

[? Get Help](#)[Logoff / Return to Secure Systems](#)Erica Koenig
(MS6506)

PIC Main

Housing
Agency

Development

Inventory
Removals

Logoff

Application

Application
ReviewRemove from
Inventory

Reports

List

Form HUD-52860 Supporting Documents Quality Checklist Submission

Field Office HA: WA006 Everett Housing Authority

Application: DDA0007577

Application Status

Application Type: Disposition Processor: SAC-Chicago

Reviewer: Sunny Grover

Application Status: Under Review Status Date: 07/26/2016

Section 1: General Information

OMB Approval No. 2577-0075
(exp. 07/31/2008)

Public reporting burden for this collection of information is estimated to average 16 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required to request permission to demolish or sell all or portion of a development (i.e., dwelling units, non-dwelling property or vacant land) owned and operated by a Housing Authority. The information requested in the application is based on requirements of Section 18 of the United States Housing Act of 1937, as amended and 24 CFR Part 970. HUD will use the information to determine whether, and under what circumstances, to permit HAs to demolish or sell all or a portion of a public housing development. Responses to the collection of information are statutory and regulatory to obtain a benefit. Approval of this application does not substitute approval for funding of the demolition or disposition action. The information requested does not lend itself to confidentiality.

1. Housing Authority: WA006 Everett Housing Authority 2. Date of Application: 12/30/2016

3. Address: 3107 COLBY Avenue

City/Locality: EVERETT

State: Washington

Zip Code: 98201-4024

4. Phone No: (425) 339 - 1001 Ext. 0 Fax No: (425) 303 - 1122

Email Address: rickd@evha.org

5. Executive Director's Name: Ashley Lommers-Johnson

Phone No: (425) 303 - 1100 Ext. Fax No: (425) 303 - 1122

Email Address: ashleyflj@evha.org


6. Primary Contact's Name: Ashley Lommers-Johnson

Phone No: (425) 303 - 1100 Ext. Fax No: (425) 303 - 1122

Email Address: ashleyflj@evha.org

* Designates a required field.

[Return to Application Index](#)

 Get Help Logoff / Return to Secure SystemsErica Koenig
(MS6506)
PIC MainHousing
Agency

Development

Inventory
Removals

Logoff

Application

Application
ReviewRemove from
Inventory

Reports

List

Form HUD-52860 Supporting Documents Quality Checklist Submission


Field Office HA: **WA006 Everett Housing Authority**Application: **DDA0007577**

Application Status

Application Type: **Disposition** Processor: **SAC-Chicago**Reviewer: **Sunny Grover**Application Status: **Under Review** Status Date: **07/26/2016**

Section 2: Long-Term Possible Impact of Proposed Action

Enter the total number of units proposed for removal **244****1. Performance Funding Subsidy (PFS)**In FY **2016** , this HA received \$ **2853.89** per unit in PFS funds.The HA realizes that after this activity takes place, PFS will decrease by \$ **696349.2** / year.**2. Capital Fund Program**In FY **2016** , this HA received \$ **1370.88** per unit in Capital funds.The HA realizes that after this activity takes place, Capital funding will decrease by \$ **334494.72** / year.[Return to Application Index](#)

 Get Help Logoff / Return to Secure SystemsErica Koenig
(MS6506)

PIC Main

Housing
Agency

Development

Inventory
Removals

Logoff

Application

Application
ReviewRemove from
Inventory

Reports

List

Form HUD-52860 Supporting Documents Quality Checklist Submission

Field Office HA: **WA006 Everett Housing Authority**Application: **DDA0007577**

Application Status

Application Type: **Disposition** Processor: **SAC-Chicago**Reviewer: **Sunny Grover**Application Status: **Under Review** Status Date: **07/26/2016**

Section 3: Board Resolution, Environmental Review, and Local Government Consultation

1. Board Resolution Number

1416

2. Date of Board Resolution

08/24/2016

3. Who is conducting the environmental review?

☐ Field Office under 24 CFR Part 50☒ Responsible Entity under 24 CFR Part 58

If the environmental review is to be performed by a responsible entity, name the entity.

City of Everett

4. Jurisdictions covered by the HA (list all cities, counties, etc.):

City of Everett5. Letter of Support from Appropriate Government Official is dated :**08/23/2016**.[Return to Application Index](#)

Resolution No. 1416

Authorizing the Executive Director to Submit a Section 18 Application to HUD for the Disposition of Baker Heights

WHEREAS, Everett Housing Authority (EHA) recognizes that the Baker Heights neighborhood is beyond its useful life, and projected renovation costs above 57.14 % of its complete replacement (Total Development Cost) make it ineligible to receive funding from the United States Department of Housing and Urban Development (HUD) to rehabilitate the existing property; and

WHEREAS, Section 18 of the Housing Act of 1937 authorizes the demolition and disposition of Public Housing, with administrative steps (24 CFR 970) prescribed by HUD, including an application process; and

WHEREAS, EHA's Five-Year Plan for the five-year period commencing July 2015, and recently adopted Annual Plan effective July 1, 2016, provide for the submission of a Section 18 application to HUD for the demolition and/or disposition of the Baker Heights Neighborhood; and

WHEREAS, EHA previously adopted Resolution No. 1412, authorizing the submittal of a Section 18 Application for the demolition of Baker Heights neighborhood; however, upon further discussion with HUD officials, a disposition application is seen as a more appropriate option with respect to the Section 18 application; and

WHEREAS, an approved Section 18 Application would make EHA eligible for Tenant Protection Vouchers to replace the housing units lost through disposition and provide housing subsidies for displaced tenants; and

WHEREAS, EHA held a public meeting that included residents of the Baker Heights Neighborhood to discuss the planned actions relating to the disposition of that development and has solicited, received, and considered those comments; and

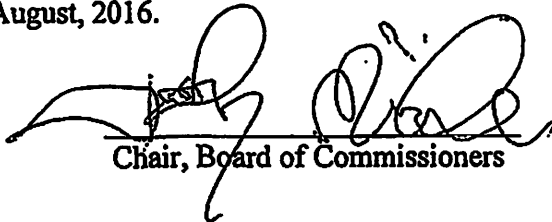
WHEREAS EHA has also informed the Resident Advisory Board (RAB) of its plan to dispose of the Baker Heights Neighborhood within the context of the 2016-17 Annual Plan and has solicited, received, and considered the RAB's comments regarding that plan.

NOW THEREFORE BE IT RESOLVED by the Housing Authority of the City of Everett:

Section 1: The submittal of a Section 18 application to HUD for the disposition of the Baker Heights Neighborhood and issuance of Tenant Protection Vouchers to tenants displaced by that action is hereby authorized.


Section 2: The Executive Director is delegated the authority to take all actions necessary to accomplish the foregoing.

Adopted by the Board of Commissioners of the Housing Authority of the City of Everett, Washington, this 22nd day of August, 2016.


Chair, Board of Commissioners

08/24/16
Date

Attest:


Secretary

8/24/16

Section 3, Line 4

Consultation with Appropriate Government Officials

Everett Housing Authority's 247 proposed public housing units are located in the City of Everett. The total unit distribution consists of 244 general occupancy units, 1 maintenance grounds shop with a PIC building number, and two merged 2-bedroom units. Consultation with the Mayor and City Managers began in June of 2015.

Below is a summary of the meeting dates and attendees:

Meeting Date	Appropriate Government Official in Attendance	City Managers or Directors in Attendance
6/04/15	Mayor Ray Stephanson	
6/18/15	Mayor Ray Stephanson	Paul Popelka, Ross Johnson, Dave Koenig, Pat McClean, Alan Giffen
7/24/15		Paul Popelka, Ross Johnson
7/24/15		Paul Popelka, Ross Johnson, Robert Tan
12/17/15	Mayor Ray Stephanson	Becky Ableman-McCrary, Pat McClean, Allan Giffen, David Stalheim
1/28/16	Representatives of Washington's 2 nd District	Olivia Engle, Ann Seabott, Adam LeMieux, Joe Downes
5/05/16		Becky Ableman-McCrary, David Hall
6/28/16	Mayor Ray Stephanson	Hil Kaman, David Hall, Julie Fraunhaultz, Allan Giffen, Bob Bolerjack

During these initial meetings, Everett Housing Authority staff discussed plans to submit a Section 18 application for proposed demolition of Baker Heights. Staff illustrated the poor condition of the site and limitations with regard to renovation and repair due to the high cost. There was discussion about possibilities for redevelopment and/or future disposition of the land, a review of the estimated timelines, and Section 18 application requirements. Everett Housing Authority also summarized the resident relocation process and plans to issue Tenant Protection Vouchers to all Baker Heights residents. The City of Everett agreed to accept the role of responsible entity for the required environmental review. After further consideration, Everett Housing Authority chose to change direction from a demolition application to a disposition application. Additional local government consultation took place in May and June of 2016.

Mayor Ray Stephanson of the City of Everett has submitted a letter in support of disposition activity at Baker Heights.

Questions and Comments from government officials:

The City of Everett Mayor's office expressed its support of Everett Housing Authority's plan and seemed to understand the need for action. Three primary concerns were raised – one involving how the land will be utilized after demolition or disposition and the others involving the strategy for relocating residents and whether or not there will be enough available housing when it comes time move the residents out of their units.

Washington State University has recently expanded its presence in the Baker Heights neighborhood. There has been discussion between the Mayor's Office, University Officials, and Everett Housing Authority about the land on which Baker Heights is situated and the fact that it may be a viable resource for the University. However, at this time, the University is not in a position to commit to a purchase. Everett Housing Authority will likely redevelop a portion of the Baker Heights site and future disposition actions for the remaining land will be considered after examining potential impacts to the neighborhood and its residents.

Everett Housing Authority staff explained that all Baker Heights residents would be eligible to receive a Tenant Protection Voucher, enabling rental assistance to remain in tact during their transition out of public housing, and for as long as the household remains eligible for the rental assistance. It was also conveyed that Everett Housing Authority would ensure residents receive assistance, per Section 18 requirements, with moving and relocation expenses. In addition, Everett Housing Authority staff will have dedicated relocation staff that will personally assist residents with their housing searches. Assistance may be provided in the form of transportation to view available units, facilitating communication with prospective landlords, household budgeting, and connecting residents to additional tools and resources.

An important message that was shared by Everett Housing Authority during these meetings is the confidence that there will be enough replacement housing available for Baker Heights households during the relocation process. Within a seven-month period (between July 2015 and January 2016) 170 new voucher holders leased units in and around Everett. These successful lease signings occurred despite a restrictive rental market and a large number of participants experiencing the barrier of homelessness. Everett Housing Authority anticipates similar success with residents of Baker Heights who will relocate to rental units within the private market. In addition, Everett Housing Authority has its own housing inventory of roughly 1770 units and has formed relationships with a local affordable housing developer and other partner agencies committed to the provision of low-income and affordable housing. Everett Housing Authority will have a 24-month period in which to relocate all residents from the 244 general occupancy units.

Get Help

Logoff / Return to Secure Systems

Erica Koenig
(MS6506)

PIC Main

Housing
Agency

Development

Inventory
Removals

Logoff

Application

Application
ReviewRemove from
Inventory

Reports

List

Form HUD-52860 Supporting Documents Quality Checklist Submission

Field Office HA: WA006 Everett Housing Authority

Application: DDA0007577

Development: WA006000100 BAKER HEIGHTS

Application Status

Application Type: Disposition

Processor: SAC-Chicago

Reviewer: Sunny Grover

Status Date: 07/26/2016

Application Status: Under Review

Section 4: Description of Property

1. Development Name: **BAKER HEIGHTS** 2. Development Number: **WA006000100**
3. Date of Full Availability: **12/31/1943** 4. No. of Residential Buildings: **55**
5. No. of Non-Residential Buildings: **1** 6. Date Constructed:
7. Scattered Site: **N**
8. Single Family Houses: Duplexes:
- 3-Plexes: 4-Plexes:
- Other:
9. Row House: **244** Walk-Up: **0**
- High Rise: **0**
10. Total Acres of the Development: **14.35**

[Return to Application Index](#)

11. Existing Unit Distribution

	General Occupancy	Elderly/Disabled Units	Total Units Being Used for Non- Dwelling Purposes	Merged Units	Total Existing Units	Approved Units yet to be Removed	Total Adjusted Units
0 Bdrm	0	0	0	1	1	0	1
1 Bdrm	100	0	0	0	100	0	100
2 Bdrms	94	0	0	2	96	0	96
3 Bdrms	44	0	0	0	44	0	44
4 or more Bdrms	6	0	0	0	6	0	6
Total	244	0	0	3	247	0	247



Erica Koenig
(MS6506)

PIC Main

Housing
Agency

Development

Inventory
Removals

Logoff

Application

List

Application
Review

Remove from
Inventory

Reports

Form HUD-52860 Supporting Documents Quality Checklist Submission

Field Office HA: WA006 Everett Housing Authority

Application: DDA0007577

Development: WA006000100 BAKER HEIGHTS

Application Status

Application Type: Disposition Processor: SAC-Chicago

Reviewer: Sunny Grover

Application Status: Under Review Status Date: 07/26/2016

Section 5: Description of Proposed Removal Action

1. Proposed Action By Building Type

Calendar Year:

Available Buildings :
(Building Number\Building Number
Entrance\Address Line1 Text)

Proposed Buildings :
(Building Number\Building Number
Entrance\Address Line1 Text)

1101 \1 \1338 POPLAR ST / 2016	▲
1101 \2 \1340 POPLAR ST / 2016	■
1101 \3 \1342 POPLAR ST / 2016	
1101 \4 \1344 POPLAR ST / 2016	▼

indicates Non Dwelling Building Structures

2. Proposed Action By Unit Designation

Select the building number(s): No Building Info ▼

* - indicates the building has units that are assigned in this application.

@ - indicates the building is proposed in this application.

No Units Information Found

Available Units :
(Unit Number\Unit Designation\Bedroom Count)

Proposed Units :
(Unit Number\Unit Designation\Bedroom Count)

3. Proposed Action for Non Residential Inventory

A. Acres included in Proposed Disposition

Calendar Year: 2019

Number of Acres : 14.35

B. Buildings included in Proposed Disposition

Calendar Year : Number of Non-Dwelling Buildings without PIC building numbers :

4.

Intentionally deleted to conform to HUD-52860

5. If the proposed action involves a partial removal of a Development, a site map is required

Attach a copy of the site map and reference it as Section 5, line 5

6. If the proposed action involves a partial removal of a development, attach a description of the

property to be removed along with a narrative explaining why the PHA is proposing to remove this portion of the development and if disposition is for vacant land, attach the legal description of each parcel of vacant land. Reference this attachment as Section 5, line 6

7. Which of the following describe the proposed disposition? (Check that which applies)

- ☒ A. Disposition at Fair Market Value (FMV)
☐ B. Disposition at less than Fair Market Value (e.g. donation)
☐ C. Disposition which includes an exchange of property

If B and/or C are checked, provide a justification and reference it as Section 5, line 7.

8. What is the value of the property subject to disposition:

\$ 3820000.00

Attach evidence verifying the value (e.g. executive summary of the appraisal) and reference it as Section 5, line 8

9. Was an appraiser used to determine the value of the property listed at Number 8?

Yes

If so, name of appraiser who conducted the appraisal:

Kidder Matthews

Date of appraisal:

04/22/2015

10. Calculation of Net Proceeds

Estimated Sales Price **\$3820000.00** - Debt \$ - Cost & Fees \$ = Estimated Net Proceeds **\$3,820,000.00**

Attach an itemization of costs and fees (including relocation, moving, and counseling costs) to be paid out of gross proceeds and reference it as Section 5, line 10

11. How will the Net Proceeds be used?

Attach a narrative providing details concerning the use of Net Proceeds and reference it as Section 5, line 11

12. What is the estimated cost of demolition?

(Include professional fees, hazardous waste removal, building and site improvement, demolition costs, and seeding and sodding of land. Do not include relocation costs or site improvements such as landscaping, playground, retaining walls, streets, sidewalks, etc.)

(a) \$

(b) Indicate the source of funds:

- ☐ Operating Funds for FY
☐ CFP Funds for FY
☐ CDBG Funds
☐ Other

If Other, attach a narrative explaining how the PHA will fund the demolition and reference it as Section 5, line 12

13. General Timetable: The HA is to provide a brief timetable based on the number of days after approval of the application that the following major actions will occur:

- A. Begin relocation of residents **90** B. Complete relocation of residents **730**
 C. Execution of contract for removal (e.g. sales contract or **791** D. Actual Removal Action (e.g. demolition or sale closing) **943**
 demolition contract)

November 4, 2015

Mr. Rick Dorris
c/o Shannon McAndrews, Brawner & Company
37624 SE Fury St., Suite C203
Snoqualmie, WA 98201

RE: Baker Heights Land
1401 Poplar
Everett, WA 98201

Dear Mr. Dorris:

At your request, we have prepared a summary scope appraisal report of the above referenced property, which is described in the attached appraisal report. We have provided our opinion of market value of the fee simple interest of the land As Is subject to specific client requested assumptions described in the attached appraisal report. We last inspected the subject on April 22, 2015. The date of value in this appraisal is April 22, 2015.

The subject of this appraisal consists of an approximate 14.76 acre site improved with the Baker Heights subsidized apartments -- 244 units spread throughout 56 single-story buildings. As requested by the client, this appraisal assumes the subject is unencumbered of any low income restrictions or restrictions on use.

The client for this assignment is Mr. Rick Dorris c/o Shannon McAndrews, Brawner & Company. The intended users of this appraisal are the Everett Housing Authority (EHA) and Housing and Urban Development (HUD). The intended use is to assist in the application for the disposition of the subject under Section 18 of the Housing Act of 1937. This report has been prepared in conformance with the current Uniform Standards of Professional Appraisal Practice, as formulated by the Appraisal Standards Board of the Appraisal Foundation.

A copy of the contract letter authorizing this engagement is presented as an exhibit in the Addendum to this report. This is a complete scope appraisal presented in a summary report format and complies with the reporting requirements of USPAP for such reports. Our services also comply with and are subject to the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.

Mr. Dorris
RE: Baker Heights Land
Page ii

As a result of our investigation and analysis, we have concluded that market value, subject to the limiting conditions and extraordinary assumptions contained herein, is:

Market Value of the Land As Is \$3,820,000
(Fee Simple, as of April 22, 2015)

Respectfully submitted,



Gary Klockenteger, MAI
State-Certified General Real Estate
Appraiser #1100479
GCK-JPS/sh




Jeremy P. Streufert
State-Certified General Real Estate
Appraiser #1101799


Certification

We certify that, to the best of our knowledge and belief:

- 1) The statements of fact contained in this report are true and correct.
- 2) The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is our personal, impartial and unbiased professional analyses, opinions, and conclusions.
- 3) We have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- 4) We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- 5) Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 6) Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 7) The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- 8) We have made a personal inspection of the property that is the subject of this report.
- 9) We have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- 10) No one provided significant real property appraisal assistance to the persons signing this certification.
- 11) The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- 12) The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- 13) As of the date of this report, Gary Klockenteger, MAI has completed the continuing education program for Designated Members of the Appraisal Institute, and Jeremy Streufert, Candidate for Designation, has completed the Standards and Ethics Education Requirement of the Appraisal Institute for Candidates.



Gary Klockenteger, MAI
State-Certified General Real Estate
Appraiser #1100479



Jeremy P. Streufert
State-Certified General Real Estate
Appraiser #1101799

Limiting Conditions

Limiting conditions specific to this appraisal are:

- 1) The appraisers have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or identified survey of the property included in this report is only for the purpose of assisting the reader to visualize the property.
- 2) It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures (including asbestos, soil contamination, or unknown environmental factors) that render it more or less valuable. No responsibility is assumed for such conditions or for arranging the studies that may be required to discover them.
- 3) No responsibility is assumed for the legal description or for matters including legal or title considerations.
- 4) The information identified in this report as being furnished by others is believed to be reliable, but no warranty is given for its accuracy.
- 5) The appraisers are not required to give testimony or attendance in court by reason of this appraisal unless arrangements have previously been made.
- 6) The allocation of total value to land, buildings, or any fractional part or interest as shown in this report, is invalidated if used separately in conjunction with any other appraisal.
- 7) Valuation Advisory Services is a subsidiary of Kidder Mathews, a full service commercial real estate brokerage firm. On occasion, employees or agents of the firm have interests in the property being appraised. When present, interests have been disclosed, and the report has been made absent of any influence from these parties.

RESTRICTION UPON DISCLOSURE & USE:

Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers or the firm with which they are connected, or any reference to the Appraisal Institute or to the MAI designation) shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without the prior written consent and approval of the appraisers. No part of this report or any of the conclusions may be included in any offering statement, memorandum, prospectus or registration without the prior written consent of the appraisers.

Summary of Appraisal

Summary of Appraisal

Identity of Property

Baker Heights Land

Address	Blocks	Source	Parcel #	Size (SF)	Size (Acres)	Zoning
1401 Poplar St.	1-2-3-4-5-7-8	Assessor	003882-001-000-00	620,311	14.24	R4, Everett
1402 - 1430 Larch St.	Portion of block 6	Assessor	003882-006-000-03	22,706	0.52	R4, Everett
		Assessor		643,018	14.76	R4, Everett

Property Description

The subject of this appraisal consists of consists of eight adjacent blocks of land, separated by asphalt paved public right of ways. Combined, the site area is estimated at 14.76 acres. The site is currently improved with the Baker Heights apartments, which consists of 244 units spread throughout 56 single-story buildings. The entire site is zoned R4, by the City of Everett. A summary of existing building areas is as follows:

Type	Age	Stories	No. of bldgs	Size (SF)	Total SF	Source
Fourplex (1-Bed)	NA	1	13	2,238	29,088	EHA
Sbxplex (1-Bed)	NA	1	8	3,354	26,832	EHA
Fourplex (2-Bed)	NA	1	14	2,912	40,768	EHA
Sbxplex (2-Bed)	NA	1	7	4,342	30,394	EHA
Fourplex (3-Bed)	NA	1	13	3,588	48,644	EHA
Community Center	NA	1	1	13,876	13,876	EHA
	NA		56		167,562	EHA

As requested by the client, this is an appraisal of the market value of the fee simple interest of the land As is assuming the subject is free and unencumbered of any low income restrictions or restrictions on use.

Scope

The scope of this appraisal report was comprehensive with all appropriate methods of land valuation considered and fully developed including a sales comparison approach, the most relevant analysis used by buyers and sellers of this type of property. The subject site was inspected. Recent sales of similar sites were researched and confirmed with parties involved in the transactions.

Resources for this research included King County public records, Dupre+Scott, CoStar, CBA, and other data services. Overall, all appropriate steps were taken to provide the basis for a fully reliable and credible appraisal of the subject.

Intended User/Use of Appraisal

The client for this assignment is Mr. Rick Dorris c/o Shannon McAndrews, Brawner & Company. The intended users of this appraisal are the Everett Housing Authority (EHA) and Housing and Urban Development (HUD). The intended use is to assist in the application for the disposition of the subject under Section 18 of the Housing Act of 1937.

**Property Rights
Appraised** Fee Simple Estate

Highest & Best Use As If Vacant:
Multifamily development. This use is financially feasible at this time.

As Improved:
Demolition as proposed is the highest and use as improved.

**Extraordinary
Assumptions** The subject is proposed for demolition of the existing structures and site infrastructure to prepare the site for future redevelopment. According to the client, there are no specific redevelopment plans at this time. The client has provided a rough order of magnitude demolition estimate prepared by Wrecking Ball Demolition that is relied upon in this analysis (included in the addendum). It should be noted that the subject's As Is value could change if actual demolition are higher or lower.

This analysis excludes consideration of resident relocation costs that could apply if demolition were to occur.

Use of the above Extraordinary Assumptions may have affected the assignment results.

**Hypothetical
Conditions** As requested by the client, it is a hypothetical assumption of this report that the subject is valued absent consideration of all existing low income restrictions or restrictions on use. As such, the subject is analyzed assuming a free and clear title with no restrictions or other encumbrances.

Use of the above Hypothetical Conditions may have affected the assignment results.

Probable Buyer From both a total size of investment and number of potential units, the subject falls in to a category of project bought and owned by regional investors and partnerships.

Value Conclusions	Fee Simple Market Value	
	Market Value Vacant Land	\$7,440,000
	Less Demolition	(\$3,620,000)
	Market Value As Is	\$3,820,000

Section 5, Line 11
Use of Net Proceeds

Use of net proceeds will be driven by key goals under EHA's Annual and Five Year Plans. These goals include (1) permanent availability of the deeply subsidized housing resource represented by Baker Heights; (2) location of EHA clients, especially families with children, in communities of opportunity; and (3) a significant decrease in poverty concentration in the Delta Neighborhood where Baker Heights is located. One-for-one replacement of all units in a manner consistent with these goals will be the only use of these proceeds.

All net proceeds of sale will be used to leverage the development and acquisition of replacement housing as well as additional affordable housing if possible. It is EHA's intent to replace all units one for one within five years of the disposition of the property through a combination of new development and acquisition as well as housing developed by EHA's partners. To ensure the same level of affordability as that offered by public housing, EHA will use project-based vouchers to subsidize residents' rents in the replacement housing.

The appraisal of the Baker Heights property by Kidder Matthews may undervalue the property. The only way EHA will be able to establish the true market value of Baker Heights is through a public bid. Absent the results of such a public bid, EHA is using the appraisal as the basis of the estimate of net proceeds. It is possible that the net proceeds will be higher than this estimate.

The following are the categories of uses for the estimated net proceeds.

New Development (Replacement Housing)

EHA will develop a 60-unit property on approximately 2.4 acres on the south end of the current Baker Heights development. The Authority intends to submit a 9% LIHTC (tax credit) application in 2018 and commence construction in August 2018. EHA expects to invest between \$1 million and \$2 million of the net proceeds to fill the financing gap between the estimated \$18 million total development cost and the tax credit equity, private debt, and other grants (e.g., Washington State Housing Trust Fund). EHA will fund the financing gap with agency funds and reimburse the Authority once the net proceeds become available.

New developments currently pursued by EHA partners subsidized with project-based vouchers will not need any additional funding from proceeds. This includes a 75-unit Housing First project strongly supported by the Mayor of Everett. Some of the up to 130 units that have been awarded project-based vouchers--mostly studios and one-bedroom units--will count as replacement housing for the 100 one-bedroom units at Baker Heights.

Section 5, Line 13

Description of General Timetable

Everett Housing Authority proposes disposition of all public housing units at the Baker Heights development. The total unit distribution consists of 244 general occupancy units, 1 maintenance grounds shop with a PIC building number, and two merged 2-bedroom units. 244 households will require relocation. If the Section 18 application is approved, we will immediately submit a funding application to the local HUD office in an effort to secure Tenant Protection Vouchers for each relocating household. Relocation of all 244 public housing units will take place over a 24-month period. The following items are factored into the relocation timetable:

- Resident Voucher Briefing
- Request for Tenancy Approval (RFTA)
- Schedule of packing and moving
- Housing Quality Standard (HQS) inspection on new unit
- Lease signing with new landlord

Number of Days from Disposition Approval Date	Action
Between 90-185 days	Begin relocation of first 75-100 households
Between 185-365 days	Begin relocation of next 75-100 households
Between 365-548 days	Begin relocation of remaining households
Between 548-730 days	Relocation Complete
791 days	Execution of Contract for Removal
943	Actual Removal Action

Acquisition (Replacement Housing)

EHA will seek to acquire multifamily properties over a period of time as replacement housing for Baker Heights using the 4% LIHTC program. At an estimated cost of \$150,000 per unit, the approximately 100 units that need to be replaced (after development of 60 units and partner units) will cost a total of \$15 million. Through a combination of tax credit equity, private/public debt, other EHA funds, and the remainder of the net proceeds (\$1.8 million to \$2.8 million), EHA will acquire the remainder of the housing needed to replace Baker Heights units one for one. These 100 units (or so) will be spread among three to four multifamily developments that EHA will acquire over the next few years.

Acquisition (Additional Affordable Housing)

EHA's intent is to provide replacement housing in a mixed-income environment. In other words, the subsidized replacement units (approximately 100) acquired with the use of 4% LIHTC will be part of three to four larger multifamily developments serving households up to 80% AMI.

Section 6, Line 1(a)
Relocation – Occupancy

The total unit distribution for Baker Heights consists of 244 general occupancy units, 1 maintenance grounds shop with a PIC building number, and two merged 2-bedroom units. As of the date of this application, all 244 general occupancy units are occupied.

PIC Section 6, line 1(a) reflects an inconsistency relative to the number of units proposed for removal and the number of units that are currently occupied. The correct number of units proposed for removal is 244. The correct number of units that are currently occupied is 244. PIC shows 244 and 243.

PIC Section 6, line 1(c) may also reflect an inconsistency relative to the number of units that will remain after removal which are currently occupied. Zero units will remain after removal. All 244 general occupancy units are currently occupied.

The HUD SAC office was consulted on these inconsistencies in August of 2016 and the PHA received consultation that this is not a concern as the system "populates information at the time of creation, not submission."

[Get Help](#)[Logoff / Return to Secure Systems](#)

Erica Koenig
(MS6506)
PIC Main

Housing
Agency

Development

Inventory
Removals

Logoff

Application
List

Application
Review

Remove from
Inventory

Reports

List

Form HUD-52860 Supporting Documents Quality Checklist

Submission

Field Office HA: WA006 Everett Housing Authority

Application: DDA0007577

Development: WA006000100 BAKER HEIGHTS

Application Status

Application Type: Disposition

Processor: SAC-Chicago

Reviewer: Sunny Grover

Application Status: Under Review

Status Date: 07/26/2016

Section 6: Relocation

1. Occupied units:

a. Of the 244 units proposed for removal, 244 are occupied as of the date of this application.

Attach a narrative explaining the circumstances that resulted in the units becoming vacant and the relocation of the residents and reference it as Section 6, line 1(a).

b. Of the 244 total units in the development, 0 units will remain after removal.

c. Of the 0 units that will remain after removal, 0 are occupied as of the date of this Application.

If any units are listed as occupied in 1(a), complete questions 2-8

2. How many individuals will be affected by this action? 553

3. How will counseling and advisory services be provided?

Attach a narrative explaining and reference it as Section 6, line 3.

4. What housing resources are expected to be used for relocation?

☐ Other Public Housing ☒ Section 8 ☒ Other

Attach a narrative explaining and reference it as Section 6, line 4.

7. Total cost of relocation expenses

	Per Unit Cost x	No. of Units =	Total
5. Estimated cost of counseling and advisory services	\$4,939.00	244	\$1,205,116.00
6. Estimated cost of moving expenses	\$1,406.14	244	\$343,098.16
		\$1,548,214.16	

8. What sources of funding will be used to pay for relocation activities?

☒ Operating Funds for FY: 2016

☒ Capital Fund for FY: 2016

☒ Other

If Other, provide an attachment explaining and reference it as Section 6, line 8.

[Return to Application Index](#)

Section 6, Line 3

Relocation Counseling and Advisory Services

Everett Housing Authority takes a comprehensive approach to resident relocation counseling and advisory services. The total unit distribution consists of 244 general occupancy units, 1 maintenance grounds shop with a PIC building number, and two merged 2-bedroom units. There are a total of 244 households to be relocated. The resident mix consists of individuals, families with children, seniors, and individuals with disabilities. Many Baker Heights residents are employed, attend school, or require access to specific services. During consultation with residents, all of these factors, with any additional information gathered are taken into consideration and serve as the foundation of a customized relocation plan.

Relocation Staff

Everett Housing Authority has a designated relocation team that will remain available to residents during each stage of relocation planning and moving. Currently, staff is conducting one-on-one meetings with each household, at the resident home. During these meetings, staff administers a resident questionnaire that captures important information about the household's needs and preferences. Residents are given preliminary information about staff's role and the assistance that will be provided during relocation.

Identification of Barriers

Consultation with residents includes a focus on present or future barriers that would make it difficult for a household to be successful in the open rental market. During our discussions with residents, we ask key questions that will inform us as to what types of resources are most appropriate. Common barriers include unfavorable credit history, past or current lease violation notices, and budgetary limitations, including inability to pay for a security deposit. Other factors such as equal access and communication needs are also taken into consideration. When necessary, Relocation staff will connect residents to resources outside of Everett Housing Authority in order to address barriers that may prevent successful relocation.

Everett Housing Authority's Relocation staff will work closely with the Resident Services Department in order to ensure that residents have access to as many resources and supportive networks as possible. This service component is especially important for residents who may struggle with the relocation process. In all instances, Everett Housing Authority will carry out relocation activities in a manner consistent with the Fair Housing Act of 1937, Washington State Fair Housing Law, all applicable HUD and federal regulations, and agency best practices.

Housing Search Assistance

Relocation staff will not only provide residents with written materials about available housing, but will also physically assist residents when necessary. This could include conducting an Internet search, transporting residents to view units, or facilitating communication between residents and their prospective landlords. Due to the number of long-term residents at Baker Heights, and based on initial resident feedback, we anticipate more than half of the total households will require assistance with housing search and relocation logistics.

Language Translation Services

Everett Housing Authority has identified a minimum of five languages, other than English, that are prevalent within the Baker Heights Community. We contract with the Refugee Forum and Immigrant Services Northwest (RISNW) to provide language translation during group meetings. During individual meetings, staff utilizes RISNW or the AT&T language line, depending upon the duration and spontaneity of the communication. We contract with Translators USA for translated, written documents that contain information about the disposition and relocation.

Resource Referral

During planning and implementation, Everett Housing Authority will ensure residents are referred to available resources relevant to successful relocation. Below are some examples of resources that may be appropriate for some households:

- An updated listing of landlords who participate in the Housing Choice Voucher program where the Tenant Protection Voucher may be utilized.
- Assistance with free online housing searches through NW Housing Search.
- Renter's certification classes through the Dispute Resolution Center.
- Credit counseling and budget management through local, third-party partnership.
- Equal access navigation and materials.
- Access to free tools through NW Housing Search such as rental checklists, budget worksheets, and moving cost calculator.
- Access to and assistance with additional paid resources.

Tenant Protection Voucher Education

All Baker Heights residents will be eligible to receive a Tenant Protection Voucher that can be used in the private rental market, either within or outside of the Everett City limits. Everett Housing Authority recognizes this change in rental assistance and the requirements associated with the voucher will be a learning process for residents. This educational component will be ongoing. Residents have received preliminary information about the Voucher Program during community meetings and through individual consultation with the Housing Choice Voucher Director. Everett Housing Authority staff

will meet with each household for a voucher briefing to explain the obligations, rules, and regulations associated with participation in the Voucher Program. In addition, a voucher checklist will be established that will be utilized by both the residents and staff in order to ensure all steps are completed properly and that all households are successfully leased-up in a new unit.

Relocation Assistance

Residents will choose one of the following three options with moving costs:

- **Fixed Payment Option:** Residents may receive a flat fee based on the guidelines laid out in the Federal Highway Administration's Fixed Residential Moving Cost Schedule. This would be a flat fee of \$1,000 for a one-bedroom unit, plus \$200 for each additional bedroom in their existing unit. For example, a household moving from a three-bedroom unit would qualify for \$1,400 in relocation assistance. Fixed payments will be issued in an expedient manner, upon written request by the resident but only after the Housing Authority has confirmed the resident has officially moved from the Baker Heights premises and has secured a lease with a new landlord.
- **Reimbursement Option:** Residents may ask for reimbursement of their actual and reasonable moving expenses. Reimbursement of moving expenses will be paid for a move of up to fifty miles. If a resident chooses to move farther than fifty miles from their current unit, they may opt for payments of moving services for the first fifty miles of their move, or may choose the Fixed Payment Option.
- **Coverage of moving, packing, delivery, and unpacking through the Everett Housing Authority.** The Everett Housing Authority will procure professional moving services through a licensed and bonded moving company. Residents choosing this option will not be eligible for the fixed payment option or reimbursement and will instead allow the Housing Authority to coordinate the scheduling and logistics of the move.

Everett Housing Authority will continue to develop its overall relocation plan with a primary focus on the unique needs of each household. Staff will remain accessible, resources will be made available, and a personalized plan will be implemented for all households. We believe this approach will ensure the best possible transition for residents and will contribute positively to the entire project.

Section 6, Line 4

Relocation Housing Sources

The Baker Heights disposition will require relocation of residents in all 244 general occupancy units. The total unit distribution consists of 244 general occupancy units, 1 maintenance grounds shop with a PIC building number, and two merged 2-bedroom units. Everett Housing Authority will implement its plan in a manner consistent with the Fair Housing Act of 1937, Washington State Fair Housing law, all applicable HUD and federal regulations, and best agency practices. Our goal is to assist with identifying the best possible replacement housing options that meet Housing Quality Standards (HQS) and the needs of each household.

The primary housing resource expected to be used for relocation from Baker Heights will be Section 8/Housing Choice Vouchers. EHA will request Tenant Protection Vouchers upon approval of the Disposition Application. Despite a relatively tight market, EHA new voucher participants have been very successful in leasing units in the private market. For example, in a seven-month period starting in August 2015, over 170 households leased up, more than half of whom had been homeless. EHA is very confident that over a 24-month period, the vast majority of the residents will have found housing using their Tenant Protection Vouchers.

EHA's Housing Choice Voucher Department has laid the groundwork for a close working relationship with a developer/owner of tax credit properties who specializes in developing housing for families with children. The developer (HNN Associates) develops 500 tax credits units per year in south Snohomish County and in King County. HCV employees have toured their new properties to develop a close working relationship with HNN property management to facilitate future HCV tenant-based leasing. All of these properties are in low-poverty neighborhoods of Everett and South Snohomish County.

Some of EHA's own properties will be available also as relocation opportunities. These properties include unsubsidized tax credit developments. For example, EHA acquired four tax credit properties with over 200 units for elderly and near elderly households in 2015-2016. EHA will seek to fill vacant units with Baker Heights residents who want to continue their tenancy with the Authority.

Section 6, Line 8
Relocation Funding

Everett Housing Authority will fund relocation expenses out of previous year public housing operating reserves, capital funds from fiscal year 2015, 2016, and 2017, from the Asset Repositioning fee as indicated on the HUD form 52723, and if necessary, from net proceeds resulting from disposition.

Get Help

Logoff / Return to Secure Systems

Erica Koenig
(MS6506)
PIC MainHousing
Agency

Development

Inventory
Removals

Logoff

Application

List

Application
ReviewRemove from
Inventory

Reports

Form HUD-52860 Supporting Documents Quality Checklist Submission

Field Office HA: WA006 Everett Housing Authority

Application: DDA0007577

Development: WA006000100 BAKER HEIGHTS

Application Status

Application Type: Disposition

Processor: SAC-Chicago

Reviewer: Sunny Grover

Application Status: Under Review

Status Date: 07/26/2016

Section 7: Resident Consultation

1. Describe how the residents of the development were informed and consulted about the proposed action.

Attach a narrative explaining the PHA's consultation with the residents of the affected Development and reference it as Section 7, line 1

If proposed action is for Demolition and/or Disposition under Section 18 of the Act, complete questions 2-5

2. Resident Council (at development): Provide the name of the Resident Council representing the residents of the development

none

Attach a narrative explaining the PHA's consultation with the Resident Council of the affected Development and reference it as Section 7, line 2

3. Resident Council (PHA-jurisdiction-wide): Provide the name of the PHA-wide Resident Council representing the interests of the residents of the development

none

Attach a narrative explaining the PHA's consultation with Resident Council (PHA jurisdiction-wide), and reference it as Section 7, line 3

4. Resident Advisory Board (RAB) (as defined by 24 CFR 903.13):

Attach a narrative explaining the PHA's consultation with the RAB and reference it as Section 7, line 4.

5. Did you receive any written comments from the residents, the Resident Council(s), or the RAB?

☒ Yes☐ No

If yes, attach the comments, along with any evaluation the PHA has made of those comments and reference it as Section 7, line 5

[Return to Application Index](#)

28

Section 7, Line 1

Resident Consultation

In order to engage as many residents as possible, Everett Housing Authority has conducted resident consultation in a number of different ways including formal group meetings, individual meetings, educational information about the Tenant Protection Voucher, and one-on-one phone calls or face-to-face visits.

Community Meetings

Three community meetings have provided a backdrop and starting point for communication about plans for Baker Heights. Everett Housing Authority's Executive Director, Ashley Lommers-Johnson, Everett Housing Authority Relocation staff, and the Housing Choice Voucher Director, Wendy Westby facilitated these meetings, giving residents access to key staff all in one place. Language translation through the Refugee Forum and Immigrant Services Northwest services was provided during both meetings.

Everett Housing Authority first introduced the need to establish a plan for Baker Heights during a community meeting held on October 30, 2015, in the large meeting hall adjacent to the Baker Heights site. 116 attendees were present. The Housing Choice Voucher Director gave an overview of the Housing Choice Voucher Program and Executive Director Ashley Lommers-Johnson presented the following key points:

- Baker Heights is 70 years old and in need of major improvements
- If cost to renovate exceeds 57.14% the cost to repair, federal sources may not be used.
- The cost to renovate Baker Heights exceeds 90% of the cost to rebuild.
- Our options are to sell the property, demolish the property, or sell AND demolish the property.
- Everett Housing Authority will submit a Section 18 application to HUD.
- All Baker Heights residents will receive a Tenant Protection Voucher.
- Everett Housing Authority will provide relocation resources, including assistance with housing search and reasonable expenses.

The sign-in sheet and minutes of this first meeting are included with this application. The minutes contain audience questions and Everett Housing Authority responses.

The second community meeting took place on January 21, 2016, also in the large meeting hall adjacent to the Baker Heights site. 121 attendees were present. In this meeting, the Executive Director, Ashley Lommers-Johnson, affirmed plans to submit a Section 18 application for proposed demolition of Baker Heights. Housing Choice Voucher Director, Wendy Westby, gave an overview of the Voucher Program and residents were given plenty of time to ask questions or provide comments. Key points covered during this meeting include the following:

- Everett Housing Authority and the City of Everett's efforts toward significant financial investments within the Delta neighborhood.
- Recap of cost to renovate Baker Heights – exceeds 90% of the cost to rebuild.
- Additional funding opportunities through Choice Neighborhoods Initiative Planning Grant
- Everett Housing Authority preparing to submit Section 18 application for proposed demolition of Baker Heights.

The sign-in sheet, minutes, and resident comments from this second meeting are included with this application.

A third community meeting took place on August 17, 2016. The focus of this meeting was a change in direction from proposed demolition to proposed disposition of Baker Heights. 117 attendees were present. Executive Director, Ashley Lommers-Johnson explained that after having had discussions with HUD and with other consultants for EHA, the decision was made to request disposition of Baker Heights rather than demolition. The impact on residents as far as the need for relocation does not change and the timeframe for relocating is the same – 24 months to relocate all 244 households. Executive Director, Ashley Lommers-Johnson, gave another overview of why a plan is needed for Baker Heights and a large part of this particular meeting was spent answering resident questions. Housing Choice Voucher Director, Wendy Westby, was also present and provided answers to questions about the Tenant Protection Voucher.

The sign-in sheet, minutes, and resident comments from this third meeting are included with this application.

Resident Questionnaires during Unit Visits

Everett Housing Authority relocation staff is currently involved in the collection of individual household data that will be used to develop customized relocation plans. Data is collected during unit visits where relocation staff assess a number of items such as household composition, school and work activities, transportation methods, barriers to successful tenancy, and equal access needs. Both the resident and relocation staff will use this information develop a relocation plan suited to the individual household. During these individual meetings, residents are able to ask questions of staff that are

Section 7, Line 1

Resident Consultation

In order to engage as many residents as possible, Everett Housing Authority has conducted resident consultation in a number of different ways including formal group meetings, individual meetings, educational information about the Tenant Protection Voucher, and one-on-one phone calls or face-to-face visits.

Community Meetings

Three community meetings have provided a backdrop and starting point for communication about plans for Baker Heights. Everett Housing Authority's Executive Director, Ashley Lommers-Johnson, Everett Housing Authority Relocation staff, and the Housing Choice Voucher Director, Wendy Westby facilitated these meetings, giving residents access to key staff all in one place. Language translation through the Refugee Forum and Immigrant Services Northwest services was provided during both meetings.

Everett Housing Authority first introduced the need to establish a plan for Baker Heights during a community meeting held on October 30, 2015, in the large meeting hall adjacent to the Baker Heights site. 116 attendees were present. The Housing Choice Voucher Director gave an overview of the Housing Choice Voucher Program and Executive Director Ashley Lommers-Johnson presented the following key points:

- Baker Heights is 70 years old and in need of major improvements
- If cost to renovate exceeds 57.14% the cost to repair, federal sources may not be used.
- The cost to renovate Baker Heights exceeds 90% of the cost to rebuild.
- Our options are to sell the property, demolish the property, or sell AND demolish the property.
- Everett Housing Authority will submit a Section 18 application to HUD.
- All Baker Heights residents will receive a Tenant Protection Voucher.
- Everett Housing Authority will provide relocation resources, including assistance with housing search and reasonable expenses.

The sign-in sheet and minutes of this first meeting are included with this application. The minutes contain audience questions and Everett Housing Authority responses.

The second community meeting took place on January 21, 2016, also in the large meeting hall adjacent to the Baker Heights site. 121 attendees were present. In this meeting, the Executive Director, Ashley Lommers-Johnson, affirmed plans to submit a Section 18 application for proposed demolition of Baker Heights. Housing Choice Voucher Director, Wendy Westby, gave an overview of the Voucher Program and residents were given plenty of time to ask questions or provide comments. Key points covered during this meeting include the following:

- Everett Housing Authority and the City of Everett's efforts toward significant financial investments within the Delta neighborhood.
- Recap of cost to renovate Baker Heights – exceeds 90% of the cost to rebuild.
- Additional funding opportunities through Choice Neighborhoods Initiative Planning Grant
- Everett Housing Authority preparing to submit Section 18 application for proposed demolition of Baker Heights.

The sign-in sheet, minutes, and resident comments from this second meeting are included with this application.

A third community meeting took place on August 17, 2016. The focus of this meeting was a change in direction from proposed demolition to proposed disposition of Baker Heights. 117 attendees were present. Executive Director, Ashley Lommers-Johnson explained that after having had discussions with HUD and with other consultants for EHA, the decision was made to request disposition of Baker Heights rather than demolition. The impact on residents as far as the need for relocation does not change and the timeframe for relocating is the same – 24 months to relocate all 244 households. Executive Director, Ashley Lommers-Johnson, gave another overview of why a plan is needed for Baker Heights and a large part of this particular meeting was spent answering resident questions. Housing Choice Voucher Director, Wendy Westby, was also present and provided answers to questions about the Tenant Protection Voucher.

The sign-in sheet, minutes, and resident comments from this third meeting are included with this application.

Resident Questionnaires during Unit Visits

Everett Housing Authority relocation staff is currently involved in the collection of individual household data that will be used to develop customized relocation plans. Data is collected during unit visits where relocation staff assess a number of items such as household composition, school and work activities, transportation methods, barriers to successful tenancy, and equal access needs. Both the resident and relocation staff will use this information develop a relocation plan suited to the individual household. During these individual meetings, residents are able to ask questions of staff that are

Baker Heights Community Meeting Invitation

Distributed	10/27/15
Meeting Date	10/30/16
Topic(s)	Upcoming Changes at Baker Heights



EXECUTIVE DIRECTOR
Ashley Lommers-Johnson

October 27, 2015

«F3»

«F4»

Everett, WA. 98201

General Information Meeting

Dear Baker Heights Tenant,

Everett Housing Authority would like to invite you to a general meeting in order to discuss upcoming changes that will affect your housing and the future of the Baker Heights property. This is intended to be a general information meeting.

The Executive Director, Ashley Lommers-Johnson, will be in attendance as well as other EHA staff members. Please join us:

LOCATION: Bakerview Community Center
WHEN: Friday, October 30th, 2015
TIME: 1:30 PM

Tenants needing alternative arrangements due to a disability, please contact the Bakerview Office. Translators for Arabic, Spanish, Vietnamese, and Russian will be present.

Thank you,

Lena Harrison

Lena Harrison
Everett Housing Authority
Assistant Asset Manager
Bakerview & Baker Heights Properties



34

Baker Heights Community Meeting Sign-In Sheet

Meeting Date	10/30/15
Number of Attendees	116

Baker Heights Community Meeting Meeting Minutes and Resident Summary

Meeting Date	10/30/15
Topic(s)	Upcoming Changes at Baker Heights
Number of Attendees	116

10/30/15 Baker Heights General Information Meeting

Bakerview Community Center Large Hall, 1:30 pm

Ashley Lommers-Johnson, Executive Director:

This is the first of many meetings about upcoming changes to Baker Heights. Everett Housing Authority will do everything in its power to ensure you are housed in circumstances similar to or better than those in which you are currently housed.

Baker Heights is over 70 years old and in need of major improvements. EHA has enough money to make basic repairs to the units at Baker Heights and to the overall development itself, but cannot afford to make the major renovations that we expect the property to require in the future. Typically, housing authorities get the necessary resources from the federal government—however, if costs are prohibitive, the housing authority cannot use federal resources to make renovations to a property like Baker Heights.

If the costs to **renovate** the existing structures or any comparable public housing project exceeds 57.14% of the cost to **rebuild**, federal resources may not be used for that purpose. EHA recently had a cost study done that showed that the renovation and other major improvements needed would cost more than 90% of the cost to completely rebuild Baker Heights. It would cost \$75 million just to replace the currently existing housing units.

The Choice Neighborhoods Initiative is a federal program designed to renovate neighborhoods like Baker Heights, and for the past few years, that program has provided that money. However, in the next year, only one such project in the entire nation has been approved by Congress to receive the necessary funding. The options for replacing the current Baker Heights development are very limited, but there are still some good options available for residents.

What are the options?

The main option available to the Everett Housing Authority is that HUD will provide EHA with enough Section 8/Housing Choice (S8/HCV) vouchers to grant one to every single household at Baker Heights. Section 8 is not the only potential housing resource available to residents—EHA has 700 new housing units coming online in the next year and plans to continue acquiring housing units in the city of Everett. Even if they are market-rate properties, they will accept S8/HCV vouchers.

The EHA's preference right now is to sell Baker Heights to an entity that would be interested in purchasing **as is**. The reason for wanting to sell the property rather than to demolish AND sell is that it is a simpler option for EHA. We want to apply for S8/HCV vouchers now while there is money available. We don't know what will happen after the next Presidential election.

What happens to Baker Heights?

Under the United States Housing Act of 1937, there are three options: to sell the property, to demolish the property, or to sell AND demolish the property.

No matter which option the EHA chooses, there will be housing resources available to you at about the same levels you have now, so there is no reason to worry about needing to move immediately or be concerned that you will be paying exorbitantly high rents in the future.

In order to exercise one of these three options, EHA has to make application to and have the application approved by HUD. EHA has not made this application yet. Hypothetically, EHA will make the application to HUD in two months. Then HUD will spend at least 100 days to consider EHA's application before granting approval. The fastest turnaround time for HUD to grant approval would be 4 or 5 months. That does not mean you have to move or consider moving that quickly—not at all. So again, don't plan to move, not yet.

Because there are so many different options, there is not a lot of detailed information that can be provided about what will happen at this time. We do want to do everything we can to rebuild at least some of the housing units so that some of our current Baker Heights residents can be housed in them if qualified.

Most or all of you who choose to do so will have access to a S8/HCV voucher. It is the most readily available housing resource EHA has.

Wendy Westby, Director of Housing Choice Voucher Program

(She asks for a show of hands, and half of audience has heard of S8/HCV program.)

The current assistance you receive at Baker Heights is tied to the specific apartment where you live. Section 8—I would rather call it Housing Choice—vouchers belong to the tenant, and the tenant can take that voucher to any landlord that will accept it. It can be used in Everett, Snohomish County, or any other housing authority in the U.S.

I know many people in the audience have shown interest in HCV vouchers, have gone through the eligibility process, and have been turned down due to not being currently rent-burdened or homeless. The great thing about HUD granting these vouchers to Baker Heights is that every current household at Baker Heights will be eligible to receive a Housing Choice Voucher. I don't want anyone to worry if they have been turned down for S8/HCV vouchers in the past, because it will not happen with these vouchers.

Audience Questions

Who is going to pay for our moving expenses (packing, moving, medical expenses because doctors and specialists are local)?

WW: The EHA will make relocation resources available but we don't know the extent of actual expense coverage until we have a plan in place. We can

promise everyone will have a place to live, and that EHA staff will try to help as much as possible.

What about me as a single person?

WW: A single person is considered a family by HUD.

What do we do if we already know we want S8 HCV vouchers?

WW: We are just at the very beginning of this process, we will keep you informed all along as we have more details to give.

A lot of people have been here 5-20 years and we know the thought of moving is daunting. Some of you moved so long ago we may have not run a credit check on you. With a Housing Choice Voucher, maybe EHA will be your landlord, and maybe we will not. If you go to a new landlord, you will need to go through the qualification process for that landlord.

Things you can be doing now are to work with Charles [Kaikai, Resident Services Coordinator] to learn about your credit and rental history. You have the advantage of having the time to find things out and clear them up.

Will we have to apply for these vouchers or is it automatic?

WW: There is a term HUD uses known as "continuously assisted". Everyone at Baker Heights is eligible for a voucher, but there will still be paperwork, very similar to annual recertification paperwork.

What happens if we look but cannot find a place in several months, what will EHA do for us? Do we have to wait the 90 days if we port/relocate with the voucher?

WW: Vouchers will be automatically portable. The receiving housing authority can't make you wait 90 days.

I will leave my contact information with the team and make myself available for your questions.

If we get a voucher and EHA is not our landlord, will there be a different contract or utility assistance?

WW: The standard is that 30% of your income should go toward rent and utilities. The rest falls under Landlord-Tenant Law.

ALJ: There will be the opportunity to get more specific S8/HCV info from that office and from future meetings like this.

The goal is in the next 30 days to have staff Relocation Counselors meet with you one-on-one to do relocation assessments to find out each family's housing needs, and to find out if your interests in HCV are other EHA properties, porting, or what will best suit your household.

Even if we do rebuild 30 to 50 units at Baker Heights, the likelihood is that **every one of you will have to move**, whether or not you come back to a new unit here or relocate somewhere else temporarily.

Again--don't move now. Relocation costs money and EHA **will** provide some assistance in costs related directly to moving, mainly in the form of a grant. There are federal requirements for that assistance and the amount of that assistance. You will be provided with that information as we obtain it.

Even if we rebuild 30 to 50 units at BH, the likelihood is that every one of you will have to move, whether or not you come back to a new unit or relocate temporarily.

I'm going to open this up to questions.

Audience Questions:

What kind of timeline are we looking at?

ALJ: Hopefully we can give you enough time--we will work very hard to do that so that you can get your preferred housing option without too much frustration and anxiety. What do you think is the best time of year to move?

Audience calls out "spring" and "summer". So, the majority say spring. You won't be required to move before the spring.

Are we looking at a ballpark figure of a year to two years?

ALJ: We cannot say for sure. We hope to get the replacement vouchers going in the next 5-6 months. EHA will work hard and patiently to assist, try to help you as best as we can. Remember, we have 700 more housing units coming online in the near future.

If there are multiple adults in a household, does every adult family member receive their own voucher?

WW: Only one voucher per household.

What if we want to add another household member to our voucher?

WW: That person would have to pass screenings, income-qualify, and be otherwise eligible for the program.

Can we come back to Baker Heights?

ALJ: If we choose to rebuild. The details will all have to be worked out in the plan.

Would we be first priority for those units? Will we definitely qualify?

ALJ: If we rebuild, those units will no longer be Public Housing, so requirements and qualifications are different. For example, we don't know what bedroom sizes we would be building. We want to keep the community

garden and the mobility-impaired access for residents. More details will be available later.

Will the residents who are not here receive a summary of what was discussed today?

ALJ: A summary of this meeting will be made available. We will continue to keep you posted. There will probably be another meeting like this one before the application to HUD is made.

Would you be interested in a volunteer committee of residents to field questions and send them on?

ALJ: That is a good idea for later. There is currently no resident council.

Will EHA be the managers of the newly built housing (Baker Heights) if it is built?

ALJ: We will own them. We plan to continue to acquire apartment buildings around the city of Everett. I don't know if you are aware that we own the Meadows buildings down the road?

What happens to our deposits when we move? Will there be any assistance with them?

ALJ: Security deposits are returned to residents in good standing. Security deposit assistance will be an item of future discussion.

10/30/15 Baker Heights General Information Meeting
(the first of many meetings about upcoming changes to Baker Heights)

Bakerview Community Center Large Hall, 1:30 pm

Ashley Lommers-Johnson, Executive Director

Wendy Westby, Housing Choice Voucher Program Director

- Everett Housing Authority (EHA) will do everything it can to make sure Baker Heights residents are in similar or better housing circumstances as you are right now. There is no reason to worry about needing to move immediately or to be concerned that you will be paying exorbitantly high rents in the near future. Don't plan to move yet. The agency will do everything it to assist you in finding your preferred housing option with the least amount of frustration and anxiety possible. We can only promise that everyone will have a place to live and that EHA staff will try to help as much as possible.
- The options for replacing the current Baker Heights development are very limited, but there are still some good housing options available for residents. Because there are so many different options, there is not a lot of detailed information that can be provided about what will happen at this time. Baker Heights is over 70 years old and in need of major improvements. EHA financed a cost study that determined it would cost more than 90% of the cost to replace the entire project just to renovate the existing buildings up to code. Because the cost to renovate exceeds 57.14% of the cost to rebuild, **federal resources cannot be used for the project**. Furthermore, the Choice Neighborhoods Initiative--a federal program designed specifically to renovate neighborhoods like Baker Heights--had its funding cut so drastically by Congress for 2016 that it can no longer be considered a viable funding source for EHA.
- Under the US Housing Act of 1937, there are three options what to do with Baker Heights--sell it, demolish it, or sell AND demolish it. In order to exercise any of the three options, EHA has to make application to HUD and have that application approved. EHA has not made that application yet. Hypothetically, EHA will make the application to HUD in two months. HUD will then spend at least 100 days considering EHA's application prior to granting approval. The fastest turnaround time for HUD to grant approval would be 4 or 5 months, so nothing would even start happening until then. We cannot give an exact timeline at this time.
- EHA's preference right now is to sell Baker Heights to an entity that would be interested in purchasing the property **as is**. The reason for EHA to choose this option is that it is the simplest one. We want to apply for the S8/HCV

vouchers while there is money available—we don't know what will happen after the next Presidential election.

- The most readily available housing resource EHA can offer Baker Heights residents is Section 8/Housing Choice (S8/HCV) vouchers. Each household in Baker Heights is entitled to **one** voucher. (Sometimes the words family or household are interchangeable—a single-person household qualifies as a family and a household by HUD.) **The current assistance Baker Heights residents receive stays with the apartment in which they live, but S8/HCV vouchers belong to the resident(s), who can take that voucher to any landlord that will accept it.** These vouchers are portable, which means they can be used in the city of Everett, Snohomish County, King County, or **any other housing authority in the US that will accept the voucher.**
- **If you want to add another (new) household member to your voucher, that person will have to apply, pass screenings, income-qualify, and otherwise be eligible for the program.**
- If you have previously applied and been turned down for an HCV voucher from EHA in the past due to not being rent-burdened or homeless, please know that as Baker Heights residents you will be automatically eligible for the vouchers we are discussing today, so don't worry about being denied again. There is a term HUD uses known as "continuously assisted" which will apply to Baker Heights residents in this case. Everyone at Baker Heights is eligible for a voucher—there will still be some paperwork, but it will be similar to the paperwork for a recertification, not an application.
- EHA has 700 new housing units coming online in the next year and plans to continue to purchase housing units in the city of Everett. Even if these are market-rent properties, EHA properties will accept the S8/HCV vouchers.
- When polled at the meeting, the majority of the audience said that spring would be the best time of the year to move. Executive Director Ashley Lommers-Johnson stated no one would have to move before the spring.
- EHA will make relocation resources available but we don't know the extent of actual expense coverage that can be provided until we have a plan in place. **EHA will provide some assistance in costs related directly to moving,** mainly in the form of a federal grant with specific requirements and amounts for relocation assistance given. You will be provided with that information as soon as we obtain it. Assistance with deposits or utilities will be an item for future discussion.
- We know that a lot of you have lived at Baker Heights for 5-20 years and we know the thought of moving is daunting. When you receive a Housing Choice Voucher, maybe EHA will be your landlord, and maybe we will not,

depending on where you choose to live. If you choose an apartment with a different landlord, you will need to go through the qualification process for that landlord, so one of the things you can do right now is to learn about your credit and rental history and clear up any negative things that may come up so that those things do not impede your search for new housing.

- We do want to do everything we can to rebuild at least some of the housing units so that some of our current Baker Heights residents can be housed in them if qualified. Even if we rebuild 30 to 50 units at BH, the likelihood is that every one of you will have to move, whether or not you come back to a new unit here or relocate somewhere else temporarily. The new buildings would also no longer be funded under public housing, so the eligibility requirements would be different; we don't know how many units there would be, what bedroom size, or anything definite at this time. We want to keep the community garden and the mobility-impaired access for residents. More details will be available later, and anything definite would be worked out in the overall plan.
- The goal is in the next 30 days to have staff Relocation Counselors meet with you one-on-one to do relocation assessments to find out each family's housing needs, and to find out if your interests in HCV are other EHA properties, porting, or what will best suit your household.

For questions about the Housing Choice Voucher program as it relates to current residents of Baker Heights, please contact:

Wendy Westby, Director of the HCV Program
(425) 303-1107

P.O. Box 1547, Everett, WA 98206-1547

3107 Colby Avenue, Everett, WA 98201

Fax (425) 303-1175

tdd/tty (425) 303-1111

wendyw@evha.org

Baker Heights Community Meeting Invitation

Distributed	8/09/16
Meeting Date	8/17/16
Topic(s)	Baker Heights Updates from Demo to Dispo

BAKER HEIGHTS COMMUNITY MEETING

UPDATES FROM THE EVERETT HOUSING AUTHORITY

Everett Housing Authority has new information to share about the proposed Baker Heights demolition. The highlight of the meeting is a change in direction from demolition (tearing down the site) to disposition (selling the site). The timelines are still similar and residents will still need to move. Please join us to receive this new information in person.

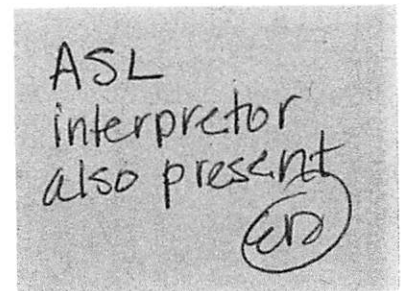


WHERE: Bakerview Large Social Hall
1401 Poplar St, Everett, WA 98201
WHEN: Wednesday, August 17, 2016
TIME: 6:30pm

Refreshments and child care will be provided.

The following language translation Services will be arranged:

- Marshallese
- Arabic
- Russian
- Vietnamese
- Spanish



If you require a reasonable accommodation in order to fully participate in this meeting, please contact Erica Dias at 425-339-1009



HỌP CỘNG ĐỒNG BAKER HEIGHTS

CẬP NHẬT TỪ CƠ QUAN NHÀ ĐẤT EVERETT

Cơ quan Nhà đất Everett có thông tin mới để chia sẻ về đề xuất phá hủy Baker Heights. Nội dung chính của cuộc họp là về việc chuyển hướng từ phá hủy (san bằng địa điểm) sang chuyển nhượng (bán địa điểm). Thời gian biểu tương tự như trước và các cư dân vẫn phải di dời. Vui lòng tham dự với chúng tôi để trực tiếp nhận thông tin mới này.

ĐỊA ĐIỂM: Bakerview Large Social Hall
1401 Poplar St, Everett, WA 98201
THỜI GIAN: Thứ 4, ngày 17 tháng 8 năm 2016
TIME: 6:30 tối

Các dịch vụ giải trí và chăm sóc trẻ em sẽ được cung cấp.

Dịch vụ chuyển ngữ cho các ngôn ngữ sau sẽ được sắp xếp:

- Tiếng Ả Rập
- Tiếng Nga
- Tiếng Việt
- Tiếng Tây Ban Nha
- Marshallese

Nếu quý vị cần chỗ ở hợp lý để tham gia đầy đủ cuộc họp này, vui lòng liên hệ Erica Dias qua số 425-339-1009



**СОБРАНИЕ СООБЩЕСТВА БЕЙКЕР-ХАЙТС
(BAKER HEIGHTS COMMUNITY)
НОВОСТИ ЖИЛИЩНОГО ХОЗЯЙСТВА ЭВЕРЕТТ
(EVERETT HOUSING AUTHORITY)**

Управление жилищного хозяйства Эверетт хочет поделиться с вами новостями о предполагаемом сносе Бейкер-Хайтс. Основная тема собрания - изменение курса действий, т.е. не снос (полный снос всех домов), а продажа (продажа домов). Сроки остаются прежними, и жителям по-прежнему необходим переезд. Присоединяйтесь к нам, чтобы узнать об этой новой информации лично.

МЕСТО ПРОВЕДЕНИЯ: Большой зал для собраний
Бейкервью (Bakerview Large Social Hall)

Штат Вашингтон, г. Эверетт, Поплар-стрит 1401
(1401 Poplar St, Everett, WA 98201)

КОГДА: 17 августа 2016 г. (среда)

ВРЕМЯ: 18:30

Предоставляются легкие закуски и услуги по уходу за детьми.

Будут предоставляться услуги перевода с/на следующие языки:

- арабский;
- русский;
- вьетнамский;
- испанский.
- Marshallese

Если вам необходимо место, в котором можно было бы остановиться на время проведения собрания, пожалуйста, обратитесь к Эрике Диас по телефону
425-339-1009



REUNIÓN COMUNITARIA DE BAKER HEIGHTS

ACTUALIZACIÓN DE PARTE DE LA AUTORIDAD DE VIVIENDA DE EVERETT

La Autoridad de Vivienda de Everett tiene nueva información que compartir acerca de la propuesta demolición de Baker Heights. El punto central de la reunión es un cambio de dirección desde la demolición (derribo del lugar) a la disposición (venta del lugar). Los periodos de tiempo establecidos siguen siendo similares y los residentes aún tendrán que mudarse. Por favor, acompáñenos para recibir esta nueva información en persona.

DÓNDE: Bakerview Large Social Hall
(Gran Salón Social Bakerview)
1401 Poplar St, Everett, WA 98201

CUÁNDO: Miércoles, Agosto 17, 2016

HORA: 6:30pm

Refrigerios y cuidado infantil serán ofrecidos.

Tendremos disponibles Servicios de traducción en los siguientes idiomas:

- Árabe
- Ruso
- Vietnamita
- Español
- Marshallense

Si usted requiere alguna adaptación razonable para poder participar completamente en esta reunión, por favor contacte a Erica Dias al 425-339-1009



BAKER HEIGHTS KWEILOK IN JUKJUKIN PĀD
MEN KO KĀĀL JĀN EVERETT MAROŃ EO KŌN EṀ
(EVERETT HOUSING AUTHORITY)

Elōñ mejeje ko ekāāl an Everett Maroñ eo Kōn EṀ me ekōṇaan in kowaļok kōn aer katmāne in rupe Baker Heights. Wūn in kōnono ko ilo naaj kweilok eo enaaj juon oktak ilo iaļ eo aer jān rupe (kōkkure ijoko) ñan “disposition” (wia ijoko). lien ko pād wōt enañin āinwōt juon wōt im ri-mōko enaaj aikuļ wōt in eṀmakūt. Jouj im itān bōk mejeje kein ekāāl.

IA: Bakerview EṀ Kilep (Large Social Hall)
1401 Poplar St, Everett, WA 98201
ÑĀĀT: Wōnje, Ọkwōj 17, 2016
AWA: 6:30pm

Enaaj wōr kōkan dikdik im ri-kōjparok ajri.

Kōm enaaj karōk Jipañ in ukok ñan kajin kein:

- Kajin Arab
- Kajin Russia
- Kajin Vietnam
- Kajin Jipein
- Marshallese

Elaññe kwōj aikuļ bwe kōm en kōṃṃan wāween kaddeļoñ eok ñan lukkuun bōk kuṇaam ilo kweilok in, jouj im contact Erica Dias ilo 425-339-1009



لقاء مجموعة بيكر هايتس

أخبار جديدة من سلطة الاسكان بإيفرت

تود سلطة الاسكان بإيفرت امدادكم بمعلومات جديدة حول اقتراح هدم بيكر هايتس. سيسلط الضوء في هذا الاجتماع على تغيير في الاشراف من هدم (من طرف لآخر (إلى التصرف في الموقع) بيع الموقع. (لم يطرأ أي تغيير على الجدول الزمني و مازال على السكان التنقل. الرجاء الاتحاق بنا للحصول على المزيد من المعلومات شخصيا.

المكان: Bakerview Large Social Hall

1401 Poplar St, Everett, WA 98201

الزمان: الأربعاء 17 أوت 2017

الوقت: السادسة و النصف مساء

سيتم تقديم المشروبات و المرطبات و كذلك العناية بالأطفال

:سيتم اعداد ترجمة إلى اللغات التالية

العربية.

الروسية.

الفيتنامية.

الإسبانية.

إذا كنتم تحتاجون إلى مرافق إقامة ملائمة للمشاركة في الإجتماع، الرجاء الاتصال بإيريك دياز على الرقم 425-339-1009



Baker Heights Community Meeting Sign-In Sheet

Meeting Date	8/17/16
Number of Attendees	117

Baker Heights Community Meeting Meeting Minutes

Meeting Date	08/17/16
Topic(s)	Baker Heights Update from Demolition to Disposition
Number of Attendees	117

Baker Heights Community Meeting
Meeting Minutes
August 17, 2016

- Baker Heights Residents will still receive Tenant Protection Vouchers
- We must renovate the properties that are viable.
- Baker View is now viable for the next 20 years.
- Grandview 148 units will be available over the next 10-15 years for low income housing.
- Must replace the properties that are not viable. We do not have the resources to save.
- Plan is to replace all 244 units over the long-term.
- Why are we proposing to sell Baker Heights? It is physically obsolete. The cost to renovate the units will cost more than 57% than the cost to replace the units.
- Estimated 42 million to renovate Baker Heights which is 81% of the cost to replace.
- HUD will not allow the use of federal funds to renovate Baker Heights.
- The initial plan was to demolish first, then sell.
- The revised plan is to sell rather than demolish since we now know we can propose disposition (sale) without having to identify a buyer upfront.
- New plan does not mean significant difference for residents.
- We are still looking at 24 months to relocate all residents before the site is offered for sale.
- We will request approval from HUD to sell Baker Heights. Once approved, the housing authority will receive 244 housing vouchers.
- HUD will allow up to two years for residents to relocate. We will replace one for one with a housing unit in Everett over the long-term. This will be done mainly through acquisition.
- Tenant Protection Vouchers may be used at other EHA properties as well as other properties where the landlord participates in the Housing Choice Voucher Program.
- EHA has met with BH households to find out their preferences for housing, location and other details.

- EHA has a team of relocation staff and has hired an additional Resident Services Coordinator to work with residents during relocation.
- EHA will pay reasonable relocation costs, including moving.

RESIDENT QUESTIONS:

Q: What do other properties mean? Apartments or Houses? Will relocation provide information and or properties?

A: Relocation will provide information about landlords who participate in the Housing Choice Voucher Program. Relocation will also assist with facilitating visits to prospective units. Prospective units may include apartments, as well as other types of housing where the landlord participates in the Housing Choice Voucher Program.

Q: If we stay with EHA, do have to reapply with credit? Does our deposit transfer?

A: No. EHA will also help with reasonable moving costs.

Q: Will households be prioritized? Can tenants relocate early?

A: If you are ready to move when the vouchers are available, please let us know.

Q: Will EHA help with application fee? Deposit to hold apartment?

A: EHA will assist with reasonable relocation costs. We will confirm the answer to this once we verify.

Q: When do we get the vouchers?

A: The soonest we would get approval from HUD would be December 2016, then the vouchers would be approved. We will issue vouchers as soon as we receive them.

Q: My health is deteriorating, who can help?

A: Director of Housing, Steve Yago to respond resident's unique circumstances.

Q: Would like to receive more frequent updates.

A: We will implement ways to provide updates such as a newsletter or postings.

Q: Will you help with moving or just give vouchers and tenants move themselves? Or give voucher and help move them?

A: EHA Relocation staff will provide individual moving assistance and resources for each household.

Clarification from Ashely Lommers-Johnson based on resident comment: EHA is separate from the City of Everett, but we work with City to house families.

A: Can we look now for housing?

Q: It's too early to begin a leasing process but not too early to identify where you want to live or types of units.

Q: What if I receive my voucher in December? But I want to stay for another year and half.

A: We will have 24 months in order to relocate all Baker Heights Residents. We will work with you on an individual basis to accommodate the best move time for your household.

Q: What about the environmental impact such as trees and gardens?

A: We want to start with a planning process about the future of this property. We plan to work with the community and the city to develop a vision for this neighborhood. We need save and preserve as many trees as possible.

Q: How are you relocating? In Phases?

A: We want to provide vouchers to tenants when they are ready. We will work with each household to accommodate the best move time for you.

Q: What about the friendship garden?

A: We will consider what can be done with the friendship garden.

We may redevelop a site of 1, 2, and 3 bedroom units. Baker Heights residents will have the first opportunity to move into the new building.

Q: Will the voucher expire?

A: Your voucher will be good for two years.

Q: Pet deposits? What if the new place has a higher pet deposit?

A: EHA will assist with covering the cost of pet deposits.

For questions about the Housing Choice Voucher Program as it relates to current residents of Baker Heights, please contact:

Wendy Westby, Director of the HCV Program

425-303-1107

wendyw@evha.org

PO BOX 1547, Everett, WA 98206-1547

3107 Colby Avenue, Everett, WA 98201

FAX: 425-303-1175

tdd/tty: 425-303-1111

For questions about relocation, please contact:

Erica Dias, Acquisitions/Development, Relocation, and Planning Manager

425-339-1009

ericad@evha.org

PO BOX 1547, Everett, WA 98206-1547

3107 Colby Avenue, Everett, WA 98201

FAX: 425-303-1175

tdd/tty: 425-303-1111

If you require language translation in order to access these meeting minutes, please contact Erica Dias.

If you require a reasonable accommodation in order to access these meeting minutes, please contact Erica Dias.

Baker Heights Community Meeting Opportunity for Comments

Meeting Date	8/17/16
---------------------	----------------



EXECUTIVE DIRECTOR
Ashley Lommers-Johnson

August 24, 2016

Thank you for your comments regarding the proposed Section 18 application for disposition of Baker Heights. Your remarks will be included with the submitted application materials. I've outlined your comments below and have provided responses for each.

Comment

"Your meeting was very informative, however, I hope you will assist us in the new apartment to look at for we do not have a car"

Response

Everett Housing Authority will assist with transportation during your housing search.

Comment

"Everyone was very nice and polite and I appreciate that you had refreshments."

Response

We are glad to hear that you felt comfortable at the community meeting. These meetings are designed to provide you with good information that will help you make informed decisions in the future as well as give you an opportunity to ask questions.

Comment

"I made a few things that we need at the new place if possible..."

Response

Thank you for providing such a comprehensive list of items. This list will be consolidated with the questionnaire that you participated in with Relocation staff. These details will help us tremendously in your housing search.



1607

Comment

"Having to move is very stressful on the two of us. We hope the moving will be smooth and with little difficulty"

Response

Moving is stressful and we recognize this. Everett Housing Authority has successfully implemented temporary relocation of hundreds of households within its jurisdiction. Relocation staff has extensive experience coordinating with movers and residents to ensure smooth transitions between housing locations. One of our primary goals in this process is to reduce stress for residents.

Comment

"Will the movers or someone from housing hook up our screen doors for us?"

Response

This is a question we will flag in your relocation file. As we get closer to identifying your new home, we'll need find out if the new place you will be renting actually needs a screen door or if the landlord allows for this.

Comment

"Thank you Erica and Charles and everyone for all you are doing for all of us in Baker Heights."

Thank you again for your valuable feedback, as well as your participation in the Baker Height questionnaire that EHA staff have been conducting during unit visits. The information you provide allows us to develop the best relocation plan for you.

Please be on the lookout for an upcoming list of frequently asked questions based on comments and questions from a number of Baker Heights residents.

You may contact me at 425-339-1009 if you have further comments or questions.

Erica Dias

Erica Dias

Acquisitions/Development, Relocation, and Planning Manager
Everett Housing Authority

601-



EXECUTIVE DIRECTOR
Ashley Lommers-Johnson

August 24, 2016

Thank you for your comments regarding the proposed Section 18 application for disposition of Baker Heights. Your remarks will be included with the submitted application materials. I've outlined your comments below and have provided responses for each.

Comment

"I would like a two bedroom..."

Response

You will receive a Tenant Protection Voucher (Housing Choice Voucher) that enables you to rent a new place with continued rental assistance with a landlord who participates in the voucher program. The bedroom size for which you are eligible largely depends upon the number of people residing in the household. We will be reaching out to residents in the near future to identifying bedroom size eligibility.

Comment

"I served in the Army. I don't know if that affects the amount of the voucher."

Response

The voucher program does not offer an incentive or increase in the payment standard amount for military service.



62

Thank you again for your valuable feedback, as well as your participation in the Baker Height questionnaire that EHA staff have been conducting during unit visits. The information you provide allows us to develop the best relocation plan for you.

Please be on the lookout for an upcoming list of frequently asked questions based on comments and questions from a number of Baker Heights residents.

You may contact me at 425-339-1009 if you have further comments or questions.

Erica Dias

Erica Dias

Acquisitions/Development, Relocation, and Planning Manager

Everett Housing Authority



EXECUTIVE DIRECTOR
Ashley Lommers-Johnson

August 24, 2016

Thank you for your comments regarding the proposed Section 18 application for disposition of Baker Heights. Your remarks will be included with the submitted application materials. I've outlined your comments below and have provided responses for each.

Comment

"This meeting was very helpful. I would like more mail or newsletter the closer we get."

Response

We are glad to know the meeting was useful for you. We are working towards ways we can best update residents and the public on the progress of Baker Heights planning. We will implement a system soon.

Comment

"Concerns on families with disabilities and the unit or new homes they move into."

Response

Disability accommodations during and after relocation are a serious consideration on the part of the Everett Housing Authority. During our one-on-one consultations with residents, this is something we ask about which helps us build the best relocation plan possible for the resident who needs accommodations.

64

Thank you again for your valuable feedback, as well as your participation in the Baker Height questionnaire that EHA staff have been conducting during unit visits. The information you provide allows us to develop the best relocation plan for you.

Please be on the lookout for an upcoming list of frequently asked questions based on comments and questions from a number of Baker Heights residents.

You may contact me at 425-339-1009 if you have further comments or questions.

Erica Dias
Erica Dias
Acquisitions/Development, Relocation, and Planning Manager
Everett Housing Authority

65



EXECUTIVE DIRECTOR
Ashley Lommers-Johnson

August 24, 2016

Thank you for your email comments regarding the proposed Section 18 application for disposition of Baker Heights. Your remarks will be included with the submitted application materials. I've outlined your comments below and have provided responses for each.

Comment

"I appreciate all that EHA staff are doing to assist us with this most difficult transition."

Response

It is good to know that you feel you are supported by EHA staff.

Comment

"If Residents have questions of me, do I give them Erica's contact info?"

Response

You may certainly forward my contact information to neighbors who ask questions about Baker Heights planning. For reference, my desk phone is 425-339-1009 and my email address is ericad@evha.org.

Comment

"6-12 months is too vague. Could we have more updates like a monthly newsletter? Providing updates more frequently may be done by: a monthly newsletter, a location on the EHA website with update info and leave comments/questions for response, a point of contact person (Erica), etc. others to call for updates of EHA progress and resident changes of circumstances for individuals"

cel

Response

Updates and progress are important to this process. You have outlined some realistic ways that EHA Could provide information for the residents and the public as we go through this process. Some or all of these will implemented soon. I would like to work with you personally to accomplish this.

Comment

"What is going to happen to the friendship garden?"

Response

At this point, we are unsure as to the future of the friendship garden. Other residents have asked about this as well and we realize the garden is an important focal point of the Baker Heights Community. We will keep this on our list of considerations as we move through this process.

Comment

"Thank you for your support. I have the utmost faith in EHA staff"

Response

This is good to know. We are committed to working closely with all residents to maintain trust and good communication throughout the relocation process.

Thank you again for your valuable feedback, as well as your participation in the Baker Height questionnaire that EHA staff have been conducting during unit visits. The information you provide allows us to develop the best relocation plan for you.

Please be on the lookout for an upcoming list of frequently asked questions based on comments and questions from a number of Baker Heights residents.

You may contact me at 425-339-1009 if you have further comments or questions.

Erica Dias

Erica Dias

Acquisitions/Development, Relocation, and Planning Manager
Everett Housing Authority

107

Erica Dias

From: Erica Dias
Sent: Friday, August 19, 2016 2:49 PM
To:
Subject: RE: Baker Heights Comments

Thank you for your comments relative to the proposed disposition of the Everett Housing Authority Baker Heights property. I am happy to hear that you have a favorable response to the relocation plans getting underway.

I understand that you and your mom are currently in a two-bedroom home at Baker Heights. I consulted with our Housing Choice Voucher Director on this question and here is her response:

"In general, EHA has a two person per bedroom payment standard. A mom and daughter would be awarded a one bedroom voucher and the budget that goes with it. A one-bedroom voucher can be used to rent a larger sized unit, if the rent for the larger unit is reasonable and works with the family budget. Unlike the Public Housing program, where you are offered the unit that is available, the voucher program allows for families to select the unit that works best for them. Finding a unit that is larger or that has a layout that would accommodate separate sleeping areas that would meet the household's needs. If the need for additional space is as the result of a disability, we would consider that as well."

I want to thank you for your valuable input and encourage you to watch for future updates about plans for Baker Heights.

Sincerely,

Erica Dias
Acquisitions/Development, Relocation, and Planning Manager
425-339-1009

From:
Sent: Friday, August 19, 2016 1:17 PM
To: Erica Dias <ericad@evha.org>
Subject: Baker Heights Comment

Hello Erica,

My name is
Phone number:
Personal email:

Everett, WA. 98201.

Baker Heights Community Meeting Invitation

Distributed	1/13/16
Meeting Date	1/21/16
Topic(s)	Future of Baker Heights/CNI Planning Grant

69

EVERETT HOUSING AUTHORITY COMMUNITY MEETING

Please join us for updates about plans for Baker Heights
and Information about Choice Neighborhoods Initiative



WHERE: Bakerview Large Social Hall
1401 Poplar St, Everett, WA 98201

WHEN: Thursday, January 21, 2016

TIME: 6:00pm – Baker Heights Discussion

Language Translation Services will be Available

If you require a reasonable accommodation in order to fully participate in
this meeting, please contact Erica Dias at 425-339-1009

Baker Heights Community Meeting Sign-In Sheet

Meeting Date	1/21/16
Number of Attendees	121

Baker Heights Community Meeting Minutes

Meeting Date	1/21/16
Topic(s)	Future of Baker Heights/CNI Planning Grant
Number of Attendees	120

72

1/21/16 Meeting

Re: Future of Baker Heights & Choice Neighborhoods Initiative Planning Grant

Bakerview Community Center Large Hall, 6:00 pm

Ashley Lommers-Johnson, Executive Director

Wendy Westby, Housing Choice Voucher Program Director

The two main discussion topics covered in this meeting were:

- (1) the future of Baker Heights and EHA's application to HUD regarding demolition and/or disposition of Baker Heights; and
- (2) the opportunity to fund transformation of the neighborhood in the form of the Choice Neighborhood Initiative's Planning Grant.

EHA and the City of Everett have been making and will continue to make significant financial investments into the Delta neighborhood.

- (1) By the end of 2016, EHA will have invested \$38 million into the neighborhood. EHA has received three recent national awards for (a) the Friendship Garden; (b) renovations to Bakerview and Grandview; and (c) Pivotal Point, a project for survivors of domestic violence that includes a police substation. These are significant neighborhood improvements and EHA intends to continue with others—i.e., acquisition and renovation of the Meadows I, II, and III Apartments and the \$600,000 renovation to the Grandview Homes clubhouse.
- (2) The City of Everett has planned initiatives to improve the neighborhood, including (a) a four-year university (Washington State University/WSU); (b) \$1 million improvements to the neighborhood, including a barrier-free path around the school to ensure pedestrian safety, rebuilding restrooms and creation of additional walking paths at Wiggums Hollow Park, replacement of several bus stops on Broadway Avenue, and better outdoor lighting to improve overall safety. WSU's presence here will significantly impact not only the neighborhood, but the city of Everett as a whole. Future improvements such as light-rail transportation to WSU have also been discussed.

THE FUTURE OF BAKER HEIGHTS AND EHA'S APPLICATION TO HUD REGARDING DEMOLITION OR DISPOSITION

- HUD does not allow public housing authorities to renovate existing buildings when renovation costs will exceed 57% of the cost to replace existing buildings. EHA contracted with an architectural firm to perform a study that would determine the cost to renovate Baker Heights and found renovation of Baker Heights would exceed 90% of the cost to completely

73

replace the buildings. Federal funding cannot be used to replace even part of the buildings (i.e., the roofs). Federal funding can be used for smaller-scale maintenance repairs to Baker Heights (i.e., fixing an appliance).

- Under the US Housing Act of 1937, the three options for Baker Heights are:
 - (1) Sell it;
 - (2) Demolish it; or
 - (3) Sell AND demolish it.

In order to exercise any of the three above-listed options, EHA must make application to HUD, which it expects to do within the next two months with assistance from the City of Everett. HUD then has to approve EHA's application.

- EHA has the opportunity to obtain additional funding via the Choice Neighborhoods Initiative Grant, which would award up to \$32 million (\$21 million of which can be spent on housing). Even the maximum financial award would be insufficient for replacement of Baker Heights. However, the award would be sufficient to fund a plan to replace some of the Baker Heights housing, onsite and/or offsite.
- Continuing to operate Baker Heights in its current condition carries the risk that the property will become unlivable and potentially jeopardizes EHA's access to replacement vouchers. EHA cannot receive vouchers for unlivable units if they are vacant and have been unoccupied for the past two years.
- If HUD approves EHA's application, one Housing Choice/Section 8 Voucher for every unit occupied during the last two years becomes available. There is no guarantee that federal funding for the replacement vouchers will be available after 2016. EHA will also request an extended period of up to three years for relocation of current Baker Heights residents prior to beginning the demolition.
- According to EHA's interpretation of the Choice Neighborhoods Initiative Grant, the demolition of Baker Heights would be the most viable option. In order to sell Baker Heights, there would need to be an implied specific use for the property and a motivated buyer. EHA needs to develop a comprehensive plan before the future owner of the Baker Heights property can be determined.

- EHA cannot begin to move Baker Heights residents until we have the vouchers. Assuming EHA's application to HUD is approved and the replacement vouchers arrive, Baker Heights residents will be able to obtain them once they are available to EHA. HCV/Section 8 is not the only subsidized housing option; Baker Heights residents may also move to other EHA-owned properties for which they are eligible.
- EHA staff members are currently meeting with Baker Heights residents to determine their future housing needs. EHA is required to assist residents with certain specific costs related directly to moving.
- Three key EHA staff members were present at the meeting and pointed out: Wendy Westby, Director of the Housing Choice Voucher Program; Heidi Cate, Relocation Coordinator; and Erica Dias, Deputy Housing Director, who will be chiefly responsible for the oversight of this project.
- It was said several times at the last meeting and was said again at this meeting--Baker Heights residents, don't move right away. If you move now, you will not receive any relocation assistance. You have to wait until vouchers are available in order to receive one.
- Everyone living at Baker Heights will eventually need to relocate.

THE CHOICE NEIGHBORHOODS INITIATIVE PLANNING GRANT

- The Choice Neighborhoods Initiative replaced the old HOPE 6 program, which was more limited in its focus on improvement of a single housing development. The Choice Neighborhoods Initiative Planning Grant is designed to transform an entire severely distressed neighborhood, addressing multiple issues including education (the presence of an underperforming school is required to qualify for the grant) and other community needs. (One local example of this grant's recent use is Seattle Housing Authority's Yesler Terrace. SHA received \$30 million grant to transform the neighborhood, which is currently under construction.)
- Applications for this grant are very competitive—there will only be about eight planning grants awarded in 2016, and only five or six implementation grants.
- The grant has two parts: (1) the Planning and Action Grant and (2) the Implementation Grant. The Planning and Action Grant would be a threeyear, \$2 million award--\$500,000 to create the plan, and \$1.5 million to take active steps for implementation of the plan. If awarded the Planning

75

and Action Grant, EHA and the City of Everett's responsibility would be creation of a neighborhood transformation plan that meeting HUD requirements and setting the stage for future application for and successful award of the Implementation Grant. EHA would develop a comprehensive community transformation plan over two years, beginning plan implementation in Year Three.

- EHA has chosen the name "the Hawthorne Transformation Plan". The plan will be headed by a Hawthorne Transformation Council of about 20 people and local organizations including the Resident Advisory Board and school district. In addition to the Hawthorne Transformation Council, there will be several subcommittees in the form of Housing Plan Action Team, Neighborhood Plan Action Team, Education Plan Action Team, Economic Development Plan Action Team, and People Plan Action Team. Plan action teams will be staffed by City of Everett and EHA employees and experienced consultants.
- The boundaries of the Delta neighborhood included in the Hawthorne Transformation Plan are Broadway, 15th Avenue, East Marine View Drive, and north of Tower cutting across to East Marine View Drive. This includes all of Baker Heights and other EHA properties, the new WSU campus, Boys and Girls Club, Denny Juvenile Justice Center, and a number of other structures in need of improvements. An overall goal of this plan will be to create conditions necessary for private and public investment to offer amenities and assets needed by the community.
- Cards and pencils were handed out in order to allow meeting attendees to voice their opinions regarding several Early Action Proposals by anonymous ballot. Depending on the results of this vote, there may be a future meeting to discuss another round of ideas.

AUDIENCE QUESTIONS AND ANSWERS

- (1) Are zero-income households are eligible for the HCV/Section 8 voucher program? Yes.
- (2) What if someone needs to move out of Baker Heights for health reasons? Reasonable accommodation transfers can be applied for.
- (3) How many vouchers will be issued per household in the case of more than one adult or more than one family sharing a household? Only one voucher will be issued per unit.

- (4) Do these vouchers expire? Once you have a voucher, it is yours until you no longer need it. While we cannot promise federal funding will be there eternally, to date EHA has not had anyone's voucher "expire".
- (5) How long do you have to find alternative housing if your income exceeds the limits for a voucher? Six months.
- (6) I live at Baker Heights and have been turned down for an HCV/S8 voucher. Am I going to be turned down for this voucher? The regular HCV/S8 vouchers have a preference for either homeless or rent-burdened individuals (paying more than 50% of their income in rent). The replacement vouchers for Baker Heights are different, and the regular preferences don't apply to them.
- (7) Has EHA done a study of rental availability in the community (both in the neighborhood and within Everett City Limits)? We have not done a comprehensive analysis due to low vacancy rate. The vacancy rate in the Delta neighborhood is currently 0%. Throughout Snohomish County, it is about 2%. However, in the last 3 months alone, EHA has housed almost 100 people who are either homeless or rent-burdened either in Everett itself or unincorporated Snohomish County using HCV/S8 vouchers. EHA is continuing to acquire additional units both in Everett and throughout Snohomish County that will be available as well.
- (8) If you have a pet and have paid the pet deposit, can you move your pet? Yes, we will make that accommodation.
- (9) How many of the new units EHA is buying will be available? We will continue to acquire property within Everett and unincorporated Snohomish County.
- (10) Will there be a paper version of what was said at this meeting available? We will put something on the website at <http://www.evha.org/>. We also have staff members taking notes.
- (11) Will Bakerview Apartments remain here? Yes.
- (12) Will the Friendship Garden remain here? EHA intends to continue the Friendship Garden in some incarnation and hopes that it can remain in its current location, but has to acknowledge that it may need to be moved. As a side note, some lovely new planting boxes have been

77

built for resident use with the recent Bakerview Apartments renovation.

- (13) What about the poor condition of the sidewalks and pavement? Remediating that is part of neighborhood transformation, which is the purpose of this grant.
- (14) Will residents have input regarding the future plans for Baker Heights and the neighborhood? We will listen to your ideas and concerns, and the action teams will have input. Of course, everything is limited by funding availability.
- (15) Once Baker Heights is demolished, will there be housing available in the same location? This matter is still under discussion. There may be some housing here.
- (16) Will EHA help us find a place to move? EHA has access to resources that can assist you in finding a place to move, but you can also look on your own.

Baker Heights Community Meeting Opportunity for Comments

Meeting Date	10/30/15, 1/21/16
---------------------	-------------------

Proposed Sale of Scattered Sites

Please check the box that expresses your level of support:



☐ Love it!



☐ Unsure



☐ Not in Favor

Additional Comments:

Handout at
1/21/16 mtg
En

OPPORTUNITY FOR COMMENTS

Baker Heights Planning

Everett Housing Authority invites you to provide written comments about the proposed Baker Heights Demolition.

Everett Housing Authority held tenant meetings on October 30, 2015 and January 21, 2015. The focus was the future of Baker Heights and proposed demolition of the property. The presentations included language translation services and opportunities for tenants to ask questions. Below is a brief summary:

- Due to age and condition Baker Heights is in need of major renovation
- Costs to renovate exceed 57.14% of cost to rebuild – HUD will not approve
- Demolition of property is most viable option
- EHA will submit an application to HUD and wait up to 100 days for approval
- Tenants will receive Housing Choice Vouchers
- Tenants do not need to move now but will need to move eventually
- EHA Relocation staff will assist with moving and locating alternative housing
- Timeline is estimated anywhere from 6 months to two years

Over the next ten days, you may provide written comments about the proposed demolition plan in the following ways:

- 1) Follow online link to submit a survey about the proposed plans:
- 2) Send email to: ericad@evha.org.
- 3) Submit written comments to the Bakerview rental office located at 1401 Poplar, Everett, WA 98201
- 4) Call 425-339-1009 to submit verbal comments.

For complete minutes of either of these meetings, you may contact:
Erica Dias at 425-339-1009.

Date of this notification:

4

CƠ HỘI NÊU Ý KIẾN

Quy hoạch Baker Heights

Cơ quan nhà ở Everett kính mời quý vị gửi ý kiến bằng văn bản về việc giải tỏa và phá dỡ khu nhà Baker Heights.

Cơ quan Nhà ở Everett đã tổ chức các cuộc họp với người thuê nhà vào ngày 30 tháng 10 năm 2015 và 21 tháng 1 năm 2015. Nội dung các cuộc họp tập trung vào tương lai của Baker Heights và đề xuất giải tỏa khu nhà. Các bài thuyết trình bao gồm cả dịch vụ dịch thuật và cơ hội đặt câu hỏi cho người thuê nhà. Dưới đây là tóm tắt nội dung:

- Do thời gian sử dụng và tình trạng hiện tại, Baker Heights cần phải được tu sửa lớn
- Kinh phí tu sửa vượt quá 57.14% kinh phí để xây dựng mới - HUD sẽ không phê duyệt
- Giải tỏa và phá dỡ khu nhà là lựa chọn khả thi nhất
- EHA sẽ gửi đơn tới HUD và đợi chờ phê duyệt trong vòng 100 ngày
- Người thuê nhà sẽ nhận được phiếu lựa chọn nhà ở
- Hiện tại người thuê chưa cần chuyển nhà, nhưng trong tương lai sẽ cần như vậy
- Ban tái định cư của EHA sẽ hỗ trợ việc di chuyển nhà và lựa chọn chỗ ở thay thế
- Lịch trình dự kiến từ 6 tháng đến 2 năm

Trong vòng 10 ngày tới, quý vị có thể gửi ý kiến bằng văn bản về kế hoạch giải tỏa được đề xuất theo các cách sau đây:

- 1) Truy cập địa chỉ trực tuyến để gửi bản khảo sát về kế hoạch được đề xuất:
- 2) Gửi email tới: ericad@evha.org.
- 3) Gửi ý kiến bằng văn bản tới Văn phòng thuê nhà Bakerview tại địa chỉ 1401 Poplar, Everett, WA 98201
- 4) Gọi tới số 425-339-1009 để gửi ý kiến bằng lời.

Để nhận biên bản đầy đủ của các cuộc họp này, quý vị có thể liên hệ với:
Erica Dias theo số 425-339-1009.

Ngày tháng của thông báo này:

82

OPORTUNIDAD PARA COMENTAR

Planificación de "Baker Heights"

"Everett Housing Authority" le invita a hacer comentarios por escrito acerca de la propuesta demolición de "Baker Heights".

"Everett Housing Authority" llevó a cabo reuniones de inquilinos el 30 de octubre del 2015 y el 21 de enero del 2015. Los temas principales fueron el futuro de "Baker Heights" y la propuesta demolición de la propiedad. Las presentaciones incluyeron los servicios de traducción de idiomas y las oportunidades para que los inquilinos hicieran preguntas. Aquí abajo se ofrece un breve resumen:

- Debido a la edad y a las condiciones en que está "Baker Heights", se hace necesaria una considerable renovación
- Los costos para renovar exceden el 57.14% del costo de reconstrucción - HUD no los aprobará
- La demolición de la propiedad es la opción más viable
- "Everett Housing Authority" presentará una solicitud a HUD y esperará hasta 100 días para su aprobación
- Los inquilinos recibirán Vales para Elección de Vivienda
- Los inquilinos no tienen que mudarse ahora, pero tendrán que hacerlo en el futuro
- El personal de Reubicación de "Everett Housing Authority" ayudará con la mudanza y en la localización de un alojamiento alternativo
- Se estima que el marco de tiempo sea de 6 meses a dos años

Durante los próximos diez días, usted podrá comentar por escrito sobre el plan de demolición propuesto de las siguientes maneras:

- 1) Siga el enlace en línea para llenar una encuesta sobre los planes propuestos:
- 2) Envíe un E-mail a: ericad@evha.org.
- 3) Presente sus comentarios por escrito en la oficina de rentas de "Bakerview" ubicada en 1401 Poplar, Everett, WA 98201
- 4) Llame al 425-339-1009 para presentar comentarios verbales.

Para recibir información sobre las minutas de cualquiera de estas reuniones, usted puede contactar a:

Erica Dias al 425-339-1009

Fecha de esta notificación:

IIEN EMĪMAN ÑAN KŌNNAAN Karōk kōn Baker Heights

Everett Housing Authority ej karuwaneneik eok in leļok aṃ kōnnaan ilo jeje kōn aer katmāne in Rupe Baker Heights.

Everett Housing Authority ekar kōmṃan kweilok an ri-rent ro ilo Oktoba 30, 2015 im Jānwōde 21, 2015. Wūnin kweilok ko kar ta eo enaaj waļok ñan Baker Heights im kōn aer katmāne in rupe ṃōko. Ilo ad kōnnaan kōm ekar kōpool jipaṇ in ukok kajin ko im iien an ri-rent ro kajjitōk. Ewōr juon kōmmejeje ekadu iuṃwin:

- Kōnke emor im ejorrāān Baker Heights ej aikuj juon kōkāāl eļap
- Wōṃean kōkāāl enaaj japļok jān 57.14% an wōṃean bar ekkal – HUD ejāmin kōweeppān
- Rupe ṃōko ej men in ekkāālel emṃantata
- EHA enaaj submit juon peba in apply ñan HUD im kattar ṃae 100 raan kōn aer kōweeppān
- Ri-rent ro enaaj bōk “Housing Choice Vouchers” – Peba in Kaṃpool ñan Kāālōt Em
- Ri-rent ro ejjab aikuj in emṃakūt kiiō ak naaj aikuj in emṃakūt tokālik
- EHA kumi in Leakļok enaaj jipaṇ kōn emṃakūt im pukot bar juon imōṃ
- Timeline is estimated anywhere from 6 months to two years

Ilo naaj raan ko joṇoul me ej itok, kwōmaroṇ in leļok aṃ kōnnaan ilo jeje kōn aer katmāne ñan plan in rupe ilo iaļ kein ej joor:

- 1) Łoore batin eo online ñan submit juon kein joṇak (survey) kōn kōllejar ko me rej katmāne:
- 2) Jilkinļok email ñan: ericad@evha.org.
- 3) Submit kōnnaan ko jeje ñan Bakerview wōpij in rent eo me ej pād ilo 1401 Poplar, Everett, WA 98201
- 4) Kūri 425-339-1009 ñan submit kōnnaan ko kōn ainikiōṃ.

Ñan bōk jeje ko eweeppān kōn jabdewōt an kweilok kein ruo, kwōmaroṇ in contact:
Erica Dias ilo 425-339-1009.

Raanin kōjjeļā in:

84

فرصة للتعليق بيكر هايتس للتخطيط

هيئة إيفيريت للإسكان تدعوك لتقديم تعليقات مكتوبة عن الخطة المقترحة لهدم بيوكر هايتس.

لقد عقدت هيئة إيفيريت للإسكان اجتماعات مع المستأجرين في 30 أكتوبر 2015 و 21 يناير 2015. كان التركيز على مستقبل بيوكر هايتس والهدم المقترح للعقار. تضمنت التقديمات خدمات ترجمة لغوية وفرص للمستأجرين في طرح الأسئلة. أذناه يوجد ملخص مقتضب:

- بسبب العمر والحالة يحتاج مبنى بيوكر هايتس لتحديث كبير
- وتتخطى تكلفة التجديد 57.14% من إعادة البناء – HUD لن تعتمد
- يعتبر هدم العقار أكثر الخيارات قبولاً
- سوف تقدم EHA طلب ل HUD وتنتظر حتى 100 يوم للإعتماد
- سيحصل المستأجرون على إيصالات خيار سكن
- لن يحتاج المستأجرون للانتقال في الوقت الحالي ولكن سوف ينتقلون في نهاية الأمر
- سوف يساعد فريق EHA لإعادة التوطين في عملية الانتقال وتحديد بديل السكن
- تقدر الفترة الزمنية في أي وقت من 6 أشهر إلى سنتين

على مدار العشرة أيام القادمة، يمكنك تقديم تعليقات مكتوبة عن خطة الهدم المقترحة بالطرق التالية:

- (1) اتبع الرابط على الإنترنت لتقديم استبيان عن الخطط المقترحة:
- (2) ارسل بريد إلكتروني إلى: ericad@evha.org
- (3) ارسل تعليقات مكتوبة إلى مكتب بيكر فيو للإيجارات الموجود في 1401 poplar, Everett, WA 98201
- (4) اتصل على 425-339-1009 لإرسال تعليقات لفظية.

لسجل كامل لأي من هذه الاجتماعات، يمكنك الاتصال:

إيريك دياز على 425-339-1009.

تاريخ هذا الإخطار:

ВОЗМОЖНОСТЬ ПРЕДСТАВЛЕНИЯ ЗАМЕЧАНИЙ

Проект Baker Heights

Управление жилищного хозяйства Эверетт (ЕНА) приглашает вас представить письменные замечания по поводу предлагаемого сноса Baker Heights.

Управление жилищного хозяйства Эверетт проводило встречу жильцов 30 октября 2015 г. и 21 января 2015 г. В центре внимания стоял вопрос о будущем Baker Heights и о предполагаемом сносе построек. На презентации работали переводчики. Жильцам также предлагалась возможность задавать вопросы.

Ниже приводится краткая сводка:

- Ввиду возраста и состояния Baker Heights на территории необходимо провести масштабные ремонтные работы.
- Расходы на такие работы превышают 57,14% стоимости строительства с нуля - Министерство жилищного строительства и городского развития (HUD) не даст согласие.
- Снос построек является наиболее жизнеспособным вариантом.
- ЕНА подаст заявку в HUD и подождет утверждения до 100 дней.
- Арендаторы получают ваучеры на выбор жилья.
- Жильцам не обязательно переезжать немедленно, но переезд, в конечном счете, неминуем.
- Сотрудники ЕНА по распределению жильцов будут оказывать помощь в переезде и поиске других вариантов жилья.
- Ожидаемые сроки - от 6 месяцев до 2 лет.

В течение следующих десяти дней вы можете следующими способами представить письменные замечания по поводу предлагаемого плана сноса:

- 1) Перейти по ссылке и заполнить анкету о предлагаемых планах:
- 2) Отправить электронное сообщение по адресу: ericad@evha.org.
- 3) Представить в письменном виде свои замечания в офис жилищного управления Bakerview, расположенный по адресу 1401 Poplar, Эверетт, штат Вашингтон 98201.
- 4) Позвонить по телефону 425-339-1009 и представить устные замечания.

Чтобы получить полный протокол любой из этих встреч, свяжитесь с:
Эрикой Диас по телефону 425-339-1009.

Дата настоящего уведомления:

Baker Heights Opportunity for Comments

1. I understand that the Everett Housing Authority (EHA) will submit an application to the U.S. Department of Housing and Urban Development (HUD) proposing the demolition of Baker Heights.

☐ True

☐ False

2. I have attended at least one EHA presentation about Baker Heights planning.

☐ Yes

☐ No

3. I wish to submit the following written comments:

4. I would like to submit my contact information (optional):

Name

Address

Email Address

Phone Number

Done

467

Powered by



See how easy it is to create a survey.

46



EXECUTIVE DIRECTOR
Ashley Lommers-Johnson

April 7, 2016

Thank you for your email comments regarding the proposed Section 18 application for demolition of Baker Heights. Your remarks will be included with the submitted application materials. I've outlined your comments below and have provided responses for each.

Question

"Why don't the tenants get the opportunity to pay for the renovations? Is this even an option? Are the tenants able to pay a small percentage more on rent every month to cover the costs?"

Answer

We appreciate this comment. However, it is not permissible for residents of a Public Housing Authority to personally pay for capital repairs. In addition, Baker Heights is comprised of 244 limited-income households. The estimated cost to repair the site is forty-one million dollars. Even if residents were allowed to pay for repairs, the cost is so high that residents simply could not cover it.

Question

"Is there any other way than demolition? I don't understand how tearing down all our homes and uprooting hundreds of families is a better option than repairs."

EHA takes the prospect of demolition very seriously. We began consulting with tenants and studying the repair needs and condition of the property back in 2004. At that time,

gn

assessments revealed troubled conditions. Since then, the property has only continued to age.

The cost to restore units to physical and functional standards is an estimated forty-two million dollars. Since this cost is more than 57.14% than the cost to rebuild the units, The Department of Housing and Urban Development (HUD) will not authorize the use of federal, Public Housing dollars for the repairs. Because of this, the continuing decline in the condition of the property, plus concern for resident safety, we believe we are making the right choice by submitting a Section 18 application for demolition of Baker Heights.

We do understand there is more to consider than the extensive cost and safety concerns associated with the poor condition of the property. There is also a close community of people who make up Baker Heights. It is clear that many residents feel connected, safe, and secure here. We are however, optimistic that the Housing Choice Vouchers will create mobility and increased opportunities for residents outside of a declining public housing site.

Thank you again or your valuable feedback, as well as your participation in the Baker Height questionnaire that EHA staff have been conducting during unit visits. The information you provide allows us to develop the best relocation plan for you.

Please be on the lookout for an upcoming list of frequently asked questions based on comments and questions from a number of Baker Heights residents.

You may contact me if you have further comments or questions.

Erica Dias
Erica Dias
Relocation Supervisor
Everett Housing Authority

907



EXECUTIVE DIRECTOR
Ashley Lommers-Johnson

April 7, 2016

Thank you for your phone call comments regarding the proposed Section 18 application for demolition of Baker Heights. Your remarks will be included with the submitted application materials. I've outlined your comments below and have provided responses for each.

Comment

"I'm all for relocation and will stay until I receive the section 8 voucher."

Response

We are happy to hear you are in favor of relocation. EHA will take a lead role in finding comparable housing for you. You may certainly do your own rental search but we will have staff available to assist with such things as Internet searches, communication with prospective landlords, transportation to view other units, and budgeting.

Housing Choice Vouchers – formerly referred to a "Section 8 Vouchers" will only be made available after HUD approval of the Section 18 application and HUD approval of the voucher funding application. We estimate hearing from HUD on these decisions at the earliest, by the end of July 2016. Please do not move before then or you will not be eligible to receive a voucher.

The voucher provides you with a rental subsidy that may be utilized in a private market rental unit. The rental calculation for the voucher is income-based and is similar to the calculation for public housing. EHA staff will review your income level at the time of

voucher issuance and will provide you with guidance as to what you can afford to pay for housing.

Thank you again for your valuable feedback, as well as your participation in the Baker Height questionnaire that EHA staff have been conducting during unit visits. The information you provide allows us to develop the best relocation plan for you.

Please be on the lookout for an upcoming list of frequently asked questions based on comments and questions from a number of Baker Heights residents.

You may contact me if you have further comments or questions.

Erica Dias

Erica Díaz

Relocation Supervisor

Everett Housing Authority

AR



EXECUTIVE DIRECTOR
Ashley Lommers-Johnson

April 7, 2016

Thank you for your email and survey comments and regarding the proposed Section 18 application for demolition of Baker Heights. Your questions and remarks will be included with the submitted application. I've outlined your comments below and have provided responses for each.

Comment

"I have lived at Baker Heights for ten years and my unit is in great shape."

Response

It is great to hear from long-term residents. While the Baker Heights units have been well maintained by EHA Maintenance, the site is over 70 years old. A study of Baker Height's physical needs indicates a comprehensive list of major structural and functional deficiencies that are in need of immediate repair such as foundations, flooring, roofs, electrical system, storm drain piping, and a number of accessibility items including parking and ramps.

Comment

"Maybe the residents should be given the chance to provide their feedback regarding their specific unit."

Response

All of the units at Baker Heights are the same age, they are physically joined by walls and roofs, and are therefore experiencing similar issues. It sounds like you have positive feelings about the condition of your home. However, many of the noted deficiencies are things that are not necessarily "visible" on a day-to-day basis, for



73

example, failing roof structures, sloping foundations, outdated circuit breakers and electrical systems, and aging pipes.

Comment

"Hopefully there will be a second look at demolishing these buildings."

Response

EHA takes the prospect of demolition very seriously. We began consulting with residents and studying the repair needs and condition of the property back in 2004. At that time, assessments revealed troubled conditions. Since then, the property has only continued to age.

The cost to restore units to physical and functional standards is an estimated forty-one million dollars. Since this cost is more than 57.14% than the cost to replace the units, The Department of Housing and Urban Development (HUD) will not authorize federal funds to be used for the purpose of repair. Because of this, and the continuing decline in the condition of the property, plus concern for resident safety, we believe we are making the right choice by submitting the Section 18 application for demolition of Baker Heights.

Comment

"I do not think they are a safety issue."

Response

Again, many of the issues are unseen, yet prominent. In addition, as the units continue to age, the safety concern will grow.

Comment

"We have a community here at BH and those of us without family, like myself, feel safe and secure in this neighborhood."

Response

Other Baker Heights residents have shared this same feeling. We acknowledge and appreciate the community of people who support each other in this neighborhood. EHA staff will make efforts to find comparable housing where you will continue to feel safe and secure.

AK

I want to thank you again for your feedback, as well as your participation in the Baker Height questionnaire that EHA staff have been conducting during unit visits. The information you provide allows us to develop the best relocation plan for you.

Please be on the lookout for a list of frequently asked questions based on the comments and questions of many Baker Heights residents.

You may contact Erica Dias, Relocation Supervisor, at 425-339-1009 if you have further comments or questions.

Erica Dias
Erica Dias
Relocation Supervisor
Everett Housing Authority

AK



April 7, 2016

Thank you for your email and survey comments regarding the proposed Section 18 application for demolition of Baker Heights. Your remarks will be included with the submitted application materials. I've outlined your comments below and have provided responses for each.

Comment

"I'm Excited to relocate to a place that is more energy efficient, better quality, modern twist, close to stores/parks/less hills."

Response

We are happy that you are in favor of relocation. The Housing Choice Voucher will enable you to take the rental subsidy to a more updated unit in the private rental market. EHA will take a lead role in finding comparable housing for you. You may certainly do your own rental search but we will have staff available to assist with such things as Internet searches, communication with prospective landlords, transportation to look at other units, and budgeting.

Comment

You indicated that you have everything organized in a certain way to accommodate your needs relative to a disability. You expressed you were concerned that when you move, it will take time for you to rearrange your home in a way that works best for you and your caregivers.

AL

Response

Having your home set up in a familiar way that best supports a disability is a consideration we take seriously. Staff will keep this in mind during relocation planning and will assist in ensuring you continue to have equal access during this transition.

Comment

You noted that you currently have berry-producing plants and would like to continue growing them once you are relocated.

Response

Many Baker Heights residents take pride in their gardens and have invested time, energy, and money towards maintaining them. If you have plantings that wish to take with you, please let EHA relocation staff know and we will include them in the list of items to move.

Comment

"I prefer a view of the mountain or sunset."

Response

Although we cannot guarantee a unit with a mountain or sunset view, we will make an effort to locate a comparable unit that includes this feature.

I want to thank you again for your comments, as well as your participation in the Baker Height questionnaire that EHA staff have been conducting during unit visits. The information you provide allows us to develop the best relocation plan for you.

Please be on the lookout for an upcoming list of frequently asked questions based on comments and questions from a number of Baker Heights residents.

You may contact me at 425-339-1009 if you have further comments or questions.

Erica Dias

Erica Dias

Relocation Supervisor

Everett Housing Authority



EXECUTIVE DIRECTOR
Ashley Lommers-Johnson

April 7, 2016

Thank you for your email comments regarding the proposed Section 18 application for demolition of Baker Heights. Your remarks will be included with the submitted application materials. I've outlined your comments below and have provided responses for each.

Comment

"I do not have a clue to what will take place after, but I really don't know what to tell you about the demolition at EHA. It is hard to think for now."

Response

EHA is here to answer your questions and assist you in your understanding of our actions. If you would like to have a personal meeting with a member of our Relocation staff, please feel free to contact us through email or phone.

Thank you again for your valuable feedback, as well as your participation in the Baker Height questionnaire that EHA staff have been conducting during unit visits. The information you provide allows us to develop the best relocation plan for you.

Please be on the lookout for an upcoming list of frequently asked questions based on comments and questions from a number of Baker Heights residents.

You may contact me at 425-339-1009 if you have further comments or questions.

Erica Dias

off



EXECUTIVE DIRECTOR
Ashley Lommers-Johnson

April 7, 2016

Thank you for your phone call comments regarding the proposed Section 18 application for demolition of Baker Heights. Your remarks will be included with the submitted application materials. I've outlined your questions below and have provided answers for each.

Question

"When will I need to move?"

Answer

We do not have a date for your move out yet. If the Department of Housing and Urban Development (HUD) approves the Section 18 application for proposed demolition of Baker Heights, EHA will develop a schedule of move outs. We estimate we will hear from HUD by the end of July 2016. You should not move before then. You will have a minimum of 90-day's notice before your move out date.

Question

"Where will I be moving?"

Answer

EHA staff will work with you to find comparable housing that suits your needs – based on your input. We will ask you to tell us where you prefer to move and what type of housing beset meets the needs of your household. You may certainly do your own rental search but we will have staff available to assist with such things as Internet searches, communication with prospective landlords, transportation to look at other units, and budgeting.

99

Thank you again for your valuable feedback, as well as your participation in the Baker Height questionnaire that EHA staff have been conducting during unit visits. The information you provide allows us to develop the best relocation plan for you.

Please be on the lookout for a list of frequently asked questions based on comments and questions from many Baker Heights residents.

You may contact me at 425-339-1009 if you have further comments or questions.

Erica Dias

Erica Díaz

Relocation Supervisor

Everett Housing Authority

100



EXECUTIVE DIRECTOR
Ashley Lommers-Johnson

April 7, 2016

Thank you for your phone call comments regarding the proposed Section 18 application for demolition of Baker Heights. Your remarks will be included with the submitted application materials. I've outlined your comments below and have provided responses for each.

Question

"When will I get a Section 8 Voucher?"

Answer

Vouchers will only be available once we receive HUD approval of the Section 18 application and after HUD approval of the funding application for vouchers. Those approvals, if they happen, are about 90-100 days in the future. If EHA receives approval, Housing Choice Vouchers will be issued in advance of your move date. You will be given a timeframe from the date the voucher is issued in which to use it. Typically that time frame is 60 days. You will also attend a briefing where staff will explain in further detail, the voucher program and how to use it.

Question

"Will I be getting my deposit back?"

Answer

The pet deposit amount for Baker Heights is \$50 and is refundable. Management, upon the move out inspection of your unit, will determine the refund or amount owing.

Question

"Will EHA Pay for a new pet deposit?"

Answer

Section 18 regulations require Public Housing Authorities to pay for "actual and reasonable" relocation expenses. As we work with residents to create custom relocation plans, pet deposits will be taken into consideration. We understand the significance of pets in the lives of our residents.

Question

"If we move out before, do we not get section 8 vouchers?"

Answer

Vouchers will only be made available after Department of Housing and Urban Development (HUD)-approval of the Section 18 application and HUD approval of the voucher funding application. We estimate hearing from HUD on these decisions at the earliest, by the end of July 2016. If you move before vouchers are made available, you will not be eligible to receive a one.

Question

"I am handicapped and I have a bunch of heavy stuff. I need to know in advance in order to begin the move out process."

Answer

After we receive approval of the Section 18 application and voucher funding application, EHA will develop a schedule of move outs. You will be given a minimum of 90-day's notice. In addition, EHA will schedule and provide packing and moving assistance.

Comment

"I would prefer to stay with EHA at all possible."

Response

We are happy to hear that you would choose EHA as your landlord. EHA currently has over 1300 owned units. This summer, we will have increased our unit count to over 1700. EHA staff will take a lead role in locating comparable housing for you. Although we cannot guarantee an EHA owned unit, we will make an effort to locate a comparable unit that enables you to stay with EHA.

Comment

"I would also like to keep my washer and dryer, but if I have to I could sell it, it would be nice to be able to keep it."

Response

Many units in today's rental marketplace include either washer dryer hookups or washer dryer combos as part of the unit. EHA staff will take a lead role in locating comparable housing for you. Although we cannot guarantee a unit that enables you to take your washer and dryer with you, we will make an effort to do so.

Thank you again for your valuable feedback, as well as your participation in the Baker Height questionnaire that EHA staff have been conducting during unit visits. The information you provide allows us to develop the best relocation plan for you.

Please be on the lookout for a list of frequently asked questions based on comments and questions from many Baker Heights residents.

You may contact me at 425-339-1009 if you have further comments or questions.

Erica Dias

Erica Díaz

Relocation Supervisor

Everett Housing Authority



EXECUTIVE DIRECTOR
Ashley Lommers-Johnson

April 7, 2016

Thank you for your phone call comments regarding the proposed Section 18 application for demolition of Baker Heights. Your remarks will be included with the submitted application materials. I've outlined your comments below and have provided responses for each.

Question

"What is a Housing Choice Voucher?"

Answer

You may know the Housing Choice Voucher by its former name – "Section 8 Voucher." Below is a brief description of the Housing Choice Voucher Program taken directly from the Department of Housing and Urban Development (HUD) website:

The housing choice voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments.

The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects.

Housing choice vouchers are administered locally by public housing agencies (PHAs). The PHAs receive federal funds from the U.S. Department of Housing and Urban Development (HUD) to administer the voucher program.

A family that is issued a housing voucher is responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent under the program. Rental units must meet minimum standards of health and safety, as determined by the PHA.

A housing subsidy is paid to the landlord directly by the PHA on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.

Question

"From the letter it appears that you are requiring us to find our own housing, is this correct?"

Answer

The notice distributed on 3/17/16 stated that *EHA Relocation staff would assist with moving and locating alternative housing*. EHA staff will work with you to find comparable housing. We will ask you to tell us where you prefer to move and what type of housing best meets the needs of your household. You may certainly do your own rental search but we will have staff available to assist with such things as Internet searches, communication with prospective landlords, transportation to view other units, and budgeting.

Question

"If we cannot find a home before our eviction, will we be homeless?"

Answer

The Housing Choice Vouchers are meant to ensure there is no displacement of low-income residents as a result of various actions resulting in a loss of subsidy assistance.

EHA is committed to minimizing, as much as possible, the negative impacts of relocation. If the Section 18 application for proposed demolition of Baker Heights is approved, EHA will develop of schedule of move outs and identify a date by which all residents will need to be moved.

We have every confidence that all resident households will be relocated to comparable housing within the established timelines. If however, despite working cooperatively with EHA staff, extenuating circumstances cause a delay in your relocation, we will work with you to problem-solve around barriers and to get your household placed in a suitable, alternative location rather than impose homelessness.

Question

"In our previous tenant meeting Ashley commented on there being a half a million dollars for planning, can you verify this?"

Answer

You are referring to the Choice Neighborhoods Planning Grant Application that EHA submitted in February of this year. This is a two-year grant that assists communities with severely distressed public or HUD-assisted housing in developing a successful neighborhood transformation plan and building the support necessary for the plan to be successfully implemented. If awarded to EHA, we could receive 2 million dollars to begin early action activities and planning or \$500,000 for planning only. We expect to learn of HUD's decision about the Choice Neighborhoods Planning Grant Application at some point in June 2016.

Comment

"Sounds like this process is going through."

Response

Yes, Everett Housing Authority is taking steps towards submitting a Section 18 Application for proposed demolition of Baker Heights.

Comment

"6 months to 2 years seems like a short amount of time for relocation to begin. This time frame seems concerning."

Response

EHA is already gathering resident data and conducting inventory of units. If HUD approves the Section 18 application, that information will be used to develop custom relocation plans and a schedule of move outs. We estimate we will hear from HUD by the end of July 2016. With resident feedback and cooperation, proper staffing, and, the use of Housing Choice Vouchers, we believe a timeframe of up to 24 months is realistic.

Comment

"I have looked up section 8 housing and there are none available in Pierce, King or Snohomish County. This will cause those vouchers to be invalid."

Response

There are many landlords in Pierce, King, and Snohomish Counties who participate in the Housing Choice Voucher Program. EHA staff will assist you in identifying those particular landlords.

106

Comment

"I am confident in EHA and their ability to assist people with finding a new home. I have faith that we will not be left on the streets or relocated to Texas away from friends and family."

Response

EHA is experienced with relocation. We are happy to hear that you trust us and are willing to work with our staff throughout this process.

Comment

"I would like to say that this it is going to be sad to see this community dissolved. This community has schools, volunteers, and playgrounds. I apologize for this psychological burden but I would like to iterate that this should be considered before the demolition."

Response

EHA takes the prospect of demolition very seriously. We understand there is more to consider than the extensive cost and safety concerns associated with the poor condition of the property. There is also a close community of people who make up Baker Heights. It is clear that many residents feel connected, safe, and secure here. We are however, optimistic that the Housing Choice Vouchers will create mobility and enhance opportunities for residents outside of a declining public housing site.

Thank you again , for your comments as well as your participation in the Baker Height questionnaire that EHA staff has been conducting during unit visits. The information you provide allows us to develop the best relocation plan for you.

Please be on the lookout for an upcoming list of frequently asked questions based on comments and questions from a number of Baker Heights residents.

You may contact me at 425-339-1009 if you have further comments or questions.

Erica Dias

Erica Dias

Relocation Supervisor

Everett Housing Authority



EXECUTIVE DIRECTOR
Ashley Lommers-Johnson

April 7, 2016

Thank you for your phone call comments regarding the proposed Section 18 application for demolition of Baker Heights. Your remarks will be included with the submitted application materials. I've outlined your questions below and have provided answers for each.

Question

"When will I need to move?"

Answer

We do not have a date for your move out yet. If the Department of Housing and Urban Development (HUD) approves the Section 18 application for proposed demolition of Baker Heights, EHA will develop a schedule of move outs. We estimate we will hear from HUD by the end of July 2016. You should not move before then. You will have a minimum of 90-day's notice before your move out date.

Question

"Do we find a place on our own?"

Answer

EHA will take a lead role in finding comparable housing for you. You may certainly do your own rental search but we will have staff available to assist with such things as Internet searches, communication with prospective landlords, transportation to look at other units, and budgeting.

Question



"I am currently jobless. Is this going to affect me finding a place to live?"

Answer

As a Baker Heights resident, you will be eligible for a Housing Choice Voucher even if you are without a job. The voucher provides you with a rental subsidy that you can take with you to a unit in the private rental market. The rental calculation for the voucher is income-based and is similar to the calculation for public housing. However, a minimum rent payment may apply. EHA staff will review your income level at the time of voucher issuance and will provide you with guidance as to what you can afford to pay for housing.

Comment

"Senior housing on Broadway sounds nice - one-bedroom is good"

Response

It's great that you are already thinking about places where you'd like to live. When it is time to look at comparable replacement housing, EHA staff will assist you with visiting the senior housing on Broadway.

Thank you again for your valuable feedback, as well as your participation in the Baker Height questionnaire that EHA staff has been conducting during unit visits. The information you provide allows us to develop the best relocation plan for you.

Please be on the lookout for a list of frequently asked questions based on comments and questions from many Baker Heights residents.

You may contact me at 425-339-1009 if you have further comments or questions.

Erica Dias

Erica Dias

Relocation Supervisor

Everett Housing Authority



EXECUTIVE DIRECTOR
Ashley Lommers-Johnson

April 7, 2016

Thank you for your Email comments regarding the proposed Section 18 application for demolition of Baker Heights. Your remarks will be included with the submitted application materials. I've outlined your comments below and have provided responses for each.

Comment

"We would love to move out because the house we currently live in is small, is not in good condition, and does not have a big closet."

Response

We are happy to hear you are in favor of relocation. You've identified three things in the Baker Heights units that are no longer functional for residents – the layout, the overall condition, and the small amount of closet space.

EHA staff will work closely with you to identify the type of housing that will best meet the needs of your household. You will have a Housing Choice Voucher to use in the private rental market. Although we cannot guarantee a larger home, typically, if you are looking at more modern units, you will find more sensible floor plans and increased closet space.

Thank you again for your comment, as well as your participation in the Baker Height questionnaire that EHA staff have been conducting during unit visits. The information you provide allows us to develop the best relocation plan for you.

Please be on the lookout for a list of frequently asked questions based on comments and questions from many Baker Heights residents.

You may contact me at 425-339-1009 if you have further comments or questions.

Erica Dias
Erica Dias
Relocation Supervisor
Everett Housing Authority

Section 7, Line 4

Consultation with the Resident Advisory Board (RAB)

Everett Housing Authority has, in the past, maintained a standing Resident Advisory Board (RAB) that served as an active and vital communication link between the Housing Authority and its public housing program participants. However, due to the recent conversion of half of the Housing Authority's public housing inventory to the Rental Assistance Demonstration (RAD), the RAB no longer serves in that broader capacity. The RAB's primary role is to assist with and make recommendations for the development of its 5 Year and Annual Plans, and any amendments to those Plans, in accordance with 24 CFR §903.13.

The Resident Advisory Board (RAB) reviewed Everett Housing Authority's Annual Plan for 2016-2017. That plan included the following revised element since the 5 Year/Annual Plan effective July 1, 2015 was submitted:

Asset Management

Everett Housing Authority plans to submit a Section 18 application for the demolition/disposition of the Baker Heights neighborhood; having determined the cost of renovation would exceed 90% of replacement cost. Regulations do not allow the use of federal funding to renovate a development if renovation costs exceed 57.14% of the cost to replace it.

Upon review of the Annual Plan, the RAB collectively submitted the following comments relative to the proposed redevelopment of Baker Heights:

Choice Neighborhoods Initiative/Baker Heights Redevelopment

The RAB is enthusiastic about redevelopment options for the Baker Heights neighborhood. We encourage EHA to develop a transformation plan for the site and surrounding area under all income levels, including a maximum number of units for the low and extremely low income households, i.e., one-bedroom units.

In the event Baker Heights and the surrounding area are approved for redevelopment under the full Choice Neighborhoods Initiative Grant, we encourage EHA to reach out to a wide spectrum of stakeholders to participate in the revitalization effort. We support the creation of community-based social service access points in the neighborhood, such as a health-care center, childcare, a library branch, and a utility payment center.

The Resident Advisory Board (RAB) has reviewed and discussed Everett Housing Authority's (EHA) Annual Plan for 2016-17, 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

Jamie Duke
Rodica Istrate
Peg Dayton
Karin Mooney
Amelia Richardson

Development Represented

Baker Heights
Grandview
Bakerview
Bakerview
Section 8 HCV Program

Active RAB Guests

Marilyn Coffey Bakerview

EHA Staff Liaison

Chris Neblett – Hearing Officer/Administrative Coordinator

**RAB Comments on Everett Housing Authority's
2016-17 Annual Plan**

Customer Service and Tenant Feedback

The RAB continues to support EHA's plan to administer a customer satisfaction survey to its program participants. We advocate for this survey to be simple – no more than five questions in length – with a translated version available for households lacking English proficiency. Survey topics could include maintenance team performance, availability and responsiveness of housing management staff, and service coordination. We suggest this survey be included as part of the annual recertification process.

The RAB appreciates the relocation team's superior efforts at moving clients temporarily while tax-credit funded renovations were in progress. We believe the majority of tenants are pleased with the results of the renovations at the three RAD developments, but some Bakerview tenants have voiced the opinion that their input during the design process was not taken into account. We encourage management to look for more ways to actively involve residents in the design process on future remodeling efforts.

Elderly/Disabled Housing

The RAB encourages EHA to review the ratio of elderly to younger disabled tenants at its mixed population developments over the course of this Plan year, an activity which was proposed in a prior Annual Plan.

Given the steep projected increase in the area's elderly population over the next 20 years, the RAB is interested in learning more about EHA's strategy for meeting the growing need for affordable housing for this segment of the population. We invite the Executive Director to address this topic when he attends a RAB meeting in 2016.

Resident Development and Self-sufficiency

The RAB would like to know where things stand with EHA's plans to seek 501 c 3 status for Everett Housing Services, Inc., or another affiliate organization. As we understand it, this would provide a source of additional funding for resident services programs, or alternatively, a new organization under which resident services staff could be located. We invite EHA's Director of Resident Services Teena Ellison to talk to the RAB about this topic.

Voucher Program

The RAB supports EHA's goal of 100% Voucher utilization, and we look forward to hearing more about the strategies, policies, and procedures management plans to employ in order to reach that goal.

We invite the director of the Voucher program to attend a RAB meeting in 2016 and provide more information about the Project-Based Voucher program, especially as it relates to units that include supportive services. The RAB would also like to understand EHA's rationale for maintaining its overall PBV allocation at the full 20% of total Vouchers. We are also curious as to why another housing authority would seek to partner with EHA by project-basing units within its jurisdiction, per the third objective under goal 4 of the Five Year goals. Finally, the RAB would like to advocate for more Project-Based Vouchers for homeless families and those recovering from substance abuse.

The RAB supports the HCV program's local preference policy, which requires an applicant to live or work within the county in order to be eligible for a preference. We also strongly support the establishment of an HCV waiting list preference for Veterans.

No Smoking Policy

The RAB would like to be involved in the discussion as EHA considers revising the no-smoking policy to disallow the use of e-cigarettes in individual units. We do not believe e-cigarettes should be banned, as these devices do not produce a large amount of vapor, and are also odorless. By contrast, the cloud of vapor and odor produced by vape pens make these devices more of a maintenance issue and nuisance to other tenants.

Choice Neighborhoods Initiative/Baker Heights Redevelopment

The RAB is enthusiastic about redevelopment options for the Baker Heights neighborhood. We encourage EHA to develop a transformation plan for the site and surrounding area under the Choice Neighborhoods Initiative Planning grant that will support a variety of housing for all income levels, including a maximum number of units for low and extremely low income households, i.e., one bedroom units.

In the event Baker Heights and the surrounding area are approved for redevelopment under the full Choice Neighborhoods Initiative grant, we encourage EHA to reach out to a wide

spectrum of stakeholders to participate in this revitalization effort. We support the creation of community-based social service access points in the neighborhood, such as a health care center, child care, a library branch, and a utility payment center.

EHA Response to the RAB's 2016-17 Annual Plan Comments

Everett Housing Authority thanks the RAB for its comments on the Annual Plan and provides the following response. EHA management looks forward to working with the RAB in the coming year, on both these and other issues.

- 1) **Customer Service and Tenant Feedback:** EHA will keep the RAB's suggestions in mind when it develops and administers a customer satisfaction survey for program participants. In fact, EHA has implemented a survey and will increase the frequency to up to monthly surveys to ensure that management can work on improvements based on resident feedback.

Although some residents may believe their suggestions were not taken into account during the RAD renovations, this is inevitable when it comes to projects of this size. EHA will continue to solicit tenant feedback when planning for specific aspects of future renovation projects, and it will incorporate these suggestions into the renovation plans whenever possible. It should be noted that EHA continues to regularly receive positive remarks from residents and third parties on all three RAD renovation projects.

- 2) **Elderly/Disabled Housing:** EHA will develop and implement a policy to address the growing number of younger households in the mixed-population buildings while increasing the opportunities for younger households with disabilities to live in supportive housing for those who need services to live independently. Policy changes may be implemented before the new fiscal year begins.

The Executive Director would be happy to discuss EHA's longer range plans for housing the community's growing elderly population at an upcoming visit to the RAB.

- 3) **Resident Development and Self-Sufficiency:** Over the past two years, EHA has funded its Family Self-Sufficiency program with a grant from Building Changes. This grant is set to expire in 2016, and management is currently exploring sources of alternative funding for FSS and other resident development programs. An alternative funding source for these programs may be cash flow from properties that do not require a HUD subsidy to operate.

Management is not categorically opposed to using Everett Housing Services' 501 c 3 status as a funding mechanism; however, this option will need to be explored further, as EHA does not want to compete for funding with area non-profits.

- 4) **Voucher Program:** EHA will have the HCV department director attend a meeting over the course of the Plan year, to answer questions about the Project-Based Voucher program in particular. Management is committed to maintaining its Project-Based Voucher inventory at the maximum allocation, currently 20% of total HCV Budget Authority. EHA anticipates that Congress will approve a higher percentage through new legislation. Project-basing ensures that households facing barriers to stable housing, including homeless families and individuals struggling with substance abuse, receive housing and requisite supportive services. In addition, locating project-based assistance in lower poverty neighborhoods is in compliance with HUD directives and Fair Housing requirements.

EHA understands RAB's motivation in advocating for a Veteran's preference on the HCV program waiting list preference, but it also recognizes that the need for subsidized housing for Veterans is well served by HASCO's VASH program at this time. Management will periodically revisit this issue into the future.

- 5) **No Smoking Policy:** EHA finds the RAB's distinction between e-cigarettes and vape pens overly complex for the purpose of developing an enforceable policy. Given that the No Smoking Policy allows for the use of e-cigarettes within individual units, management does not treat vape pens differently. EHA will probably re-evaluate its No Smoking Policy sometime during the current Plan year, modifying it if necessary in order to promote a safe and healthy living environment for all of its tenants.
- 6) **CNI/Baker Heights Redevelopment:** EHA's decision to apply for a Choice Neighborhoods Planning Initiative grant is a reflection of its commitment to pursue housing options for a range of bedroom sizes and income levels within the planning grant area, which includes the Baker Heights neighborhood. Management will continue to keep the RAB informed as the demolition plans for Baker Heights move forward. It will be receptive to the RAB's thoughts about redevelopment plans for the portion of the Delta Neighborhood that falls within the planned redevelopment area and will also engage a broad coalition of area stakeholders, including an advisory group of Baker Heights tenants.

Annual PHA Plan (Standard PHAs and Troubled PHAs)

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

OMB No. 2577-0226
Expires: 02/29/2016

Purpose. 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, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. Form HUD-50075-ST is to be completed annually by STANDARD PHAs or TROUBLED PHAs. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

PHA Information							
A.1	PHA Name: Housing Authority of the City of Everett PHA Code: WA 006 PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2016 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 288 Number of Housing Choice Vouchers (HCVs) 2,872 Total Combined Units/Vouchers 3,160 PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission						
<p>Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection 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 their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p>							
<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)							
Participating PHAs		PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia		No. of Units in Each Program	
						PH	HCV
Lead PHA:							

117

B.	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s): See attachment a01</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review. See attachment b01</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan. See attachment c01</p>
B.3	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. See attachment d01</p>

B.4	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
B.5	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. See attachment e01</p>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. See attachment f01</p>
B.7	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. See attachment g01</p>
B.8	<p>Troubled PHA:</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C	<p>Statement of Capital Improvements. PHA must complete this form and submit to HUD for review and receive funding from the capital fund. PHA must submit this form to HUD for review and receive funding from the capital fund. PHA must submit this form to HUD for review and receive funding from the capital fund.</p>
C.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. See HUD Form- 50075.2 approved by HUD on 04-13-2015.</p>

Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section.

- A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR 9903.23(4)(e))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR 9903.128(a))

B. Annual Plan. All PHAs must complete this section.

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no." (24 CFR 9903.7)

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR 9903.7(a)(1)) 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. (24 CFR 9903.7(a)(2)(iii))

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR 9903.23(b)) Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR 9903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR 9903.7(b)) Describe the PHA's procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR 9903.7(b)). A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR 9903.7(b)) Describe the unit assignment policies for public housing. (24 CFR 9903.7(b))

☐ **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. (24 CFR 9903.7(c))

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR 9903.7(d))

☐ **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance and 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. (24 CFR 9903.7(e))

☐ **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. (24 CFR 9903.7(f))

☐ **Homeownership Programs.** A description of any Section 5b, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. (24 CFR 9903.7(k))

☐ **Community Service and Self Sufficiency Programs.** Describe how the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (24 CFR 9903.7(i)) A description of: 1) Any programs relating to services and amenities provided or offered to assisted families; and 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. (24 CFR 9903.7(i))

☐ **Safety and Crime Prevention.** Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (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. (24 CFR 9903.7(m)) 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. (24 CFR 9903.7(m)(5))

☐ **Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR 9903.7(n))

☐ **Asset Management.** State 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. (24 CFR 9903.7(o))

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR 9903.7(p)(2)(i))

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define "significant amendment/modification", HUD will consider the following to be "significant amendments or modifications": a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD's website at: Notice PIH 1999-51. (24 CFR 9903.7(p)(2)(ii))

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☐ **Hope VI or Choice Neighborhoods.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/nih/programs/ph/hopevi/index.cfm>. (Notice PIH 2010-30)

☐ **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 Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/nih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☐ **Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (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. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. 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/nih/centers/nedemo_dispo/index.cfm. (24 CFR 9903.7(h))

☐ **Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. 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. Note: The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR 9903.7(h)(4))

☐ **Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received 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/nih/centers/hac/conversion.cfm>. (24 CFR 9903.7(i))

☐ **Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to project-based assistance under RAD. See additional guidance on HUD's website at: Notice PIH 2012-32

☐ **Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the

unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: Notice PIH 2011-7, (24 CFR 960.503) (24 CFR 903.7(b))

☐ **Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: Notice PIH 2011-7, (24 CFR 960.505) (24 CFR 903.7(b))

☐ **Non-Smoking Policies.** The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: Notice PIH 2009-21, (24 CFR 9903.7(e))

☐ **Project-Based Vouchers.** Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan. (24 CFR 9903.7(b))

☐ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR 990.145(a)(1).

☐ **Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).**

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

- B.3 Civil Rights Certification.** Form HUD-50077, *PHA Certification of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the 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. (24 CFR 9903.7(a))
- B.4 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR 9903.7(a))
- B.5 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR 9903.7(f)(1))
- B.6 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR 9903.13(e), 24 CFR 9903.19)
- B.7 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR 9903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.
- B.8 Troubled PHA.** If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A." (24 CFR 9903.9)

C. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7(g))

- C.1 Capital Improvements.** In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: "See HUD Form- 50075.2 approved by HUD on XX/XX/XXXX."

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 the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 9.2 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.

The following elements have been revised since the 5 Year/Annual Plan effective July 1, 2015 was submitted:

Financial Resources

The chart below contains estimated financial resources for administration of programs and Public Housing Capital expenditures for the Annual Plan year 2016-17:

Public Housing Operating Fund	\$689,705
Public Housing Capital Fund	\$365,132
Annual Contribution for Section 8 Tenant-Based Assistance	\$26,055,829
Resident Opportunity and Self-Sufficiency Grants	\$78,981
Public Housing Dwelling Rental Income	\$1,018,233
Local Government Grants	\$222,231

Rent Determination

HUD's decision to raise area FMRs on a discretionary basis in early 2015 required an unplanned increase to the payment standard for all bedroom sizes, and the delay in publishing final FMRs for 2016 required two successive changes to payment standards: once in response to the proposed FMRs, and again when the published FMRs were increased even further. These significant and unanticipated changes in payment standards due to massive unwarranted increases in FMRs have caused an increase in total costs for the Voucher program without a corresponding increase in budget authority.

Grievance Procedures

EHA's developments that converted from Public Housing to the RAD PBV program have retained the "Low Rent Public Housing Grievance Procedure" on an elective basis up until now. These developments will adopt the informal hearing procedures, pursuant to chapter 16 of the HCV Administrative Plan, over the course of the 2016-17 Plan year.

Community Service and Self-Sufficiency Programs

The Family Self-Sufficiency program has continued to expand its number of participants and scope of services since the last 5 Year and Annual Plan were developed. Of the more than 50 participants enrolled, 36 percent are depositing funds into an escrow account, based on progressive increases to earned income. Regular self-sufficiency programming is also offered to EHA residents through the ROSS program. The FSS and ROSS programs include goal setting, financial literacy classes, homeownership, and employment skills training as part of their curriculums, based on the assessed needs of individual participants.

Asset Management

EHA plans to submit a Section 18 application to HUD for the demolition/disposition of the Baker Heights neighborhood, having determined that the cost of renovation would exceed 90% of replacement cost. Regulations do not allow the use of federal funding to renovate a development if renovation costs exceed 57.14% of the cost to replace it.

EHA plans to submit a Section 18 application for the disposition of 41 of its 44 Public Housing Scattered Sites, retaining only the 6-BR units. Proceeds from the sale of the Scattered Sites would go towards the purchase of other affordable housing.

Get Help

Logoff / Return to Secure Systems

Erica Koenig
(MS6506)

PIC Main

Housing Agency

Development

Inventory Removals

Logoff

Application

Application
ReviewRemove from
Inventory

Reports

List

Form HUD-52860 Supporting Documents Quality Checklist Submission

Field Office HA: WA006 Everett Housing Authority

Application: DDA0007577

Development: WA006000100 BAKER HEIGHTS

Application Status

Application Type: Disposition Processor: SAC-Chicago

Reviewer: Sunny Grover

Application Status: Under Review Status Date: 07/26/2016

Section 8: Offer of Sale

1. Is the PHA exercising any of the exceptions to the offer of sale requirement permitted by 24 CFR 970.9(b)(3): ☒ Yes ☐ No

Note: Additional options may be displayed upon selecting an answer

2. If yes, check the exception below:

24 CFR 970.9 (b)(3)(i): a unit of state or local government requests to acquire vacant land that is less than two acres in order to build or expand its public services (a local government wishes to use the land to build or establish a police substation)

24 CFR 970.9 (b)(3)(ii): the PHA seeks disposition outside the public housing program to privately finance or otherwise develop a facility to benefit low-income families (e.g., day care center, administrative building, mixed-finance housing, or other types of low-income housing)

24 CFR 970.9 (b)(3)(iii): the units that have been legally vacated in accordance with the HOPE VI program, the regulations at 24 CFR Part 971, or the Required Conversion regulations at 24 CFR part 972, excluding developments where the PHA has consolidated vacancies

24 CFR 970.9 (b)(3)(iv): the units are distressed units required to be converted to tenant-based assistance under Section 33 of the Act

24 CFR 970.9 (b)(3)(v): the proposed disposition is for non-dwelling property, including administration and community buildings, and maintenance facilities.

If No, complete questions #3-7 below.

[Return to Application Index](#)

125

Section 8, Line 2

Exception to Offer of Sale Requirement

Per 24 CFR 970.9(b)(1), if the PHA applies to HUD to dispose of a development or developments, the PHA shall initially offer the property proposed for disposition to any eligible resident organization, eligible resident management corporation, or to a nonprofit organization acting on behalf of the residents at any development proposed for disposition, if the resident entity has expressed an interest in purchasing the property for continued use as low-income housing. Everett Housing Authority is exercising the following exception to the offer of sale requirement permitted by 24 CFR 970.9(b)(3):

- 24 CFR 970.9(b)(3)(ii): the PHA seeks disposition outside the public housing program to privately finance or otherwise develop a facility to benefit low-income families (e.g., day care center, administrative building, mixed-finance housing, or other types of low-income housing).

Everett Housing Authority is exercising this exception for the following reasons:

- Continued Use as Low-Income Housing
Through a 9% Tax Credit deal and limited liability limited partnership, Everett Housing Authority plans to retain and redevelop approximately 3.6 acres of the Baker Heights site with approximately 60 units which will include rental subsidy through a project-based voucher contract. Households that meet or fall below 60% of area median income will qualify. Current residents of Baker Heights will have priority upon leasing up the new development.
- Acquisition of Additional Low-Income Housing
Everett Housing Authority intends to replace all remaining Baker Heights units over the next few years, through purchase of other properties in the Everett area and through development of new, affordable housing. Everett Housing Authority will do so with a focus on ensuring the availability of unit sizes (number of bedrooms), especially units that can serve large household, the promotion of "mobility" of households with children, the replacement of nonviable housing for families with children in low-poverty neighborhoods, increased utilization of tenant-based vouchers in low-poverty neighborhoods, and the expansion of affordable housing inventory, including for those exiting subsidized housing.

No Established Eligible Organizations

In any event, there are no Established Eligible Organizations (including resident organizations, resident management corporations or nonprofit organizations acting on behalf of the residents at the development proposed for disposition) that have expressed an interest in purchasing the property for continued use as low-income housing.

Erica Koenig
(MS6506)

PIC Main

Housing Agency

Development

Inventory Removals

Logoff

Application

List

Application
ReviewRemove from
Inventory

Reports

Form HUD-52860 Supporting Documents Quality Checklist Submission

Field Office HA: WA006 Everett Housing Authority

Application: DDA0007577

Development: WA006000100 BAKER HEIGHTS

Application Status

Application Type: Disposition Processor: SAC-Chicago

Reviewer: Sunny Grover

Application Status: Under Review Status Date: 07/26/2016

Section 9: Certification of Compliance

1. Attach the applicable PHA Certification of Compliance from the HUD-52860 for the applicable removal action and reference it as Section 9, Line 1: Certification of Compliance

PHA Certification of Compliance: HUD 52860

Section 18 Demolition/Disposition

Section 18 Disposition 24 CFR Subpart F

De Minimis Exception to Demolition

Section 32 Homeownership

Section 33 Required Conversion

Section 22 Voluntary Conversion

Eminent Domain

These Certifications can be found at the SAC web site

2. Attach any applicable addendum(s) from the HUD-52860 (as identified below) for the specific removal action for which you are applying for and reference it as Section 9, Line 2: Addendums

The new HUD-52860 form and its addendums include:

HUD-52860-B:**Total****Development****Cost (TDC)****Calculation**

Attach for all Demolition actions and for all Disposition actions where the justification is obsolescence

HUD-52860-C:
Homeownership

Attach for all actions involving homeownership

HUD-52860-D:
Required
Conversion

Attach for all actions involving the required conversion of public housing units

HUD-52860-E:
Voluntary
Conversion

Attach for all actions involving the voluntary conversion of public housing units

HUD-52860-F:
Eminent
Domain

Attach for all disposition actions involving eminent domain proceedings

These Forms can be found at the SAC web site[Return to Application Index](#)

127

EXHIBIT A: Reason for Removal

PHA Certification of Compliance
Section 18 Demolition/Disposition

The PHA Certifies that its reason for applying to demolish and/or dispose of the Development and/or PHA Property (or a part thereof) is as indicated below.
Check all applicable boxes.

Demolition:

The demolition of the Development (or portion of the Development) is in the best interest of the residents and this PHA because:

Must be Checked for Full or Partial Demolition

Obsolescence—24 CFR 970.15(a)(1): The Development (or affected portion of the Development) is obsolete as to physical condition, location or other factors (as defined by 24 CFR 970.15), making it unsuitable for housing purposes and no reasonable program of modification or rehabilitation of the Development is cost-effective to return the Development (or portion of the Development proposed for demolition) to its useful life;

****Attach a narrative or documentation (e.g. architect's report, feasibility study, etc.) to justify obsolescence and attach a completed Total Development Cost (TDC) Calculation" (HUD-52860-B and reference them as Section 18 Certification)***

Must be Checked for Partial Demolition Only

Viability—24 CFR 970.15(a)(2) and 24 CFR 970.15(c): the partial demolition will help to ensure the viability of the remaining portion of the Development by reducing the density of the Development to permit better access to emergency or rescue services, or by improving marketability of the Development by reducing the density of the Development to that of the neighborhood in which the Development is located or to other developments in the PHA's inventory;

****Attach a narrative or documentation to justify how density reduction will result from the partial demolition and reference it as Section 18 Certification.***

Disposition:

The retention of the Development (or a portion thereof) and/or the PHA property is not in the best interests of the residents or the PHA because:

Change in Neighborhood—24 CFR 970.17(a): Conditions in the area surrounding the Development (density, or industrial or commercial development) adversely affect the health or safety of the residents or the feasible operation of the Development by the PHA;

Replacement Housing—24 CFR 970.17(b): The disposition allows the acquisition, development, or rehabilitation of other properties or developments that will be more efficiently or effectively operated as low-income housing developments;

☒ **Other—24 CFR 970.17(c):** The PHA has otherwise determined that the disposition is appropriate for reasons that are consistent with its goals of the PHA and its PHA Plan and that are otherwise consistent with the Act;

Vacant Land and Non-dwelling Facilities (Excess)—24 CFR 970.17(d)(1): The disposition of vacant land or non-dwelling structures exceed the needs of the Development (after Date of Full Availability—DOFA)

Vacant Land and Non-dwelling Facilities (Incidental)—24 CFR 970.17(d)(2): The disposition of vacant land or non-dwelling structures is incidental to, or does not interfere with, the continued operation of the remaining portion of the Development;

****Attach a narrative or documentation to justify the PHA's specific reason for disposition checked above and reference it as Section 18 Certification.***

Instructions for completing EXHIBIT A of the PHA Certification of Compliance

Provide attachments as needed.
All attachments must reference the
Section and line number to which
they apply. Previous versions obsolete.

128

Exhibit A: Reason for Removal (Disposition)

Over the past six years, EHA has developed and implemented a plan to stabilize its real estate assets to ensure the long-term availability of all of its deeply subsidized housing resources, including its public housing. A successful RAD conversion of three properties comprising 333 public housing units ensured the renovation and long-term financial and physical viability of these properties as well as other affordable EHA properties included in the two tax credit deals used to accomplish the conversion. EHA's remaining two public housing projects (Baker Heights and Scattered Sites) were not feasible candidates for RAD conversion due to the physical condition of Baker Heights and the incompatibility of Scattered Sites housing with financing under the tax credit program. An unsuccessful Choice Neighborhoods Initiative Planning Grant has led to Section 18 applications as the only means to complete EHA's plan for its deeply subsidized real estate assets.

Physical Obsolescence

The retention of the Baker Heights development and the EHA property is not in the best interests of EHA's residents due primarily to its physical obsolescence. Through an assessment by an architectural firm (Mithun) and a review of the assessment by EMG, EHA has concluded that the development meets HUD's criteria for physical obsolescence. According to the assessment, no reasonable program of rehabilitation of Baker Heights is cost-effective to return the site to its useful life, because the cost of rehabilitation is more than 82% of the Total Development Cost. See Section 9, Line 2 of Mithun's cost analysis summary to renovate the site feasible over the long term.

Proceeds from sale of the property will allow EHA to pursue replacement of about 25% of the units on about 24% of the site and the remainder of the units needed for one-for-one replacement in other parts of EHA's jurisdiction.

Concentrated Poverty

Baker Heights is located in the Delta Neighborhood, Snohomish County's poorest Census Tract. In fact, the planning area included in EHA's unsuccessful 2016 Choice Neighborhoods Initiative Planning Grant application, which included Baker Heights, has a poverty rate exceeding 40%. It is also located in a neighborhood where most of EHA's subsidized housing is located. Even if EHA could replace all the units on this site, it would not be in the interest of low-income residents to continue to live in such concentrated poverty.

Because many of EHA's residents want to continue to live in the neighborhood. EHA will replace about 25 percent of the housing (60 units) on a portion of the site. This will reduce the concentration of poverty in the Delta Neighborhood.

PHA Certification of Compliance
Section 18 Demolition/Disposition

Acting on behalf of the Board of Commissioners of the Everett Housing Authority (PHA), as its Chairman, Executive Director, or other authorized PHA official, I approve the submission of this Inventory Removal Application (HUD-52860) dated 12/30/10 and known as DDA # 0007577, hereinafter referred to as the "Application", of which this document is a part, and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of this Application and the implementation thereof:

- 1) All information contained in the Application (including all attachments and Addendums) is true and correct as of the date of this Application;
- 2) The proposed removal action does not violate any remedial civil rights orders or agreements, compliance agreements, final judgments, consent decrees, settlement agreements, or other court orders or agreements to which this PHA is a party;
- 3) The PHA certifies that it will carry out the proposed removal action 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 in carrying out the proposed removal action;
- 4) If this proposed removal action involves a disposition and the PHA did not claim an exemption to the Offer of Sale requirement, this PHA sent all required initial written notifications (as described at 24 CFR 970.11) of the proposed sale of the Development to all Established Eligible Organization and the PHA certifies that either it did not receive a response from any notified organization within a 30-day time frame or each notified Established Eligible Organization waived its opportunity to purchase the Development or otherwise rejected the Offer of Sale. The PHA further certifies that it maintains documentation of all documents required by 24 CFR 970.11 on file at its primary business office;
- 5) If an appraisal was submitted at Section 5, the PHA verified that the appraiser was licensed/certified in the state in which the PHA property and received a certification from the appraiser that the appraisal was conducted using generally accepted appraisal methods and maintains this written documentation on file at its central office;
- 6) All dwelling units at the affected development are vacant and have been approved by HUD for demolition, OR, if any dwelling units at the affected development are occupied:
 - The PHA created a Relocation Plan in compliance with all applicable federal, state, and local laws (to the extent those requirements apply), including, without limitation, the Act, 24 CFR 970.21, and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA) and its implementing regulations at 49 CFR Part 24, and maintains a written copy of the Relocation Plan on file at the central office;
 - The PHA will notify each family residing in a unit affected by this proposed removal action at least 90 days prior to the displacement date, except in cases of imminent threat to health and safety and such notice;
 - The PHA will provide for all actual and reasonable relocation expenses of each resident displaced by this proposed removal action, including residents requiring reasonable accommodation because of disabilities;
 - The PHA will offer any necessary counseling for residents displaced by this proposed removal action;
 - The PHA will not commence the demolition or complete the disposition of any occupied building until all residents residing in the units affect by this proposed removal action are actually relocated;
 - The PHA will provide each family affected by this proposed removal action with comparable housing that meets Housing Quality Standards (HQS) and that is located in an area that is generally not less desirable than the location of the displaced person's housing. This comparable housing may include: (a) actual relocation into the private rental market with Housing Choice Voucher assistance; (b) actual relocation into housing with project-based assistance; or (c) other PHA properties;
- 7) The PHA described the proposed removal action in its PHA Annual Plan and timetable under 24 CFR Part 903 (except in the case of small or high-performing PHAs eligible for streamlined annual plan treatment), and the description in the PHA Annual Plan is identical to the removal action proposed in this Application and otherwise complies with the Act;
- 8) The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or 24 CFR Part 50;
- 9) All attachments and supporting documentation referenced in the Application have been and will continue to be available at all times in the PHA's primary business office;
- 10) The PHA will comply with all reporting and recordkeeping requirements of HUD (including the requirements set forth at 24 CFR 970.35) and shall make all required reports to the applicable HUD Field Office. The PHA acknowledges that reporting

130

and recordkeeping requirements are ongoing and certifies that it will comply with all applicable reporting requirements after it receives any approvals to this action from the SAC;

- 11) The PHA certifies that the proposed removal action complies with all applicable Federal statutory and regulatory requirements;
- 12) The PHA will not take any action to commence the proposed removal action, including without limitation the expenditure of HUD funds, until it receives written approval of this proposed action from HUD.
- 13) The PHA certifies that the reason(s) for this proposed removal action is as described in Exhibit A, attached to and made a part of this Certification.

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 Executive Director

Signature [Handwritten Signature]

Date 12/30/2016

**Total Development Cost
(TDC) Addendum**

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

OMB Approval No. 2577-0075
(exp. 10/31/2010)

Public reporting burden for this collection of information is estimated to average 2 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 you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required to as a supplement to the HUD-52860 for all inventory removal actions that involve a demolition action or a disposition action justified by obsolescence based on requirements of Section 18 of the United States housing Act of 1937 as amended ("Act") and 24 CFR Part 970. HUD will use this information to determine whether, and under what circumstances, to permit PHAs to remove from their inventories all or a portion of a public housing development, as well as to track removals for other record keeping requirements. Responses to this collection of information are statutory and regulatory to obtain a benefit. Please refer to the instructions for each section for additional guidance on how to complete this application. HUD approval of the proposed removal from inventory action in this application does not constitute HUD approval for funding of the proposed action. All capitalized terms not defined in this form have the meanings as defined in the Act and the HUD Regulations. The information requested does not lend itself to confidentiality.

1. Inventory Removal Application Number DDA_ 0007577
Development Name & Number WA006000100 Baker Heights

2. Total Development cost calculation

Based on HUD Notice PHN Notice 2011-38 TDC Report For Locality Region 10, Everett, WA
Published 10-09-2010

If Justification is based upon obsolescence of the units/buildings, complete the applicable calculation below for the unit proposed for demolition for each project

Size - Type	Number of units	Times	TDC Per Unit	= TDC
0 - Bdr Detached and Semi detached		X	0	0
0 - Bdr Row Dwelling		X		0
0 - Bdr Walk-Up		X		0
0 - Bdr elevator		X		0
1 - Bdr Detached and Semi detached		X		0
1 - Bdr Row Dwelling	100	X	197,348	19,734,600
1 - Bdr Walk-Up		X		0
1 - Bdr elevator		X		0
2 - Bdr Detached and Semi detached		X		0
2 - Bdr Row Dwelling	94	X	240,079	22,567,426
2 - Bdr Walk-Up		X		0
2 - Bdr elevator		X		0
3 - Bdr Detached and Semi detached		X		0
3 - Bdr Row Dwelling	44	X	285,212	12,549,328
3 - Bdr Walk-Up		X		0
3 - Bdr Elevator		X		0
4 - Bdr Detached and Semi detached		X		0
4 - Bdr Row Dwelling	3	X	350,552	1,051,656
4 - Bdr Walk-Up		X		0
4 - Bdr Elevator		X		0
5 - Bdr Detached and Semi detached		X		0
5 - Bdr Row Dwelling		X		0
5 - Bdr Walk-Up		X		0
5 - Bdr Elevator		X		0
6 - Bdr Detached and Semi detached		X		0
6 - Bdr Row Dwelling	3	X	419,548	1,258,638
6 - Bdr Walk-Up		X		0
6 - Bdr Elevator		X		0
TOTAL				57,601,848

3. Estimated Cost of Rehabilitation

47,606,032

Provide an attachment showing cost breakdown and reference it as Addendum to 52860-B -- Rehabilitation Cost Breakdown

4. Rehabilitation Cost % (estimated cost of Rehabilitation/Total TDC) x 100 =

82.63%

Provide attachments as needed.
All attachments must reference the
Section and line number to which
they apply. Previous versions obsolete.

form HUD-52860-B (10/2007)

132

HUD-52860-B: Total Development Cost (TDC) Form Instructions:

PHAs proposing to demolish all or a portion of a public housing development (or proposing to dispose of public housing based on obsolescence) must complete this HUD-52860-B in order to demonstrate to HUD that no reasonable program of modification/rehabilitation (rehabilitation) is cost-effective to return a development to its useful life.

Item 1: Insert the number of the HUD Notice from which the PHA extracted the Total Development Cost (TDC) data. The year of the HUD Notice should coincide with the year the rehabilitation estimate was generated, which should not be more than two years prior to the application submission date. Insert the name of the nearest locality to the Development

Item 2: TDC Calculation: Complete the TDC calculation for the affected Development.

Item 3: Rehabilitation Calculation: Attach the estimated cost of rehabilitation for the Development that is necessary to bring the Development up to current new construction standards. Provide details at the work item level (e.g. roofs, windows, heat, etc.). Show contingency, consultants and administrative cost as separate cost items.

To show obsolescence of non-Dwelling structures, obtain comparable new construction costs from the nationally recognized estimating sources referenced in the applicable HUD Notice for TDC, and do a similar analysis. In your attachment, identify the source and year of the benchmark amount.

HUD generally will not consider rehabilitation to be cost-effective if the costs of such rehabilitation exceed 62.5 percent of TDC for developments with elevators or 57.14 percent of TDC for developments, and all other types of structure, without elevators. If the rehabilitation cost for the affected Development does not result in these percentages, the PHA should attach to this form an explanation for why HUD should still approve the proposed demolition/disposition action.

PART 8: COST ANALYSIS -- SUMMARY

With the assistance of Rider Levett Bucknall and SvR Design Company, Mithun updated the estimated costs for Repairs at Baker Heights.

- **Cost to Repair.** This option calculated the cost to upgrade and repair the existing buildings and site. The original upgrades and repairs included in this estimate were determined by the physical and social assessments of the site and buildings, and those mandated by the code analysis (it was assumed that a major repair/replacement project would trigger the Everett Building Code requirement to upgrade all systems to meet current codes, therefore the estimated costs reflect this).

The findings for the 2016 Cost Update are summarized in the chart below.

	Option A: Cost to Repair:
Housing Units:	
• A: Housing Costs to Repair	\$30,909,223
• B: Building Alteration Costs	\$4,054,038*
Housing-Attached Site Elements and Infrastructure	
• C: Building Side Sewer and Drainage	\$1,128,000
• D: Building Domestic Water Service	\$486,500
• Site Electrical: By Snohomish PUD	-not in contract-
• E: Building Access Walkways	\$242,000
• F: Resident Open Space (ADA code upgrades)	\$412,500
Subtotal	\$2,269,000
• Consultant Fees (Architecture, Engineering, Permitting, Civil Engineering, & Landscape Arch)	\$3,022,033
• Surveying Fees	\$218,405
• Housing Authority Management	\$2,060,867
• Permitting Fees (Estimate)	\$744,645
• Project Contingency (10% on all costs above)	\$4,327,821
Total:	\$47,606,032

Notes: See detailed cost estimates by Rider Levett Bucknall and SvR Design.

- * These costs include the reconfiguration of existing units to meet the needs of current resident family types (while keeping the unit count at 244).

Conclusion: Key Actions

The key finding from this cost analysis is that the Cost to Repair exceeds 57% of the 2016 HUD TDC Limits matrix for Everett, WA. 2016 TDC for 244 Row House units in the same configuration (100 1-br., 94 2-br., 44 3-br., 3 4-br., and 3 6-br.) totals \$57,601,848. The current Cost to Repair estimate of \$47,606,032 comprises 82.65% of TDC, in excess of the 57% threshold.

13A

Baker Heights: Summary of Repair Costs

SUMMARY				2017 Escalation 4.54%/year	2018 Escalation 4.54%/year
1	Housing and Site: Costs to Repair				
	Housing Costs				
A.*	Housing Costs to Repair	\$30,909,223		\$32,300,138	\$33,763,844
B.	Housing: Building Alteration Costs	\$4,054,038		\$4,238,270	\$4,427,111
C.	Building Side Sewer and Drainage - from SvR Design Company	\$1,128,000		\$1,178,780	\$1,231,804
D.	Building Domestic Water Service - from SvR Design Company	\$488,500		\$508,893	\$531,270
E.	Building Access Walkways - from SvR Design Company	\$242,000		\$252,880	\$264,270
F.	Residents Open Space - from SvR Design Company	\$412,500		\$431,168	\$450,480
	Housing Costs Subtotal	\$37,232,281		\$38,907,743	\$40,688,580
	Permitting fees @ 2.00%	\$744,645		\$778,154	\$813,171
	Surveying Fees for Items C-F above	\$218,405		\$228,283	\$238,504
	Design fees @ 7.67% of A, B costs above	\$2,881,682		\$3,002,888	\$3,128,484
	Design fees @ 15.00% of C-F costs above	\$340,351		\$355,687	\$371,672
	Subtotal Above	\$41,217,344		\$43,072,128	\$45,010,370
	EHA administration/management costs @ 5.00%	\$2,060,887		\$2,163,686	\$2,269,618
	Subtotal Above	\$43,278,211		\$45,235,734	\$47,280,889
	Project contingency on above @ 10.00%	\$4,327,821		\$4,522,673	\$4,726,088
	Total Costs to Repair	\$47,606,032		\$49,748,304	\$51,986,977

DETAILS				2017	2018
A.*	Housing Costs to Repair	Each			
A1	1 BR Unit	100	\$104,222	\$10,422,172	\$10,891,170
A2	2 BR Unit	94	\$123,284	\$11,588,741	\$12,110,286
A3	3 BR Unit	44	\$150,815	\$6,635,885	\$6,934,478
A4	4 BR Unit	3	\$236,593	\$709,779	\$741,749
A6	6 BR Unit	3	\$517,555	\$1,552,885	\$1,622,636
		244	\$30,909,223	\$32,300,138	\$33,763,844
B.	Housing: Building Alteration Costs	Each			
B1.	(2) 1 BR to (2) 1BR Option 1	69	\$8,414	\$580,551	\$609,876
B2.	(2) 1 BR to (2) 1BR Option 2	21	\$16,204	\$340,291	\$355,604
B3.	2 BR to 2 BR Option 1	47	\$15,893	\$746,958	\$788,509
B4.	2 BR to 2 BR Option 2	47	\$20,723	\$973,973	\$1,017,803
B5.	3 BR to 2 BR Option 1	0	\$29,760	\$0	\$0
B6.	3 BR to 2 BR Option 2	0	\$32,720	\$0	\$0
B7.	3 BR to 3 BR Option 1	0	\$10,907	\$0	\$0
B8.	3 BR to 3 BR Option 2	44	\$32,087	\$1,412,268	\$1,476,820
B9.	(3) 2 BR to (2) 3 BR	0	\$71,873	\$0	\$0
B10.	(2) 1 BR to (1) 3 BR	0	\$82,891	\$0	\$0
B11.	(1) 1 BR & (2) 2 BR to (1) 6 BR	3	\$94,110	\$282,329	\$295,034
			\$4,054,038	\$4,238,270	\$4,427,111

A* Refer to Worksheet A.Cost to Repair for Buildup
RHLB REF: SEA21042

	2017	2018
Cost to Repair	\$47,606,032	\$51,986,977
DDC	\$57,601,848	\$69,177,866
Percentage	82.85%	88.51%
19% DDC growth		19% DDC growth

Worksheet A: BAKER HEIGHTS ELEMENTAL COST COMPARISON

Code	Description	BAKER HEIGHTS COST TO REPAIR December 2019			BAKER HEIGHTS COST TO REPAIR December 2019			BAKER HEIGHTS COST TO REPAIR December 2019			BAKER HEIGHTS COST TO REPAIR December 2019			BAKER HEIGHTS COST TO REPAIR December 2019		
		Year	Component City	Component Rate	Year	Component City	Component Rate	Year	Component City	Component Rate	Year	Component City	Component Rate	Year	Component City	Component Rate
100	No. of Apartments	100			44			44			44			44		
\$14,322	Cost / Apartment	\$14,322			\$14,322			\$14,322			\$14,322			\$14,322		
\$1,422,872	Total Cost	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$7,261	Total Area	\$7,261			\$7,261			\$7,261			\$7,261			\$7,261		
(c)		(c)			(c)			(c)			(c)			(c)		
575	Gross Floor Area (GFA):	575			720			801			1,450			3,355		
\$4,370	SUBSTRUCTURE	\$4,370			\$4,409			\$4,759			\$10,039			\$20,515		
\$7,261 / sf		\$7,261 / sf			\$7,261 / sf			\$7,261 / sf			\$7,261 / sf			\$7,261 / sf		
100	FOUNDACTIONS	100			100			100			100			100		
\$1,422,872	Standard Foundations	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Special Foundations	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Foundations	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Excavation	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Walls	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Doors	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Windows	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Finishes	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roof Decking	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roof Gutters	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roof Openings	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Materials	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Labor	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Equipment	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Supplies	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Transportation	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Insurance	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Permits	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Taxes	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Other	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Total	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Subtotal	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Grand Total	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Grand Total (GFA)	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Grand Total (GFA) (c)	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Grand Total (GFA) (c) (c)	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Grand Total (GFA) (c) (c) (c)	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Grand Total (GFA) (c) (c) (c) (c)	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Grand Total (GFA) (c) (c) (c) (c) (c)	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Grand Total (GFA) (c) (c) (c) (c) (c) (c)	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Grand Total (GFA) (c) (c) (c) (c) (c) (c) (c)	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Grand Total (GFA) (c) (c) (c) (c) (c) (c) (c) (c)	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Grand Total (GFA) (c) (c) (c) (c) (c) (c) (c) (c) (c)	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Grand Total (GFA) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c)	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Grand Total (GFA) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c)	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Grand Total (GFA) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c)	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Grand Total (GFA) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c)	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Grand Total (GFA) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c)	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Grand Total (GFA) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c)	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Grand Total (GFA) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c)	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Grand Total (GFA) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c)	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Grand Total (GFA) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c)	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Grand Total (GFA) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c)	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Grand Total (GFA) (c)	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Grand Total (GFA) (c)	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Grand Total (GFA) (c)	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Grand Total (GFA) (c)	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Grand Total (GFA) (c)	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Grand Total (GFA) (c)	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Grand Total (GFA) (c)	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Grand Total (GFA) (c)	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Grand Total (GFA) (c)	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Grand Total (GFA) (c)	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Grand Total (GFA) (c)	\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872			\$1,422,872		
\$1,422,872	Basement Roofing Grand Total (GFA) (c)	\$1,422,872			\$											

134

Page 2 of 2



Everett Housing Authority - Baker Heights

Cost Estimate 2016

MIG|SvR #14015, Date 12/15/16

	Option A: Cost to Repair (2016)	Option B: Cost to Replace (2016)
Site Elements and Infrastructure	(on-site only)	
Combined Sewer/Storm	\$1,127,610.00	\$3,736,225.00
Water Distribution	\$486,750.00	\$1,198,500.00
Site Electrical	nic	nic
Streets and Sidewalks	\$241,920.00	\$3,845,000.00
Parks and Open Space	\$412,500.00	\$910,000.00
Site Infrastructure Subtotals	\$2,268,780.00	\$9,689,725.00

137

**EMA Baker Heights
Housing Infrastructure
Cost Estimate**

Prepared by MIGSVR

12/15/2016

	Component	Age	Condition	Cost to Repair	Comments
Building Side Sewer and Drainage	Building Side Sewers	60 years	Clay pipe - root intrusion and joint separation	\$815,000	Due for replacement
	Building Drainage Improvements	NA	Broken downspouts, ponding and saturated soils next to buildings	\$813,000	Poor exterior building drainage is undermining building foundations. Wet crawl spaces are contributing to mold growth under units. New downspouts, conveyance and dispersal system to direct water away from building.
	Subtotal			\$1,128,000	
Building Domestic Water Service	Domestic Service	60 years	galvanized pipe (40 year life expectancy)	\$280,500	Not adequate shut off valves at units. Recommend replacement of all service lines and install unit water meters
	Building Water Meter	60 years		\$206,000	One meter for each unit
	Subtotal			\$486,500	
Building Access Walkways	Building Access walkway	60 years	Fair- some cracking and settling	\$242,000	Existing building walkways are narrow and do not provide adequate landing areas
	Subtotal			\$242,000	
Residents Open Space	Residents Play Area	22	Fair condition - some non-working play equipment pieces and updating full protection. Not appropriate for all ages.	\$275,000	Repair equipment and surface protection. Bring facility up to current ADA code. Provide play structures for all ages.
	Residents Exterior Tree/Vegetation Restoration	NA	Trees at life expectancy limit (signs of rot and weak limbs). Lawn and shrubbery are not healthy. Bare patches in lawn and missing shrubbery.	\$157,500	Remove hazardous trees and replace with new. Repair Lawn and replant shrubbery.
	Subtotal			\$432,500	
	TOTAL			\$2,289,000	

Cost Estimate for Baker Heights Infrastructure Replacement

Prepared by MIGISvR

08/20/2016

Total Estimate of Probable Costs for Infrastructure Replacement

\$9,689,725

Storm/Sanitary Item	Material	2016				Total Cost	Notes
		Quantity	Unit Cost	Contingency			
Combined Storm/Sewer Line	12" - 24" Conc Pipe	6,000 ft	130	0		780,000	Assume Same Layout
	Manholes	30 ea	5500	0		165,000	No More than 300 ft between MH
Catch Basins/Inlets	Catch Basins Type 1 & 2	25 ea	3000	0		75,000	
	Inlets	20 ea	2200	0		44,000	
Flow Control	Detention System	4 ea	350,000	0		1,400,000	Assumes 1200L.F. of 6" dia Detention Pipe. Separate into 4 facilities (Additional costs for M/V/Pave Control Structures) Combined sewer man. City of Everett - match existing flows. Assume base rate independent from 50% to 70% coverage
Side Sewers	6" PVC	8,500 ft	85	0		724,625	
Downspout Collection/Dispersal	Per building	56 EA	7,100	0		397,600	Assume each building will provide a 6" PVC collection system. Assume each building has 6 downspouts each. (120L.F. x \$400/ft plus \$300/bldg for DS plus one CS \$2,000)
	Drainage Improvements	1 Allow	150,000	0		150,000	Perforated Pipes, Area Drains, Dry Wells, Swales, Etc. (\$1000L.F. 20L.F./BLDG, 50) Plus site
Site Drainage							
Water Distribution Main Line	6" Pipe	6,300 ft	120	0		756,000	Loop also into city grid w/ new pipe, valves, hydrants
	Pavement Restoration	0 sf	-	0		-	It is assumed that that the pavement will be replaced

\$1,198,600

Domestic Service Lines				8,500 ft		30	0	255,000	Street/Valves Included
Water Meters									
Private Water Meters		250 ea	750	0	187,500	One for each Unit			
General Site Issues									
TESC		Quantity	Unit Cost	Contingency	Total Cost	\$3,845,000 Notes			
TESC		1 Allow	350,000	0	350,000	Assume will be developed over at least one wet season			
Streets/Pavement		1 Allow	200,000	0	200,000 (\$10/SY 19,000 SY)				
Asphalt Pavement		21,000 sy	50	0	1,050,000	QMA 1/2 IN \$110 Tn Assume 6th Plus 6th Base \$32/TN			
Connection to Neighborhood		1 Allow	50,000	0	50,000				
Sidewalks		5,500 sy	20	0	110,000	Assume same layout, does not include bulbs at corners. Replace cost has been updated, no escalation.			
Concrete Sidewalks		5,500 sy	70	0	385,000				
Pedestrian Access/Curb Ramps		40 ea	42000	0	1,680,000	For every corner and at both ends offstreet parking areas			
Curb Ramps									
Landscape Restoration		1 Allow	100,000	0	100,000	For General Site Work			
Park and Open Space									
Play Area		Quantity	Unit Cost	Contingency	Total Cost	\$910,000 Notes			
Play Area		5	100,000	0	500,000	Allowance			
Parks		1	150,000	0	150,000				
Landscape Restoration		1	80,000	0	80,000				
Vegetation		1	45,000	0	45,000				
TESC		1	135,000	0	135,000				

Cost Estimate for On-Site Baker Heights Infrastructure Repair

Prepared by MIGISVR

June 16, 2016

Total Estimate of Probable Costs for Infrastructure Repair

\$2,268,780

TESC - Included in item costs instead of line item to meet HUD formatting

2016

\$1,127,610

Item	Material	Quantity	Unit Cost	TESC	2016 Contingency	Total Cost	Notes
Storm/Sanitary							
Side Sewers	6" PVC	8,500 ft	55	0.1	0	514,250	Replacement Required
Building Drainage Improvements							
Downspout Collection/Disposal	PVC per building	56 Allow	7,100	0.1	0	437,390	Assume each building will provide a 6" PVC collection system. Assume each building has 6 downspouts each. (1201Pvc) \$4000 plus \$3000/bldg for DS plus one CR \$2,000
Site Drainage	Drainage Improvements	1 Allow	180,000	0.1	0	178,000	Perforated Pipes, Area Drains, Dry Wells, Swales, Etc. Perforated Pipes, Area Drains, Etc. 8 Locations per Existing Site Conditions Map of damp and standing water. \$20,000 per site
Water Distribution							
Domestic Service Lines	<4" Pipe	8,500 ft	30	0.1	0	280,500	613,360 \$486,750
Water Meters	Private Water Meters	250 ea	750	0.1	0	208,250	One for each Unit
General Site Issues							
Sidewalks	Sidewalks	56 Bldg	3200	0.1	0.25	241,920	repair per building
Park and Open Space							
Play Area		1	100,000	0.1		110,000	\$412,500 Notes Allowances for all areas
Parks		1	150,000	0.1		165,000	TESC not accepted by HUD. Applied to open space costs.
Landscape Restoration		1	80,000	0.1		88,000	275,000
Vegetation		1	45,000	0.1		49,500	137,500

Baker Heights
2016 Code Analysis
Marina Zone

	Original Report	Current Code	Cost Implications for Baker Heights
Building Code	1997 UBC w/ WA Amend	2015 IBC w/ WA Amend	none
Fire Code	1997 UFC w/ WA Amend	2015 IFC	1. Add Carbon Monoxide Detectors to all Smoke Detector locations. Combo CO/Smoke Detector units OK.
Energy Code	2001 WSEC	2015 WSEC	1. Window U-value = .3, max. (down from .4) 2. Ceiling R-value - 49, min. (up from R-38). 3. Wood Frame Wall R-value - 21, min. 4. Insulated Heat Ducting, Sealed Ducts (R-8, up from R-7, R-5.3), R-10 within conc. slabs or below grade. 4. Air Barrier Requirements R402.4.1.1 5. R407.3.7 Htg. Efficiency Ratings per Federal Req. (Regional Furnace Efficiency Standards removed Jan. 2016) 6. Lighting: 75% High-Efficiency Fixtures
Indoor Air Quality	2000 WA State VIAQC	2015 IMC	1. Ventilation Rate .35 ACH but not less than 15 CFM/person
Accessibility	Ch. 11 Amend to UBC HUD Fair Housing Act ADA	ICC A117.1-2009 HUD Fair Housing Act ADA	none (Baker Height exceeds req.) none none

©2016 Mithun, Inc.