2 | 2% |
| Asian | 3 | 4% |
| Pacific Islander | 1 | 1% |
| Other | 0 | 0% |
| Ethnicity – Hispanic | 6 | 7% |
| Characteristics by Bedroom Size | N/A – data not applicable | |

References

The following sources are cited in this report.

1. Planning Advisory Committee of Snohomish County Tomorrow -- “Housing Characteristics and Needs in Snohomish County” (pursuant to Countywide Planning Policy HO-5), January 2014
2. US Census Comprehensive Housing Affordability Strategy (CHAS) 2011
3. City of Everett 2010-2014 Consolidated Plan
4. US Census 2009-2013 American Community Survey 5 Year Estimates

9.1 Strategy for Addressing Housing Needs

During the upcoming 5-year period, EHA will utilize all HCV program resources at its disposal to address local housing needs. This will include Project-basing up to the maximum 20 percent of its Voucher program budget authority, and partnering with private and public entities that can provide related supportive services. EHA will also actively pursue all opportunities for additional, special program vouchers that come available, such as for the Non-Elderly Disabled program. EHA will actively pursue funding from sources other than the federal government, in order to increase affordable housing choices for low-income residents of Everett and the surrounding environs. Although EHA is committed to its mission, it will not be able to alleviate the significant deficit of affordable housing within its jurisdiction without significant additional resources from the federal government.

The Resident Advisory Board (RAB) has reviewed and discussed Everett Housing Authority's Five Year PHA Plan for 2015-19, and we would like to take this opportunity to present our comments. We look forward to management's response, recognizing that together we can continue to improve the quality of life for all of the agency's housing program participants.

RAB Members

Development Represented

| | |
|-------------------|-----------------------|
| Jamie Duke | Baker Heights |
| Rodica Istrate | Grandview |
| Peg Dayton | Bakerview |
| Karin Mooney | Bakerview |
| Warren Hemminger | Pineview |
| Amelia Richardson | Section 8 HCV Program |

EHA Staff Liaison

Chris Neblett – Hearing Officer/Administrative Coordinator

**The RAB's Comments on Everett Housing Authority's
5-Year PHA Plan Strategic Goals and Objectives**

Strategic Goal #1: "Enhance our communities and provide our customers the highest quality housing and related services using public resources in the most efficient and responsible manner through the efforts of an engaged workforce with high job satisfaction levels."

The RAB appreciates that EHA is committed to providing quality housing with a focus on customer service. We believe a comprehensive resident survey would be one way to implement feedback systems as a way to measure customer satisfaction. The survey should query residents about the quality of services/amenities that are offered, as well as suggestions for improvement, and/or the implementation of new services. It should also be accessible for residents with Limited English Proficiency. In order to ensure maximum participation, the RAB suggests this survey be included with the paperwork provided as part of the annual recertification process.

The RAB believes residents can play an integral role in assisting EHA to meet its objective of "develop[ing] internal systems, including auditing and other performance management tools." A suggested approach would involve regular meetings in a focus group setting between residents and a dedicated staff person who is available to record resident concerns or praise regarding staff performance. Additional ways to meet this objective might include creating a portal on the agency website dedicated to gathering performance metrics, or the use of comment cards in communal areas.

Strategic Goal #2: "Utilize the federally funded program resources (Housing Choice Voucher Program and Public Housing) to maximize the number of extremely low income households served with these scarce resources."

The RAB supports the goal of maximizing assistance dollars in order to serve the neediest members of our community. We also believe that veterans, and homeless individuals and families, should be given priority on program waiting lists, or management should dedicate Project-Based Vouchers exclusively to these groups. We also advocate for EHA to look beyond its established subsidized programs for ways to help alleviate the problem of homelessness in Everett: e.g., providing temporary housing.

Strategic Goal #3: "Reposition the remainder of EHA's Public Housing to ensure long-term availability of the resource to the community."

The RAB is excited about redevelopment options for the Baker Heights neighborhood. We encourage EHA to develop a transformation plan that will support a variety of housing for all income levels, including a maximum number of available units for low and extremely low income households. We are especially interested in the possibility that the Baker Heights redevelopment might take the form of the Choice Neighborhoods Initiative; in the event this comes to pass, we would like to see the RAB and other resident groups included in the overall planning process.

In the event Baker Heights and the surrounding area are approved for redevelopment under the Choice Neighborhoods Initiative, we encourage EHA to reach out to a wide spectrum of stakeholders, both secular and faith-based, to participate in this revitalization effort, which could include placement of health care, social services, child care, a library branch, or a utility payment center in vacant space along the North Broadway corridor. If Baker Heights goes through the disposition process under HUD's Section 18 program, the RAB looks forward to hearing more from the Executive Director regarding the opportunity for the residents to purchase the Baker Heights site.

The RAB favors EHA's plan to implement the RAD conversion plan for the Public Housing scattered sites in a way that will preserve this resource for economically challenged households. We hope this will include some type of homeownership program.

Strategic Goal #4: "EHA will improve and expand partnerships through project-basing of Housing Choice Vouchers to increase housing choices for families and individuals."

The RAB encourages EHA to seek to expand the number of Project-based Vouchers with supportive services for vulnerable populations: e.g., persons with intellectual disabilities, such as autism, or chronic mental health issues. On a related note, we encourage EHA to develop more partnerships with non-profits that can provide housing opportunities to those who are homeless.

As a final point, we request that the Executive Director, or another knowledgeable staff member, attend a future meeting of the RAB to explain the third objective listed under this goal, as it is unclear to us how the process of partnering with other housing authorities willing to project-base vouchers in EHA's jurisdiction would look.

Strategic Goal #5: “EHA will seek maximum flexibility from federal regulations and statutes in order to reduce program costs and meet local housing needs and priorities.”

The RAB supports this strategic goal and its related objectives, especially the idea of seeking regulatory waivers in order to streamline program operations. Some of the program requirements we would like to see streamlined include the administration of HQS or UPCS unit inspections every two years instead of annually, a simplification of the annual recertification process, and the requirement to report income changes only at the time of a tenant’s annual recertification.

An objective under this goal includes EHA’s intention to participate in the Moving to Work Demonstration program. The RAB requests more information about the MTW program. We support the idea of redesigning subsidized housing programs in a way that will promote gradual income progression and economic independence for those participants who are capable of working, but we also recognize that a barrier to self-sufficiency is the lack of affordable, quality child-care. We trust that EHA will factor that into any redesign of its programs. Other ways to increase resident self-sufficiency could include basic financial literacy classes that focus on budgeting, responsible use of credit, strategies for saving, and protecting oneself against identity theft.

Strategic Goal #6: “Cultivate successful tenancies and reduce long-term dependence on subsidized housing.”

At a minimum, the RAB requests EHA to retain the Resident Services department at its current staffing level, and if possible, to increase the number of available Vista or AmeriCorps workers that provide support services to residents. We encourage management to consider implementing original approaches to enhance the educational skills of tenants and their families, such as classes aimed at increasing English proficiency among our LEP population, and vocational training. This could include developing partnerships with community organizations to provide these services.

The RAB continues to advocate for management to activate its non-profit arm, Everett Housing Services, Inc., as a means to provide more options to enhance the communities in which its residents reside. We are in the process of exploring several ideas that could promote unity and understanding among EHA’s residents, including an annual holiday dinner and gift exchange at the community centers.

This represents the response of Everett Housing Authority (EHA) management to the Resident Advisory Board's (RAB) comments on the PHA 5 Year Plan, effective July 1, 2015. EHA thanks the RAB for its valuable role in developing this Plan, and looks forward to our continued dialogue as EHA strives to meet its strategic goals and objectives for 2015-19.

Strategic Goal #1: “Enhance our communities and provide our customers the highest quality housing and related services using public resources in the most efficient and responsible manner through the efforts of an engaged workforce with high job satisfaction levels.”

RAB Comments

The RAB appreciates that EHA is committed to providing quality housing with a focus on customer service. We believe a comprehensive resident survey would be one way to implement feedback systems as a way to measure customer satisfaction. The survey should query residents about the quality of services/amenities that are offered, as well as suggestions for improvement, and/or the implementation of new services. It should also be accessible for residents with Limited English Proficiency. In order to ensure maximum participation, the RAB suggests this survey be included with the paperwork provided as part of the annual recertification process.

The RAB believes residents can play an integral role in assisting EHA to meet its objective of “develop[ing] internal systems, including auditing and other performance management tools.” A suggested approach would involve regular meetings in a focus group setting between residents and a dedicated staff person who is available to record resident concerns or praise regarding staff performance. Additional ways to meet this objective might include creating a portal on the agency website dedicated to gathering performance metrics, or the use of comment cards in communal areas.

EHA Response

Over the next five years, EHA will periodically seek resident feedback as a way to measure its performance at meeting its strategic goals and objectives. This will require the use of efficient, technology-based systems, including the possibility of a resident survey, which will be mindful of the needs of the agency's LEP residents. EHA will keep the RAB in mind as an advisory resource as it develops customer feedback systems.

Strategic Goal #2: “Utilize the federally funded program resources (Housing Choice Voucher Program and Public Housing) to maximize the number of extremely low income households served with these scarce resources.”

RAB Comments

The RAB supports the goal of maximizing assistance dollars in order to serve the neediest members of our community. We also believe that veterans, and homeless individuals and families, should be given priority on program waiting lists, or management should dedicate Project-Based Vouchers exclusively to these groups. We also advocate for EHA to look beyond its established subsidized programs for ways to help alleviate the problem of homelessness in Everett: e.g., providing temporary housing.

EHA Response

EHA is also concerned about the homeless in our community. Our agency provides 102 units of housing to this population group through the Project-Based Voucher program, partnering with other agencies and organizations to provide direct, supportive services in conjunction with this housing. As for RAB's request for priority on program waiting lists for the homeless and veterans, EHA policy already makes this provision. Homeless applicants, residents of transitional housing, and the rent-burdened have equal preference on the HCV program waiting list, and veterans are given preference on the Public Housing waiting list.

Voucher assistance and supportive services for the county's homeless veterans are available through HUD's VASH program, administered by the Housing Authority of Snohomish County (HASCO). EHA does not want to duplicate HASCO's efforts, as our agencies share a common HCV program jurisdictional area. As a final point, it is not within EHA's scope of services to provide temporary housing, but the agency will continue to support and partner with agencies and organizations that provide this resource.

Response to the RAB's Comments on Strategic Goal #3: "Reposition the remainder of EHA's Public Housing to ensure long-term availability of the resource to the community."

RAB Comments

The RAB is excited about redevelopment options for the Baker Heights neighborhood. We encourage EHA to develop a transformation plan that will support a variety of housing for all income levels, including a maximum number of available units for low and extremely low income households. We are especially interested in the possibility that the Baker Heights redevelopment might take the form of the Choice Neighborhoods Initiative; in the event this comes to pass, we would like to see the RAB and other resident groups included in the overall planning process.

In the event Baker Heights and the surrounding area are approved for redevelopment under the Choice Neighborhoods Initiative, we encourage EHA to reach out to a wide spectrum of stakeholders, both secular and faith-based, to participate in this revitalization effort, which could include placement of health care, social services, child care, a library branch, or a utility payment center in vacant space along the North Broadway corridor. If Baker Heights goes through the disposition process under HUD's Section 18 program, the RAB looks forward to hearing more from the Executive Director regarding the opportunity for the residents to purchase the Baker Heights site.

The RAB favors EHA's plan to implement the RAD conversion plan for the Public Housing scattered sites in a way that will preserve this resource for economically challenged households. We hope this will include some type of homeownership program.

EHA Response

EHA will keep the RAB informed about redevelopment plans for the Baker Heights neighborhood as conditions evolve. If redevelopment takes the form of a Choice Neighborhoods Initiative grant award, versus a Section 18 disposition, Baker Heights will be part of a larger revitalization plan for the surrounding area, and a broad spectrum of stakeholders will be involved in the planning process. On another note, EHA will make every effort to offer program participants the chance to purchase the Public Housing scattered sites, at the point most of these sites are disposed of as part of the RAD implementation plan. However, management is reluctant

to commit to an ongoing homeownership program, as it would create a significant administrative burden for the agency during a time of declining federal resources.

Strategic Goal #4: “EHA will improve and expand partnerships through project-basing of Housing Choice Vouchers to increase housing choices for families and individuals.”

RAB Comments

The RAB encourages EHA to seek to expand the number of Project-based Vouchers with supportive services for vulnerable populations: e.g., persons with intellectual disabilities, such as autism, or chronic mental health issues. On a related note, we encourage EHA to develop more partnerships with non-profits that can provide housing opportunities to those who are homeless.

As a final point, we request that the Executive Director, or another knowledgeable staff member, attend a future meeting of the RAB to explain the third objective listed under this goal, as it is unclear to us how the process of partnering with other housing authorities willing to project-base vouchers in EHA's jurisdiction would look.

EHA Response

EHA is pleased the RAB endorses its plan to expand the number of Project-Based Voucher assisted units with a supportive services component. The Executive Director looks forward to discussing this topic, and answering any related questions, at a future meeting of the RAB, and to continue his commitment of attending at least three RAB meetings per year.

Strategic Goal #5: “EHA will seek maximum flexibility from federal regulations and statutes in order to reduce program costs and meet local housing needs and priorities.”

RAB Comments

The RAB supports this strategic goal and its related objectives, especially the idea of seeking regulatory waivers in order to streamline program operations. Some of the program requirements we would like to see streamlined include the administration of HQS or UPCS unit inspections every two years instead of annually, a simplification of the annual recertification process, and the requirement to report income changes only at the time of a tenant's annual recertification.

An objective under this goal includes EHA's intention to participate in the Moving to Work Demonstration program. The RAB requests more information about the MTW program. We support the idea of redesigning subsidized housing programs in a way that will promote gradual income progression and economic independence for those participants who are capable of working, but we also recognize that a barrier to self-sufficiency is the lack of affordable, quality child-care. We trust that EHA will factor that into any redesign of its programs. Other ways to increase resident self-sufficiency could include basic financial literacy classes that focus on budgeting, responsible use of credit, strategies for saving, and protecting oneself against identity theft.

EHA Response

As a preliminary step towards the five-year objective of streamlining program operations, EHA plans to consult with the RAB and other tenant groups. This feedback will provide a better sense of the most burdensome program requirements and any proposed modifications from the residents' point of view. Resident self-sufficiency is one of three statutory goals of the Moving

to Work Demonstration program, and if HUD allows this agency to participate in MTW (or a successor program), it will be a core principle of EHA's program.

Strategic Goal #6: "Cultivate successful tenancies and reduce long-term dependence on subsidized housing."

RAB Comments

At a minimum, the RAB requests EHA to retain the Resident Services department at its current staffing level, and if possible, to increase the number of available Vista or AmeriCorps workers that provide support services to residents. We encourage management to consider implementing original approaches to enhance the educational skills of tenants and their families, such as classes aimed at increasing English proficiency among our LEP population, and vocational training. This could include developing partnerships with community organizations to provide these services.

The RAB continues to advocate for management to activate its non-profit arm, Everett Housing Services, Inc., as a means to provide more options to enhance the communities in which its residents reside. We are in the process of exploring several ideas that could promote unity and understanding among EHA's residents, including an annual holiday dinner and gift exchange at the community centers.

EHA Response

EHA concurs with the RAB's hopes for a fully staffed and supported resident services department. Unless prohibited by law or policy, EHA will support residents' efforts to improve their quality of life through a variety of efforts, which may include an affiliate that can access additional resources.

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

Part 1: Summary

| | | |
|---|---|-----------------------------------|
| PHA Name: | Grant Type and Number: <u>WA19P006501-2012</u> Replacement Housing Factor Grant No: _____ Date of CFFP: _____ | FFY of Grant <u>2012</u> |
| Housing Authority of the City of Everett | | FFY of Grant Approval <u>2012</u> |

Original Annual Statement
 Reserve for Disaster/Emergencies
 Revised Annual Statement/Revision
 Final Performance and Evaluation Report
 Performance and Evaluation Report for Program Year Ending--12-31-14

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost (2) | |
|----------|---|----------------------|--------------|-----------------------|------------|
| | | Original | Revised Cost | Obligated | Expended |
| 1 | Total Non-CGP Funds | | | | |
| 2 | 1406 Operations (may not exceed 10% of 21) | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration (may not exceed 10% of line 21) | 73,042.10 | 73,042.10 | 73,042.10 | 73,042.10 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | 397,063.90 | 403,671.86 | 403,257.52 | 394,679.17 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 5,000.00 | - | - | - |
| 12 | 1470 Non-dwelling Structures | | | | |
| 13 | 1475 Non-dwelling Equipment | 253,315.00 | 253,315.00 | 253,315.00 | 253,315.00 |
| 14 | 1485 Demolition | | | | |
| 15 | 1492 Moving to Work Demonstration | | | | |
| 16 | 1495.1 Relocation Cost | 2,000.00 | 392.04 | 392.04 | 392.04 |
| 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 PHA's 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

Part 1: Summary

| | | |
|---|---|-----------------------------------|
| PHA Name: | Grant Type and Number: <u>WA19P006501-2012</u> Replacement Housing Factor Grant No: _____ Date of CFFP: _____ | FFY of Grant <u>2012</u> |
| Housing Authority of the City of Everett | | FFY of Grant Approval <u>2012</u> |

Original Annual Statement
 Reserve for Disaster/Emergencies
 Revised Annual Statement/Revision
 Final Performance and Evaluation Report
 Performance and Evaluation Report for Program Year Ending--12-31-14

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost (2) | |
|-----------|--|----------------------|-------------------|-----------------------|----------------------|
| | | Original | Revised Cost | Obligated | Expended |
| 18a | 1501 Collateralization or Debt Service paid by the PHA | | | | |
| 18b | 9000 Collateralization or Debt Service paid Via System of Direct Payment | | | | |
| 19 | 1502 Contingency (may not exceed 8% of 20) | | | | |
| 20 | Amount of Annual Grant (Sum of lines 2-19) | 730,421.00 | 730,421.00 | 730,006.66 | \$ 721,428.31 |
| 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 Emergency Conservation Measures | | | | |

| | | | |
|--|-----------|--------------------------------------|------|
| Signature of Executive Director and Date | Date | Signature of Public Housing Director | Date |
|  | 4/13/2015 | | |

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 PHA's with under 250 units in management may use 100% of CFP Grants for operations
 4 RHF funds shall be included here

Part II: Summary

PHA Name:

Grant Type and Number: WA19P006501-2012
Replacement Housing Factor Grant No: _____
Date of CFFP: _____

FFY of Grant 2012

Housing Authority of the City of Everett

FFY of Grant Approval 2012

| Summary of Development Account | Development Number/Name General Description of Major Work Categories | Quantity | Original Estimated Cost | Revised Budgeted Costs | Obligated Amount | Expended Amounts | Status of Work |
|--------------------------------|--|-----------------------|-------------------------|------------------------|-------------------|-------------------|--|
| 141010-010082-000 | Management Fee | 2 | 73,042.10 | 73,042.10 | 73,042.10 | 73,042.10 | Management Fee |
| Administration | | 1410 | 73,042.10 | 73,042.10 | 73,042.10 | 73,042.10 | |
| 6001 146000-010059-001 | furnace replacement | as needed | 20,000.00 | 20,000.00 | 20,000.00 | 20,000.00 | Furnace replacement. Installation costs for furnaces purchased in a previous grant. |
| BAKER HEIGHTS | | sub for 1460 | 20,000.00 | 20,000.00 | 20,000.00 | 20,000.00 | |
| 6002 146000-010050-002 | Interior renovation including but not limited to the following list. Please see next page for details. Also includes increase of bedroom count | 12 | 342,378.90 | 362,784.40 | \$ 362,784.40 | 354,206.05 | Major interior renovation |
| 6002 146000-010046-002 | Replace small and large windows | phased | 20,000.00 | 4,593.50 | 4,593.50 | 4,593.50 | Replace small and large windows during unit rehab. |
| 6002 146000-010059-002 | Replacement of furnaces | Phased | 5,000.00 | - | - | - | Replacement of furnaces |
| GRANDVIEW | | sub for 1460 | 367,378.90 | 367,377.90 | 367,377.90 | 358,799.55 | |
| 6003 146000-010065-003 | Investigate and repair water infiltration of 3 stacks | | 0.00 | - | - | - | Reduced funds to cover costs of the HVAC replacement at the administration building, will be prorated between programs. |
| BAKERVEIW | | sub for 1460 | 0.00 | - | 0.00 | 0.00 | |
| 6005 146000-010068-005 | Carpet replacement | Phased | 0.00 | - | - | - | Reduced funds to cover costs of the HVAC replacement at the administration building, will be prorated between programs. |
| 6005 146000-010050-005 | Interior renovation including but not limited to the following list. Please see next page for details. Also includes increase of bedroom count | Phased | 0.00 | 11,593.96 | 11,179.62 | 11,179.62 | Unit renovation work for scattered sites. |
| 6005 146000-010087-005 | Attic Ventilation | Phased | 0.00 | - | - | - | Reduced funds to cover costs of the HVAC replacement at the administration building, will be prorated between programs. |
| 6005 146000-010043-005 | roof shingles (moved roofing out of the other misc. work listed in 010054) | Phased | 9,685.00 | 4,700.00 | 4,700.00 | 4,700.00 | This was part of the listed work in the Renovation work, separated out roof replacement. We have completed one scattered site unit for roof replacement. |
| 6005 146000-010054-005 | Replacement of wood /vinyl or aluminum siding; painting, replacement of decks and rails, , gutters and downspouts | Phased | 0.00 | - | - | - | Reduced funds to cover costs of the HVAC replacement at the administration building, will be prorated between programs. |
| SCATTERED SITES | | sub for 1460 | 9,685.00 | 16,293.96 | 15,879.62 | 15,879.62 | |
| Dwelling Structures | | Total for 1460 | 397,063.90 | 403,671.86 | 403,257.52 | 394,679.17 | |
| 6002 146510-010063-002 | ranges and refrigerators | 12 | 5,000.00 | - | - | - | Ranges and refrigerators replacement during rehab |
| Dwelling Equipment | | 1465 | 5,000.00 | - | 0.00 | 0.00 | |
| 147510-010078 | Maintenance Vehicle Replacement | 1 | 18,000.00 | 18,000.00 | 18,000.00 | 18,000.00 | To replace aging vehicle. Replaced vehicle June 2012 |

Part II: Summary

PHA Name:

Grant Type and Number: WA19P006501-2012
Replacement Housing Factor Grant No: _____
Date of CFFP: _____

FFY of Grant 2012

Housing Authority of the City of Everett

FFY of Grant Approval 2012

| Summary of Development Account | Development Number/Name General Description of Major Work Categories | Quantity | Original Estimated Cost | Revised Budgeted Costs | Obligated Amount | Expended Amounts | Status of Work | |
|--------------------------------|--|--|------------------------------|------------------------|-------------------|-------------------|----------------|--|
| cocc | 147510-010086-200 | Administration Building HVAC Replacement | 1 | 235,315.00 | 235,315.00 | 235,315.00 | 235,315.00 | Replace 40 + year old HVAC system in main administration building-costs to be prorated between departments. Overall costs of replacement is in three separate grants because of the cost to replace. |
| Non-Dwelling Equipment | | 1475 | 253,315.00 | 253,315.00 | 253,315.00 | 253,315.00 | | |
| 6002 | 149510-010080 | Relocation Costs | as needed to each PH Project | 2,000.00 | 392.04 | 392.04 | 392.04 | Relocation Costs |
| Relocation Costs | | 1495 | 2,000.00 | 392.04 | 392.04 | 392.04 | 392.04 | |
| Grant Total | | | 730,421.00 | 730,421.00 | 730,006.66 | 721,428.31 | | |

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
 PMB No. 2577-0226
 Expires 4-30-2011

Part III: Implementation Schedule for capital Fund Financing Program

| | | |
|---|---|-----------------------------------|
| PHA Name: | Grant Type and Number: <u>WA19P006501-2012</u> Replacement Housing Factor Grant No: _____ Date of CFFP: _____ | FFY of Grant <u>2012</u> |
| Housing Authority of the City of Everett | | FFY of Grant Approval <u>2012</u> |

| Dev #/Activities | All Fund Obligated Quarter Ending Date | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
|-------------------------------------|---|-------------|--------|---|-------------|--------|-------------------------------------|
| | Original | Revised | Actual | Original | Revised | Actual | |
| | 101: Baker Heights | 30-Jun-2014 | | | 30-Jun-2016 | | |
| 102: Grandview | 30-Jun-2014 | | | 30-Jun-2016 | | | |
| 103: Bakerview | 30-Jun-2014 | | | 30-Jun-2016 | | | |
| 104: Pineview | 30-Jun-2014 | | | 30-Jun-2016 | | | |
| 105: Scattered Sites | 30-Jun-2014 | | | 30-Jun-2016 | | | |
| Operations | 30-Jun-2014 | | | 30-Jun-2016 | | | |
| Management Improvements | 30-Jun-2014 | | | 30-Jun-2016 | | | |
| Administration | 30-Jun-2014 | | | 30-Jun-2016 | | | |
| A&E Services | 30-Jun-2014 | | | 30-Jun-2016 | | | |
| Non Dwelling Structures & Equipment | 30-Jun-2014 | | | 30-Jun-2016 | | | |
| | | | | | | | |
| | | | | | | | |
| WA006 000 100 P | Baker Heights | 6001 | | | | | |
| WA006 000 200 P | Grandview | 6002 | | | | | |
| WA006 000 300 P | Baker view | 6003 | | | | | |
| WA006 000 400 P | Pineview | 6004 | | | | | |
| WA006 000 500 P | Scattered Sites | 6005 | | | | | |

Interior Renovation of units to include abatement and installation of new flooring, upgrade to exhaust fans for ranges if possible, upgrade of all electrical fixtures, new kitchen and bath cabinets and countertops, new sinks, toilets, showers, shower doors/curtains, studio room privacy; interior doors; baseboard heater replacement; lighting upgrades, carbon monoxide detectors, dishwasher-optional; fire extinguishers; firewalls/draft stops in attics, removal and installation of attic insulation and storage areas; entry fiberglass doors; more and fire detectors; thermostats; and modernization related to energy efficiency improvements

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

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

Part 1: Summary

| | | |
|--|---|---|
| PHA Name: Housing Authority of the City of Everett | Grant Type and Number: <u>WA19P006501-2013</u> Replacement Housing Factor Grant No: _____ Date of CFFP: _____ | FFY of Grant <u>2013</u> FFY of Grant Approval <u>2013</u> |
|--|---|---|

Original Annual Statement Reserve for Disaster/Emergencies Revised Annual Statement/Revision

Final Performance and Evaluation Report Performance and Evaluation Report for Program Year Ending--12-31-14

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost (2) | |
|----------|---|----------------------|--------------|-----------------------|------------|
| | | Original | Revised Cost | Obligated | Expended |
| 1 | Total Non-CGP Funds | | | | |
| 2 | 1406 Operations (may not exceed 10% of 21) | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration (may not exceed 10% of line 21) | 69,004.00 | 69,004.00 | 69,004.00 | 69,004.00 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 85,500.00 | 85,500.00 | 85,399.16 | 85,399.16 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | - | - | - | - |
| 10 | 1460 Dwelling Structures | 201,106.55 | 201,106.55 | 173,126.11 | 172,452.10 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 1,200.00 | 1,200.00 | 778.00 | 778.00 |
| 12 | 1470 Non-dwelling Structures | 160,258.12 | 160,258.12 | 160,258.12 | 139,452.58 |
| 13 | 1475 Non-dwelling Equipment | 172,972.33 | 172,972.33 | 172,972.33 | 127,102.47 |
| 14 | 1485 Demolition | | | | |
| 15 | 1492 Moving to Work Demonstration | | | | |
| 16 | 1495.1 Relocation Cost | 500.00 | - | - | - |
| 17 | 1499 Development Activities (4) | | | | |

- 1 To be completed for the Performance and Evaluation Report
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHA's 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

Part 1: Summary

| | | |
|--|---|---|
| PHA Name: Housing Authority of the City of Everett | Grant Type and Number: <u>WA19P006501-2013</u> Replacement Housing Factor Grant No: _____ Date of CFFP: _____ | FFY of Grant <u>2013</u> FFY of Grant Approval <u>2013</u> |
|--|---|---|

Original Annual Statement
 Reserve for Disaster/Emergencies
 Revised Annual Statement/Revision

Final Performance and Evaluation Report
 Performance and Evaluation Report for Program Year Ending--12-31-14

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost (2) | |
|-----------|--|----------------------|-------------------|-----------------------|-------------------|
| | | Original | Revised Cost | Obligated | Expended |
| 18a | 1501 Collateralization or Debt Service paid by the PHA | | | | |
| 18b | 9000 Collateralization or Debt Service paid Via System of Direct Payment | | | | |
| 19 | 1502 Contingency (may not exceed 8% of 20) | | | | |
| 20 | Amount of Annual Grant (Sum of lines 2-19) | 690,541.00 | 690,041.00 | 661,537.71 | 594,188.31 |
| 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 and Date | Date | Signature of Public Housing Director | Date |
|  | 4/13/2015 | | |

- 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 PHA's 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 | | | Grant Type and Number: WA19P006501-2013 Replacement Housing Factor Grant No: _____ Date of CFFP: _____ | | | | U.S. Department of Housing and Urban Development FFY of Grant Approval 2013 | |
|--|--|--|--|------------------------|-------------------|-------------------|--|--|
| Housing Authority of the City of Everett | | | | | | | | |
| Summary of Development Account | Development Number/Name General Description of Major Work Categories | Quantity | Original Estimated Cost | Revised Budgeted Costs | Obligated Amount | Expended Amounts | Status of Work | |
| | 141010-010082-000 | Management Fee | 2 | 69,004.00 | 69,004.00 | 69,004.00 | 69,004.00 | Management Fee |
| | | Administration | 1410 | 69,004.00 | 69,004.00 | 69,004.00 | 69,004.00 | |
| | 143010 | RAD Related conversion work GV & BV & PV | | - | 85,500.00 | 85,399.16 | 85,399.16 | PCA's, Surveys, Appraisals, Environmental Services |
| | | | 1430 | - | 85,500.00 | 85,399.16 | 85,399.16 | |
| 6003 | 145000-000000-003 | Upgrade parking areas, install fencing and pole mounted lights | as needed | 10,000.00 | | | | removed work item because of RAD conversion |
| | | Total for 1450 | | 10,000.00 | - | - | - | |
| 6001 | 146000-010059-001 | furnace replacement | as needed | 26,158.10 | 28,556.32 | 28,333.75 | 28,333.75 | Furnace replacement |
| 6002 | 146000-010050-002 | Interior renovation including but not limited to the following list. Please see next page for details. Also includes increase of bedroom count | 5 | 326,655.65 | 128,522.56 | 126,941.30 | 126,267.29 | Major interior renovation |
| 6002 | 146000-010046-002 | Replace small and large windows | phased | 37,723.25 | - | - | | Replace small and large windows |
| 6002 | 146000-010059-002 | Replacement of furnaces | Phased | 5,000.00 | - | - | | Replacement of furnaces |
| 6005 | 146000-010050-005 | Interior renovation including but not limited to the following list. Please see next page for details. Also includes increase of bedroom count | Phased | 20,000.00 | 20,000.00 | 17,851.06 | 17,851.06 | Interior renovation including but not limited to the following list. Please see next page for details. Also includes increase of bedroom count |
| 6005 | 146000-010054-005 | Replacement of wood /vinyl or aluminum siding; painting, replacement of decks and rails, roof shingles, gutters and downspouts | Phased | 19,000.00 | 19,000.00 | - | - | Replacement of wood /vinyl or aluminum siding; painting |
| 6005 | 146000-010068-005 | Carpet replacement | Phased | 15,000.00 | 2,027.67 | - | - | Carpet replacement |
| 6005 | 146000-010087-005 | Attic Ventilation | Phased | 3,000.00 | 3,000.00 | - | - | Attic Ventilation |
| | | Dwelling Structures | Total for 1460 | 452,537.00 | 201,106.55 | 173,126.11 | 172,452.10 | - |
| 6002 | 146510-010063-002 | ranges and refrigerators | 5 | 8,000.00 | 1,200.00 | 778.00 | 778.00 | Ranges and refrigerators replacement during rehab |
| | | Dwelling Equipment | 1465 | 8,000.00 | 1,200.00 | 778.00 | 778.00 | |
| COCC | 147000-010092-200 | Colby Office Renovations | 1470 | - | 151,178.90 | 151,178.90 | 139,452.58 | Office rehab for 24 offices to accommodate staffing needs. Will be prorated between departments |
| 6003 | 147000-010067-003 | BCC Office Addition | 1470 | - | 9,079.22 | 9,079.22 | - | HUD and explained problem with contractor not completing paperwork to be able to close out |
| | | | 1470 | - | 160,258.12 | 160,258.12 | 139,452.58 | |
| COCC | 147510-010086-200 | Administration Building HVAC Replacement | 1 | 150,000.00 | 172,972.33 | 172,972.33 | \$ 127,102.47 | replace 40 year old HVAC system in main administration building-costs to be prorated between departments. In conjunction with the 2012 |
| | | | 1475 | 150,000.00 | 172,972.33 | 172,972.33 | 127,102.47 | |
| 6002 | 149510-010080 | Relocation Costs | as needed to each PH Project | 500.00 | 0.00 | | | removed work item because of RAD conversion |
| | | Relocation Costs | 1495 | 500.00 | 0.00 | 0.00 | 0.00 | |
| | | Grant Total | | 690,041.00 | 690,041.00 | 661,537.71 | 594,188.31 | |

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
 PMB No. 2577-0226
 Expires 4-30-2011

Part III: Implementation Schedule for Capital Fund Financing Program

| | | |
|---|---|-----------------------------------|
| PHA Name: | Grant Type and Number: <u>WA19P006501-2013</u> Replacement Housing Factor Grant No: _____ Date of CFFP: _____ | FFY of Grant <u>2013</u> |
| Housing Authority of the City of Everett | | FFY of Grant Approval <u>2013</u> |

Part 3: Implementation Schedule

| Dev #/Activities | All Fund Obligated Quarter Ending Date | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
|-------------------------------------|---|----------|--------|---|----------|--------|--|
| | Original | Revised | Actual | Original | Revised | Actual | |
| 101: Baker Heights | 30-Jun-2015 | 5-Sep-15 | | 30-Jun-2017 | 8-Sep-17 | | Per HUD's Timeline for FY 2013 Capital Fuund Program Formula Notice rec'd 08-14-13 |
| 102: Grandview | 30-Jun-2015 | 5-Sep-15 | | 30-Jun-2017 | 8-Sep-17 | | |
| 103: Bakerview | 30-Jun-2015 | 5-Sep-15 | | 30-Jun-2017 | 8-Sep-17 | | |
| 104: Pineview | 30-Jun-2015 | 5-Sep-15 | | 30-Jun-2017 | 8-Sep-17 | | |
| 105: Scattered Sites | 30-Jun-2015 | 5-Sep-15 | | 30-Jun-2017 | 8-Sep-17 | | |
| Operations | 30-Jun-2015 | 5-Sep-15 | | 30-Jun-2017 | 8-Sep-17 | | |
| Management Improvements | 30-Jun-2015 | 5-Sep-15 | | 30-Jun-2017 | 8-Sep-17 | | |
| Administration | 30-Jun-2015 | 5-Sep-15 | | 30-Jun-2017 | 8-Sep-17 | | |
| A&E Services | 30-Jun-2015 | 5-Sep-15 | | 30-Jun-2017 | 8-Sep-17 | | |
| Non Dwelling Structures & Equipment | 30-Jun-2015 | 5-Sep-15 | | 30-Jun-2017 | 8-Sep-17 | | |
| WA006 000 100 P | Baker Heights | 6001 | | | | | |
| WA006 000 200 P | Grandview | 6002 | | | | | |
| WA006 000 300 P | Baker view | 6003 | | | | | |
| WA006 000 400 P | Pineview | 6004 | | | | | |
| WA006 000 500 P | Scattered Sites | 6005 | | | | | |

Interior Renovation of units to include abatement and installation of new flooring, upgrade to exhaust fans for ranges if possible, upgrade of all electrical fixtures, new kitchen and bath cabinets and countertops, new sinks, toilets, showers, shower doors/curtains, studio room privacy ; interior doors; baseboard heater replacement; lighting upgrades, carbon monoxide detectors, dishwasher-optional; fire extinguishers; firewalls/draftstops in attics, removal and installation of attic insulation and storage areas; entry fiberglass doors; smoke and fire detectors; thermostats; and modernization related to energy efficiency improvements and ADA improvements/revisions.

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
 PMB No. 2577-0226
Expires 4-30-2011

Part 1: Summary

| | | |
|--|---|---|
| PHA Name: Housing Authority of the City of Everett | Grant Type and Number: <u>WA19P006501-2014</u> Replacement Housing Factor Grant No: _____ Date of CFFP: _____ | FFY of Grant <u>2014</u> FFY of Grant Approval <u>2014</u> |
|--|---|---|

| | | |
|--|---|--|
| <input type="checkbox"/> Original Annual Statement | <input type="checkbox"/> Reserve for Disaster/Emergencies | <input type="checkbox"/> Revised Annual Statement/Revision |
|--|---|--|

| | |
|--|---|
| <input type="checkbox"/> Final Performance and Evaluation Report | <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending--12-31-14 |
|--|---|

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost (2) | |
|----------|---|----------------------|--------------|-----------------------|-----------|
| | | Original | Revised Cost | Obligated | Expended |
| 1 | Total Non-CGP Funds | | | | |
| 2 | 1406 Operations (may not exceed 10% of 21) | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration (may not exceed 10% of line 21) | 80,122.90 | 80,122.90 | 80,122.90 | - |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 25,000.00 | 25,000.00 | 5,882.00 | 5,882.00 |
| 10 | 1460 Dwelling Structures | 305,463.10 | 187,707.28 | - | - |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 16,000.00 | 5,000.00 | - | - |
| 12 | 1470 Non-dwelling Structures | | 60,000.00 | 42,604.79 | 24,003.26 |
| 13 | 1475 Non-dwelling Equipment | | 18,927.09 | 18,927.09 | 10,812.82 |
| 14 | 1485 Demolition | | | | |
| 15 | 1492 Moving to Work Demonstration | | | | |
| 16 | 1495.1 Relocation Cost | 10,000.00 | 1,072.91 | - | - |
| 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 PHA's 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
 PMB No. 2577-0226
Expires 4-30-2011

Part 1: Summary

| | | |
|--|---|---|
| PHA Name: Housing Authority of the City of Everett | Grant Type and Number: <u>WA19P006501-2014</u> Replacement Housing Factor Grant No: _____ Date of CFFP: _____ | FFY of Grant <u>2014</u> FFY of Grant Approval <u>2014</u> |
|--|---|---|

Original Annual Statement
 Reserve for Disaster/Emergencies
 Revised Annual Statement/Revision

Final Performance and Evaluation Report
 Performance and Evaluation Report for Program Year Ending--12-31-14

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost (2) | |
|-----------|--|----------------------|-------------------|-----------------------|-------------------|
| | | Original | Revised Cost | Obligated | Expended |
| 18a | 1501 Collateralization or Debt Service paid by the PHA | | | | |
| 18b | 9000 Collateralization or Debt Service paid Via System of Direct Payment | | | | |
| 19 | 1503 RAD Subsidy | \$ 364,643.00 | \$ 423,398.82 | \$ 423,398.82 | \$ 423,398.82 |
| 20 | Amount of Annual Grant (Sum of lines 2-19) | 801,229.00 | 801,229.00 | 570,935.60 | 464,096.90 |
| 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 and Date | Date | Signature of Public Housing Director | Date |
|  | 4/13/2015 | | |

- 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 PHA's with under 250 units in management may use 100% of CFP Grants for operations
- 4 RHF funds shall be included here

Part II: Summary

| | | |
|---|--|---|
| PHA Name: Housing Authority of the City of Everett | Grant Type and Number: WA19P006501-2014 Replacement Housing Factor Grant No: _____ Date of CFFP: _____ | FFY of Grant 2014 FFY of Grant Approval 2014 |
|---|--|---|

| Summary of Development Account | | | Development Number/Name General Description of Major Work Categories | Quantity | Original Estimated Cost | Revised Budgeted Costs | Obligated Amount | Expended Amounts | Status of Work |
|--------------------------------|----------|-------------|--|-----------------------|-------------------------|------------------------|-------------------|-------------------|---|
| Property | Category | Work Item # | | | | | | | |
| 6002 | 1503 | | RAD Subsidy for Grandview Homes | 148 | 211,336.00 | \$245,389.09 | 245,389.09 | 245,389.09 | Based on the CFP Grant amount from 2013 for this development, we are listing this as the RAD subsidy amount 06-11-14: Recalculated subsidy amount using the percentage to each property as allocated in the 2013 CFP grant |
| 6003 | 1503 | | RAD Subsidy for Bakerview Apartments | 151 | 111,776.00 | \$129,786.74 | 129,786.74 | 129,786.74 | Based on the CFP Grant amount from 2013 for this development, we are listing this as the RAD subsidy amount 06-11-14: Recalculated subsidy amount using the percentage to each property as allocated in the 2013 CFP grant |
| 6004 | 1503 | | RAD Subsidy for Pineview Apartments | 34 | 41,531.00 | \$48,222.99 | 48,222.99 | 48,222.99 | Based on the CFP Grant amount from 2013 for this development, we are listing this as the RAD subsidy amount 06-11-14: Recalculated subsidy amount using the percentage to each property as allocated in the 2013 CFP grant |
| RAD SUBSIDY | | | | 1406 | 364,643.00 | 423,398.82 | 423,398.82 | 423,398.82 | - |
| 200 | 141010 | | Management Fee | | 80,122.90 | 80,122.90 | 80,122.90 | - | Management Fee |
| Administration | | | | 1410 | 80,122.90 | 80,122.90 | 80,122.90 | - | - |
| 6001 | 145000 | | fire Hydrant replacement | | - | 5,882.00 | 5,882.00 | 5,882.00 | new work item, EMERGENCY, failed fire hydrant in development has to be replaced, work completed. |
| 6001 | 145000 | | Playgrounds | 3 | 25,000.00 | 19,118.00 | - | - | To repair and upgrade existing playgrounds in the development |
| Site Improvements | | | | 1450 | 25,000.00 | 25,000.00 | 5,882.00 | 5,882.00 | - |
| 6001 | 146000 | | furnace replacement | Phased | 30,000.00 | 10,000.00 | - | - | Furnace replacement |
| 6005 | 146000 | | Interior renovation to scattered sites | 20 | 140,000.00 | 126,360.00 | - | - | See below for possible detail work list. As each unit is vacated, an inspection will be conducted to list out the renovation work that will need to be completed. |
| 6005 | 146000 | | Exterior renovations to scattered sites | 20 | 135,463.10 | 51,347.28 | - | - | See below for possible detail work list. As each unit is vacated, an inspection will be conducted to list out the renovation work that will need to be completed. |
| Dwelling Structures | | | | Total for 1460 | 305,463.10 | 187,707.28 | - | - | - |
| 6005 | 146510 | | ranges and refrigerators | 10 | 16,000.00 | 5,000.00 | - | - | Ranges and refrigerators replacement during rehab |
| Dwelling Equipment | | | | 1465 | 16,000.00 | 5,000.00 | - | - | - |

Part II: Summary

| | | |
|--|--|----------------------------|
| PHA Name: | Grant Type and Number: WA19P006501-2014 Replacement Housing Factor Grant No: _____ Date of CFFP: _____ | FFY of Grant 2014 |
| Housing Authority of the City of Everett | | FFY of Grant Approval 2014 |

| Summary of Development Account | | Development Number/Name General Description of Major Work Categories | Quantity | Original Estimated Cost | Revised Budgeted Costs | Obligated Amount | Expended Amounts | Status of Work |
|--------------------------------|--------|--|-------------|-------------------------|------------------------|-------------------|-------------------|--|
| COCC | 147000 | Office Renovation | 1 | - | 60,000.00 | 42,604.79 | 24,003.26 | Administration office rehab. This project is currently in the 2103 budget, but because of unforeseen issues need to be able to address changes. |
| | | | | | 60,000.00 | 42,604.79 | 24,003.26 | - |
| COCC | 147510 | HVAC-ROOF Replacement | 1 | 10,000.00 | 18,927.09 | 18,927.09 | 10,812.82 | HVAC and Roof Replacement: This project is currently in the 2012 and 2103 budget, but because of unforeseen issues need to be able to address change orders. |
| | | | | | 18,927.09 | 18,927.09 | 10,812.82 | - |
| 6001 6005 | 149510 | Relocation Costs | | 10,000.00 | 1,072.91 | 0.00 | 0.00 | relocation as needed for renovation work |
| Relocation Costs | | | 1495 | 10,000.00 | 1,072.91 | - | - | - |
| Grant Total | | | | 801,229.00 | 801,229.00 | 570,935.60 | 464,096.90 | |

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
 PMB No. 2577-0226
 Expires 4-30-2011

Part III: Implementation Schedule for Capital Fund Financing Program

| | | |
|---|---|-----------------------------------|
| PHA Name: | Grant Type and Number: <u>WA19P006501-2014</u> Replacement Housing Factor Grant No: _____ Date of CFFP: _____ | FFY of Grant <u>2014</u> |
| Housing Authority of the City of Everett | | FFY of Grant Approval <u>2014</u> |

Part 3: Implementation Schedule

| Dev #/Activities | All Fund Obligated Quarter Ending Date | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
|-------------------------------------|---|---------|--------|---|---------|--------|-------------------------------------|
| | Original | Revised | Actual | Original | Revised | Actual | |
| 101: Baker Heights | 20-Jun-2016 | | | 30-Jun-2018 | | | |
| 102: Grandview | 20-Jun-2016 | | | 30-Jun-2018 | | | |
| 103: Bakerview | 20-Jun-2016 | | | 30-Jun-2018 | | | |
| 104: Pineview | 20-Jun-2016 | | | 30-Jun-2018 | | | |
| 105: Scattered Sites | 20-Jun-2016 | | | 30-Jun-2018 | | | |
| Operations | 20-Jun-2016 | | | 30-Jun-2018 | | | |
| Management Improvements | 20-Jun-2016 | | | 30-Jun-2018 | | | |
| Administration | 20-Jun-2016 | | | 30-Jun-2018 | | | |
| A&E Services | 20-Jun-2016 | | | 30-Jun-2018 | | | |
| Non Dwelling Structures & Equipment | 20-Jun-2016 | | | 30-Jun-2018 | | | |
| WA006 000 100 P | Baker Heights | | 6001 | | | | |
| WA006 000 200 P | Grandview | | 6002 | | | | |
| WA006 000 300 P | Bakerview | | 6003 | | | | |
| WA006 000 400 P | :Pineview | | 6004 | | | | |
| WA006 000 500 P | Scattered Sites | | 6005 | | | | |

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
 PMB No. 2577-0226
Expires 4-30-2011

Part 1: Summary

| | | |
|--|---|---|
| PHA Name: Housing Authority of the City of Everett | Grant Type and Number: <u>WA19P006501-2015</u> Replacement Housing Factor Grant No: _____ Date of CFFP: _____ | FFY of Grant <u>2015</u> FFY of Grant Approval <u>2015</u> |
|--|---|---|

Original Annual Statement
 Reserve for Disaster/Emergencies
 Revised Annual Statement/Revision

Final Performance and Evaluation Report
 Performance and Evaluation Report for Program Year Ending--

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost (2) | |
|----------|---|----------------------|--------------|-----------------------|----------|
| | | Original | Revised Cost | Obligated | Expended |
| 1 | Total Non-CGP Funds | | | | |
| 2 | 1406 Operations (may not exceed 10% of 21) RAD Subsidy | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration (may not exceed 10% of line 21) | | 36,513.20 | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | | 227,261.80 | | |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | | | | |
| 12 | 1470 Non-dwelling Structures | | 101,357.00 | | |
| 13 | 1475 Non-dwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1492 Moving to Work Demonstration | | | | |
| 16 | 1495.1 Relocation Cost | | | | |
| 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 PHA's 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

Part 1: Summary

PHA Name: Housing Authority of the City of Everett
 Grant Type and Number: WA19P006501-2015
 Replacement Housing Factor Grant No: _____
 Date of CFFP: _____
 FFY of Grant 2015
 FFY of Grant Approval 2015

Original Annual Statement Reserve for Disaster/Emergencies Revised Annual Statement/Revision
 Final Performance and Evaluation Report Performance and Evaluation Report for Program Year Ending--

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost (2) | |
|----------|--|----------------------|--------------|-----------------------|----------|
| | | Original | Revised Cost | Obligated | Expended |
| 18a | 1501 Collateralization or Debt Service paid by the PHA | | | | |
| 18b | 9000 Collateralization or Debt Service paid Via System of Direct Payment | | | | |
| 19 | 1502 Contingency (may not exceed 8% of 20) | | | | |
| 20 | Amount of Annual Grant (Sum of lines 2-19) | 365,132.00 | - | - | - |
| 21 | Amount of Line 20 Related to LBP Activities | | | | |
| 22 | Amount of Line 20 Related to Section 504 Activities | | | | |
| 23 | Amount of Line 20 Related to Security-Soft Costs | | | | |
| 24 | Amount of Line 20 Related to Security-Hard Costs | | | | |
| 25 | Amount of Line 20 Related to Energy Conservation Measures | | | | |

Signature of Executive Director and Date:  Date: MAR 25 2015
 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 PHA's with under 250 units in management may use 100% of CFP Grants for operations
 4 RHF funds shall be included here

Part II: Summary

| | | |
|--|---|----------------------------|
| PHA Name: | Grant Type and Number: <u>WA19P006501-2015</u> Replacement Housing Factor Grant No. _____ Date of CFFP: _____ | FFY of Grant 2015 |
| Housing Authority of the City of Everett | | FFY of Grant Approval 2015 |

| Summary of Development Account | Development Number/Name General Description of Major Work Categories | Quantity | Original Estimated Cost | Revised Budgeted Costs | Obligated Amount | Expended Amounts | Status of Work |
|--------------------------------|--|-------------|-------------------------|------------------------|------------------|------------------|---|
| 6001 146000 | Furnace Replacements | 10 | \$35,000.00 | | | | Emergency replacement sfor unit furnances as needed |
| 6005 146000 | Interior and Exterior Renovations | 5 | \$192,261.80 | | | | Interior and exterior renovations to scattered site properties. Detail listed below |
| | Dwelling Structures | 1460 | 227,261.80 | | | | |
| 141010 | Management Fee | 1 | 36,513.20 | | | | Management fee of 10% |
| | Administration | 1410 | 36,513.20 | - | | - | |
| 14700 | ADA Compliances and office renovations | 1 | 101,357.00 | | | | To address ADA compliance and office renovation issues |
| | | | 101,357.00 | | | | |
| Grant Total | | | 365,132.00 | - | - | - | |

Interior Renovation of units could include abatement and installation of new flooring, upgrade to exhaust fans for ranges if possible, upgrade of all electrical fixtures, new kitchen and bath cabinets and countertops, new sinks, toilets, showers, shower doors/curtains, studio room privacy ; interior doors; baseboard heater replacement; lighting upgrades, carbon monoxide detectors, dishwasher-optional; fire extinguishers; firewalls/draftstops in attics, removal and installation of attic insulation and storage areas; entry fiberglass doors; window replacements, smoke and fire detectors; thermostats; and modernization related to energy efficiency improvements and ADA improvements/revisions.

Exterior Renovations of units could include the replacement of siding, painting, shutters, roof replacement, gutters and downspouts, landscaping needs, garage or carport renovations

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

Part III: Implementation Schedule for Capital Fund Financing Program

| | | |
|---|---|-----------------------------------|
| PHA Name: | Grant Type and Number: <u>WA19P006501-2015</u> Replacement Housing Factor Grant No: _____ Date of CFFP: _____ | FFY of Grant <u>2015</u> |
| Housing Authority of the City of Everett | | FFY of Grant Approval <u>2015</u> |

| Part 3: Implementation Schedule | All Fund Obligated Quarter Ending Date | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
|-------------------------------------|---|-----------|--------|---|-----------|--------|--|
| | Original | Revised | Actual | Original | Revised | Actual | |
| Dev #/Activities | | | | | | | |
| 6001: Baker Heights | 30-Jun-2017 | 12-Apr-17 | | 30-Jun-2019 | 12-Apr-19 | | Changed per HUD Notice of FY 2015 Capital Fund Program Timeline |
| 6005: Scattered Sites | 30-Jun-2017 | 12-Apr-17 | | 30-Jun-2019 | 12-Apr-19 | | |
| Operations | 30-Jun-2017 | 12-Apr-17 | | 30-Jun-2019 | 12-Apr-19 | | |
| Management Improvements | 30-Jun-2017 | 12-Apr-17 | | 30-Jun-2019 | 12-Apr-19 | | |
| Administration | 30-Jun-2017 | 12-Apr-17 | | 30-Jun-2019 | 12-Apr-19 | | |
| A&E Services | 30-Jun-2017 | 12-Apr-17 | | 30-Jun-2019 | 12-Apr-19 | | |
| Non Dwelling Structures & Equipment | 30-Jun-2017 | 12-Apr-17 | | 30-Jun-2019 | 12-Apr-19 | | |
| | | | | 30-Jun-2019 | 12-Apr-19 | | |
| WA006 000 100 P | Baker Heights | 6001 | | | | | |
| WA006 000 500 P | Scattered Sites | 6005 | | | | | |

Part I: Summary

| PHA NAME/NUMBER | | WA006-HOUSING AUTHORITY OF THE CITY OF EVERETT | | | | LOCALITY (City/County & State) | | Everett-Snohomish, Washington | | | |
|-----------------|--|--|---------------------------|------------|---------------------------|--|---------------------------|-------------------------------|---------------------------|------------|--|
| | | | | | | <input checked="" type="checkbox"/> Original 5-Year Plan | | Revision No. | | | |
| A. | Development Number and Name | Work Statement for Year 1 | Work Statement for Year 2 | | Work Statement for Year 3 | | Work Statement for Year 4 | | Work Statement for Year 5 | | |
| | | Annual Statement | FFY | 2016 | FFY | 2017 | FFY | 2018 | FFY | 2019 | |
| B. | WA006 000 100 P : Baker Heights | | | | | | | | | | |
| | Physical Improvements Subtotal | | | 92,858.20 | | | | | | | |
| B. | WA006 000 500 P : Scattered Sites | | | | | | | | | | |
| | Physical Improvements Subtotal | | | 235,760.60 | | 328,618.80 | | 228,618.80 | | 228,618.80 | |
| C. | Management Improvements | | | | | | | | | | |
| D. | PHA-Wide Non-dwelling Structures and Equipment | | | | | | | | | | |
| E. | Administration | | | 36,513.20 | | 36,513.20 | | 36,513.20 | | 36,513.20 | |
| F. | Other (Relocation Costs & A&E Fees) | | | | | | | 100,000.00 | | 100,000.00 | |
| G. | Operations | | | | | | | | | | |
| H. | Demolition | | | | | | | | | | |
| I. | Development | | | | | | | | | | |
| J. | Capital Fund Financing-Debt Service | | | | | | | | | | |
| K. | Total CFP Funds | | | 365,132.00 | | 365,132.00 | | 365,132.00 | | 365,132.00 | |
| L. | total Non-CFP Funds | | | | | | | | | | |
| M. | Grand Total | | | 365,132.00 | | 365,132.00 | | 365,132.00 | | 365,132.00 | |

EHA Property Map Guide

| 6005-SCATTERED SITES | | | | | |
|----------------------|------------------|------------|--------|---------------|------------------|
| St # | Street Name | Unit # | Yr Blt | # of Bedrooms | Style |
| 1816 | Cedar | 711-6-5-20 | 1973 | 3 | Single Family |
| 2007 | 105th SE | 711-6-5-22 | 1973 | 3 | Single Family |
| 302 | 76th Place SW | 711-6-5-33 | 1973 | 3 | Single Family |
| 1513 | Virginia | 711-6-6-25 | 1973 | 3 | Single Family |
| 1620 | Rainer | 711-6-6-26 | 1973 | 3 | Single Family |
| 9305 | 3rd Place | 711-6-6-36 | 1975 | 3 | Single Family |
| 727 | 60th SW #A | 711-6-5-04 | 1989 | 3 | Duplex |
| 727 | 60th SW #B | 711-6-5-05 | 1989 | 3 | Duplex |
| 728 | 60th SW #A | 711-6-5-06 | 1989 | 3 | Duplex |
| 728 | 60th SW #B | 711-6-5-07 | 1989 | 3 | Duplex |
| 608 | 58th Place SE #A | 711-6-5-08 | 1989 | 3 | Duplex |
| 608 | 58th Place SE #B | 711-6-5-09 | 1989 | 3 | Duplex |
| 614 | 58th Place SE #A | 711-6-5-10 | 1989 | 3 | Duplex |
| 614 | 58th Place SE #B | 711-6-5-11 | 1989 | 3 | Duplex |
| 620 | 58th Place SE #A | 711-6-5-12 | 1989 | 3 | Duplex |
| 620 | 58th Place SE #B | 711-6-5-13 | 1989 | 3 | Duplex |
| 623 | 58th Place SE #A | 711-6-5-14 | 1989 | 3 | Duplex |
| 623 | 58th Place SE #A | 711-6-5-15 | 1989 | 3 | Duplex |
| 1203 | 103rd SW #A | 711-6-5-18 | 1989 | 3 | Single Family |
| 1203 | 103rd SW #B | 711-6-5-19 | 1989 | 3 | Single Family |
| 1221 | 103rd #A | 711-6-6-27 | 1989 | 3 | Duplex |
| 1221 | 103rd #B | 711-6-6-28 | 1989 | 3 | Duplex |
| 712 | 60th #A | 711-6-6-29 | 1989 | 3 | Duplex |
| 712 | 60th #B | 711-6-6-30 | 1989 | 3 | Duplex |
| 2220 | Pine | 711-6-5-01 | 1990 | 4 | Single Family |
| 2030 | Jackson | 711-6-5-02 | 1990 | 4 | Single Family |
| 4632 | College | 711-6-5-03 | 1990 | 4 | Single Family |
| 1220 | 103rd #A | 711-6-6-31 | 1990 | 3 | Duplex |
| 1220 | 103rd #B | 711-6-6-32 | 1990 | 3 | Duplex |
| 2032 | Chestnut #A | 711-6-5-16 | 1991 | 3 | Duplex |
| 2032 | Chestnut #B | 711-6-5-17 | 1991 | 4 | Duplex |
| 1907 | Chestnut #A | 711-6-8-02 | 1992 | 2 | Duplex |
| 1907 | Chestnut #B | 711-6-8-03 | 1992 | 2 | Duplex |
| 13716 | 9th Avenue West | 711-6-5-34 | 1993 | 3 | Duplex |
| 13718 | 9th Avenue West | 711-6-5-35 | 1993 | 3 | Duplex |
| 2028 | Chestnut #A | 711-6-6-23 | 1993 | 3 | Duplex |
| 2028 | Chestnut #B | 711-6-6-24 | 1993 | 3 | Duplex |
| 6518 | Fleming #A | 711-6-6-39 | 1993 | 3 | Duplex |
| 6518 | Fleming #B | 711-6-6-40 | 1993 | 3 | Duplex |
| 6514 | Fleming | 711-6-8-01 | 1993 | 4 | Single Family/HC |
| 6068 | Cady Road | 711-6-8-04 | 1993 | 3 | Single Family/HC |



EXECUTIVE DIRECTOR
Ashley Lommers-Johnson

COMMISSIONERS
Maddy Metzger-Utt
John Mierke
George Perez, Jr.
Michele Rastovich
Lyle Ryan
Todd Taylor

April 13, 2015

Harlan Stewart, Director
Office of Public Housing
Seattle Regional Office
U.S. Department of Housing and Urban Development
909 First Avenue, Suite 360
Seattle, WA 98104-1999

Re: Housing Authority of the City of Everett/5 Year & Annual Plans

Dear Mr. Stewart:

As directed by HUD, Everett Housing Authority has emailed its 5 Year Plan covering fiscal years 2015-2019, Annual Plan for the fiscal year beginning July 1, and related attachments to you at the Seattle field office. In order to complete the Plan submission process, the following certifications are enclosed:

- Certifications of Compliance with PHA Plan and Related Regulations (Form HUD 50077)
- Certification for a Drug-free Workplace (Form HUD 50070)
- Certification of Payments to Influence Federal Transactions (Form HUD 50071)
- Disclosure of Lobbying Activities (SF-LLL)
- Civil Rights Certification (Form HUD 50077-CR)
- Certification by State or Local Official of PHA Plan's Consistency with the Consolidated Plan (Form HUD 50077-SL)

Please contact me at (425) 303-1100 if you have any questions.

Sincerely,

Ashley Lommers-Johnson
Executive Director

Encl: Six (6)

**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 Annual PHA Plan for the PHA fiscal year beginning 07/01/15, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

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

Housing Authority of the City of Everett
PHA Name

WA 006
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 15 - 20 19

Annual PHA Plan for Fiscal Years 20 15 - 20 16

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

Michele Rastovich

Title

Chair, Board of Commissioners

Signature

Michele Rastovich

Date

3/23/15

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

using Authority of the City of Everett

Program/Activity Receiving Federal Grant Funding

Federally assisted housing and related employment programs

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

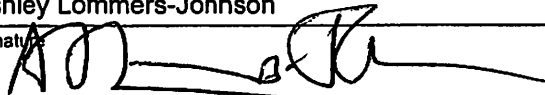
(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

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

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

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 Ashley Lommers-Johnson | Title Executive Director |
| Signature  | Date April 13, 2015 |

Sites for Work Performance

1. 3107 Colby Ave., Everett, WA 98201, Snohomish County
2. 2605 15th Street, Everett, WA 98201, Snohomish County
3. 2715 15th Street, Everett, WA 98201, Snohomish County
4. 718 Linden Street, Everett, WA 98201, Snohomish County
5. 220 ½ 98th Place SE, Everett, WA 98208, Snohomish County

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority of the City of Everett

Program/Activity Receiving Federal Grant Funding

Federally assisted housing and related employment programs

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

Ashley Lommers-Johnson

Title

Executive Director

Signature



Date (mm/dd/yyyy)

04/13/2015

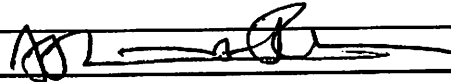
DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB

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

0348-0046

(See reverse for public burden disclosure.)

| | | |
|--|--|---|
| 1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance | 2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award | 3. Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____ |
| 4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: ^{4c} | 5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known: | |
| 6. Federal Department/Agency: HUD | 7. Federal Program Name/Description: CFDA Number, if applicable: _____ | |
| 8. Federal Action Number, if known: | 9. Award Amount, if known: \$ | |
| 10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): | b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): | |
| 11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure. | Signature:  Print Name: <u>Ashley Lommers-Johnson</u> Title: <u>Executive Director</u> Telephone No.: <u>(425) 303-1100</u> Date: <u>04/13/2015</u> | |
| Federal Use Only: | | Authorized for Local Reproduction Standard Form LLL (Rev. 7-97) |

Civil Rights Certification

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

Civil Rights Certification

Annual Certification and Board Resolution

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

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

Housing Authority of the City of Everett

WA 006

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 | Title |
| Michele Rastovich | Chair, Board of Commissioners |
| Signature <i>Michele Rastovich</i> | Date 3/23/15 |

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

I, David Koenig the Manager-Long Range Planning and Community Development certify that the Five Year and Annual PHA Plan of the Housing Authority of the City of Everett is consistent with the Consolidated Plan of the City of Everett prepared pursuant to 24 CFR Part 91.

DK March 4, 2015
Signed / Dated by Appropriate State or Local Official