

THE HOUSING AUTHORITY OF THE COUNTY OF KING
RESOLUTION NO. 5426
APPROVING THE MOVING TO WORK (MTW)
ANNUAL REPORT FOR FISCAL YEAR 2012

WHEREAS, on August 8, 2003, the King County Housing Authority (KCHA) entered in an agreement with the Department of Housing and Urban Development (HUD) for participation in the Moving to Work (MTW) Demonstration Program; and

WHEREAS, as an MTW program participant, KCHA is required to develop and submit to HUD within 90 days of the end of each Fiscal Year, an MTW Annual Report detailing program activities carried out by the Authority during the year, including progress toward meeting planned initiatives outlined in the Agency's Annual MTW Plan; and

WHEREAS, the format and contents of the Report are stipulated in KCHA's Amended and Restated Moving to Work Agreement entered into with HUD on March 13, 2009; and

WHEREAS, staff has developed the required MTW Annual Report for FY 2012 (covering January 1, 2012 through December 31, 2012) in a manner that is responsive to and complies with the requirements of KCHA's MTW Agreement; and

WHEREAS, a Board Resolution approving the Report must be included with the Report when it is submitted to HUD;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING:

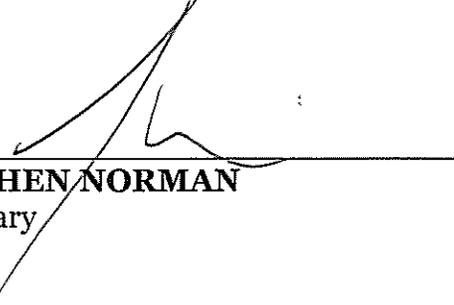
The Board of Commissioners hereby approves KCHA's Fiscal Year 2012 MTW Annual Report (a draft of which is attached to this Resolution) and approves its submission to HUD together with all required Certifications and attachments.

ADOPTED AT A MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING THIS 18th DAY OF MARCH 2013.

**THE HOUSING AUTHORITY OF THE
COUNTY OF KING, WASHINGTON**



DOUG BARNES, Chair
Board of Commissioners



STEPHEN NORMAN
Secretary

DOUG BARNES, *Chair*
MICHAEL BROWN
TERRY MCLLARKY
RICHARD MITCHELL
SUSAN PALMER

Executive Director:

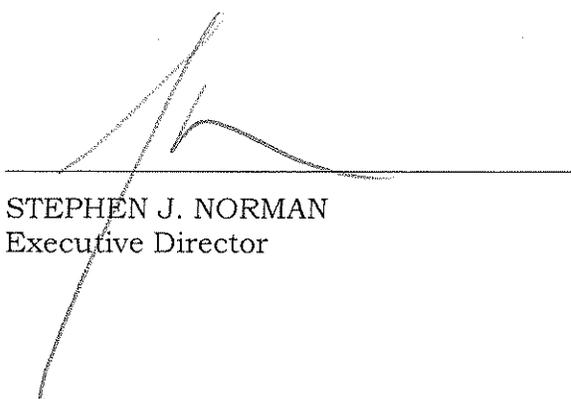
STEPHEN J. NORMAN

 **KING COUNTY
HOUSING AUTHORITY**

Certification of MTW Statutory Compliance

On behalf of the King County Housing Authority (KCHA), I certify the Agency has met the three statutory requirements of the Restated and Amended Moving to Work Agreement entered into between the Department of Housing and Urban Development (HUD) and KCHA on March 13, 2009. Specifically, KCHA has adhered to the following requirements of the MTW demonstration during FY 2012:

- ❖ At least 75 percent of the families assisted by KCHA are very low-income families, as defined in section 3(b)(2) of the 1937 Act;
- ❖ KCHA has continued to assist substantially the same total number of eligible low-income families as would have been served absent participation in the MTW demonstration;
- ❖ KCHA has continued to serve a comparable mix of families (by family size) as would have been served without MTW participation.


STEPHEN J. NORMAN
Executive Director

3/18/13
DATE

APPENDIX C: On-going MTW Activities – MTW Plan Cross Reference

Item #	MTW Initiative	Activity Description	MTW Statutory Objective	Plan Year	Status	X Ref to FY11 MTW Plan
08-1	Acquire new Public Housing - Increase inventory through use of "banked" PH ACC	Use banked PH ACC to turn-on Public Housing subsidy in units owned or acquired by KCHA	Increase housing choices	2008	Implemented with the purchase of Pacific Court (30 units) and Pepper Tree (30 units) completed during FY09; purchase of Park Royal (23 units) in FY 2010 and Kirkland Place (9 units) in FY 2011. KCHA will continue to seek program expansion under this initiative during FY 2012	1
04-2	Develop a local Project-based Section 8 program	Develop a local project-based program that streamlines contract and program management	Increase housing choices; Reduce costs and achieve greater cost effectiveness	2004	Implemented - as shown below: additional changes may be implemented in FY 2010 and beyond as determined necessary by KCHA	23
		Allow the project sponsor to manage the waiting list rather than the Housing Authority, as determined appropriate by KCHA.	Reduce costs and achieve greater cost effectiveness	2004	Implemented - modified in FY2005 to allow KCHA to solicit applications directly from service providers	24
		Modifies PBS8 regs to eliminate or replace requirement of an exit voucher with priority access to KCHA's Public Housing program	Increase housing choices; Reduce costs and achieve greater cost effectiveness	2004	Implemented	25
		Expand use of Public Housing preferences to all PBS8 programs - in lieu of HCV preferences	Reduce costs and achieve greater cost effectiveness	2008	Implemented	26
		Allow KCHA to allocate PBS8 subsidy non-competitively to KCHA controlled units and transitional housing	Increase housing choices; Reduce costs and achieve greater cost effectiveness	2004	Implemented - modified in 2005 to allow KCHA to assign subsidy to projects financed through conduit financing program with a minimum contract term of 20 yrs.	27
		In connection with Springwood redevelopment without a mixed-finance approach; prior policy required use of PBS8 regs, provided waiver to allow default to PH policy	Reduce costs and achieve greater cost effectiveness	2008	Implemented	29

Item #	MTW Initiative	Activity Description	MTW Statutory Objective	Plan Year	Status	X Ref to FY11 MTW Plan
		Modify Site Assignment and Deconcentration requirement to allow priority assignment of PB assistance to units located in low-poverty census tracts, including those with poverty rates below 20% (15% for families with children and off-site HOPE VI replacement units) Modification anticipated in late FY 2011 or 2012 to allow assignment of PBS8 subsidy (up to 80 units) to ARCH (<i>A Regional Coalition for Housing</i>) for allocation to developers in low-poverty census tracts in the North and East areas of King County.	Increase housing choice	2004	Implemented; Pending change in late FY 2011 or 2012 - see <i>Description</i> column to the left	31
		Waives the 25% cap on the number of units in a development that can be project-based for transitional, supportive or elderly housing programs and/or sites with fewer than 20 units	Increase housing choice	2004	Implemented - modified in FY 2008 to allow KCHA to exceed cap when used to redevelop PH units	32
		Allows PBS8 subsidy to conform to operating rules of other government subsidy program when used in mixed finance setting	Reduce costs and achieve greater cost effectiveness	2005	Implemented - modified in FY2008 to include redeveloped sites outside a "mixed-finance" approach when used to provide subsidy to former PH units.	34
		Modifies the types of housing accepted under a PBS8 contract - allows shared housing, excludes Rehab category of units from eligibility	Increase housing choices; Reduce costs and achieve greater cost effectiveness	2004	Implemented - FY 2005 modification to define Existing Housing to housing that could meet HQS within 180 days adds manufactured homes, transitional housing and hi-rise buildings as eligible housing; FY 2009 expansion included cooperative housing	35
		Allows KCHA to modify the HAP contract to ensure consistency with MTW changes	Reduce costs and achieve greater cost effectiveness	2004	Implemented - modified in FY 2009	36
		Assigns HCV Payment Standards to the program, but allows modification with Exec. Director approval where appropriate/necessary	Reduce costs and achieve greater cost effectiveness	2004	Implemented - modified in FY2005 to cap rents at the Payment Standard for LIHTC units, rather than the Tax Credit rent	37
		Modifies inspection rules to require owners or their agents to conduct their own construction/rehab inspections; allows the management entity to complete initial inspections (rather than KCHA); implements inspection sampling at annual review	Reduce costs and achieve greater cost effectiveness	2004	Implemented - modified in FY2009 to allow KCHA to inspect units at contract execution rather than proposal date	39

Item #	MTW Initiative	Activity Description	MTW Statutory Objective	Plan Year	Status	X Ref to FY11 MTW Plan
		Allows participants in wrong-sized units to remain in place and pay higher rent if needed	Increase housing choice	2005	Implemented - modified in 2009	40
		Allows KCHA to determine Rent Reasonableness for units using same process as Tenant-based program - does not require 3rd party appraisals	Reduce costs and achieve greater cost effectiveness	2004	Implemented	41
		Allows KCHA to assign PBS8 subsidy to a limited number of "demonstration" projects not qualifying under standard policy, but which serve an important public purpose	Increase housing choices; Reduce costs and achieve greater cost effectiveness	2004	Implemented	42
		Allow direct owner referral to vacant PBS8 units when unit remains unfilled after 30 days.	Reduce costs and achieve greater cost effectiveness	2010	Implemented	75
		Waive the 20% cap on the amount of HCV budget authority that can project-based - allowing KCHA to determine the size of its PBS8 program	Increase housing choices	2010	Implementation anticipated in FY 2012 as new units added to PBS8 subsidy	
04-3	Public Housing Site-based and Regional waiting lists	Implement a streamlined waiting list system for Public Housing that combines Site-based, Regional and Set-aside waiting lists; streamlines implementation rules	Increase housing choices;	2004	Implemented - possible modification in future plan years	44
05-4	Modified rules for determining and applying Payment Standards	Delays application of any decrease in the KCHA approved Payment Standard until the next Annual Review date	Reduce costs and achieve greater cost effectiveness	2005	Implemented	11
		Allows Payment Standards up to 120% of FMR for HCV program (and above 120% for Reasonable Accommodation) w/o prior HUD approval	Increase housing choices;	2007	Implemented - modified following review of outcomes/impact, see item below	21
		Decouples payment standards from Fair Mkt Rents entirely, allowing the HA to establish standards that fit local and neighborhood conditions	Increase housing choices;	2008	Implemented	22
04-5	Modified HQS Inspection Protocols	Ability to release HAP with minor fail @ annual inspection and owner agreement to repair within 30 days	Reduce costs and achieve greater cost effectiveness	2004	Implemented	56
		Ability to release HAP with minor fail @ initial inspection and owner agreement to repair within 30 days	Reduce costs and achieve greater cost effectiveness	2007	Implemented	57

Item #	MTW Initiative	Activity Description	MTW Statutory Objective	Plan Year	Status	X Ref to FY11 MTW Plan
		Increase efficiency of operation through reduction in repeated visits to the same property annually; Annual inspections completed within 8-20 months of initial inspection and annually thereafter to allow inspections to be grouped according to location/property	Reduce costs and achieve greater cost effectiveness	2006	Implemented	58
		Allows KCHA staff, rather than a 3rd party entity, to complete HQS inspection of KCHA owned properties	Reduce costs and achieve greater cost effectiveness	2004	Implemented	59
		Inspection Clustering - Allows HQS unit inspections 8-20 months following the date of initial inspection	Reduce costs and achieve greater cost effectiveness	2007	Implemented	60
		Allows annual HQS inspections under the Section 8 program to be completed within 120 days of annual date	Reduce costs and achieve greater cost effectiveness	2004	Implemented	61
07-6	Sponsor-based Housing program	Pilot programs - Uses MTW Block Grant to fund a Local Sponsor-based program - provides housing funds to service provider who sub-leases to targeted household	Increase housing choices	2007	Implemented. 25 unit pilot (FY 2007) expanded in FY 2009 to 155 units; Modified in FY 2010 to 145 units with re-allocation of a portion of set-aside to project based subsidy for higher-need households.	14
04-7	Streamline PH and S8 Forms, Processes and Data Processing	Excludes payments made to a landlord by a state agency (DSHS) on behalf of a tenant from income and rent calculation under the Section 8 program	Reduce costs and achieve greater cost effectiveness	2004	Implemented	16
		Allows Section 8 participants for whom \$0 HAP is paid to self-certify their annual income	Reduce costs and achieve greater cost effectiveness	2004	Implemented	17
		Allow residents to retain earnings from Resident Service stipends up to \$500 without inclusion in rent calculation	Reduce costs and achieve greater cost effectiveness	2008	Implemented	50
		Streamline verification of assets by changing definition to include only assets valued above \$50,000; Income of assets below threshold is excluded from income calculation; Tenant allowed to self-certify valued below \$50,000.	Reduce costs and achieve greater cost effectiveness;	2008	Implemented - may further modify in future years to revise / eliminate treatment of imputed income and disposal costs	51
		Require participants to provide notice to move by the 20th of the month in order to have the paperwork processed that month	Reduce costs and achieve greater cost effectiveness	2004	Implemented	62
		Allow Section 8 program participants to self-certify \$50 or less received as pass through from DSHS childcare subsidy	Reduce costs and achieve greater cost effectiveness	2004	Implemented	63

Item #	MTW Initiative	Activity Description	MTW Statutory Objective	Plan Year	Status	X Ref to FY11 MTW Plan
		Allows applicants to self-certify membership in the household at the time of admission	Reduce costs and achieve greater cost effectiveness	2004	Implemented	64
		Applicants with income below 75% of 30% of AMI allowed to self-certify housing preference	Reduce costs and achieve greater cost effectiveness; Increase housing choice	2004	Implemented. FY 2009 change to conform PBS8 to Public Housing - all under 30% AMI qualify as a preference without further documentation or certification	65
		Modified SSN verification/documentation to household members 18 and older - rather than the regulatory requirement of age 6	Reduce costs and achieve greater cost effectiveness	2004	Implemented - however, PIC reporting currently limits cost savings of this initiative	66
		Expand the term over which verifications are valid to an outside limit of 180 days	Reduce costs and achieve greater cost effectiveness	2008	Implemented	68
		Identify and modify and/or replace HUD forms in order to more readily comply with HA's revised policies and increase administrative efficiency	Reduce costs and achieve greater cost effectiveness	2010	Initial forms identified, delayed to allow for implementation of revised Rent Reform policies adopted in FY 2010 - item will be ongoing as forms/processes are identified.	71
		Replace current policies with alternate system where possible to simplify third-party and other KCHA verification systems	Reduce costs and achieve greater cost effectiveness	2010	Implemented in FY 2010 through modifications to Interim and regular recertification process. Further changes possible in future years pending review of outcomes for Rent Reform changes	74
07-8	Remove Cap on Voucher Distribution	Allow KCHA to maintain utilization above 100% during year without impact on funding; current allocation formulas require avg utilization at or below 100%	Increase housing choices	2007	Implemented	45
04-9	Rent Reasonableness modifications	Allows KCHA to complete Rent Reasonableness determinations only when a Section 8 Landlord has asked for an increase in the contract rent	Reduce costs and achieve greater cost effectiveness	2004	Implemented	47
		Allow KCHA staff to perform Rent Reasonableness inspections of KCHA-owned properties	Reduce costs and achieve greater cost effectiveness	2004	Implemented	48
08-10	Easy Rent Policy for Elderly and Disabled Households living on a Fixed Income	Streamline income, rent and recertification policies for elderly and disabled households. Move to triennial recertifications; rent based on 28.3% of gross income, automatic Soc Sec COLA adjustment annually; deductions eliminated except medical when expenses exceed \$3,000	Reduce costs and achieve greater cost effectiveness	2008	Implemented in 2008. Modified in 2010: to reduce % to 28%; decrease minimum medical expense threshold to \$2500 and incorporate use of Deduction bands. Conformed basic policy to match WIN Rent policy for work-able households adopted in FY 2010.	10

Item #	MTW Initiative	Activity Description	MTW Statutory Objective	Plan Year	Status	X Ref to FY11 MTW Plan
		Revise policies to limit interims between full recertifications without adversely impacting KCHA operations.	Reduce costs and achieve greater cost effectiveness	2010	Implemented	76
08-11	Develop Revised Rent Policies for Work-able and Working Households	Develop a revised rent policy for working and work-able households that encourages self-sufficiency and income progression and increases positive graduation from subsidized housing while increasing administrative efficiency and cost effectiveness	Encourage employment and economic self-sufficiency; Reduce costs and achieve greater cost effectiveness;	2008	Policy adopted in July 2010 - included change to income based tiered rent set at 28.3% of low-end of income tier. Eliminated deductions (other than childcare/medical), earned income disregards and flat rents. Moved to Biennial recertifications and reduced interim recertification policy.	46
		Revise policies to limit interims between full recertifications without adversely impacting KCHA operations.	Reduce costs and achieve greater cost effectiveness	2010	Implemented	76
05-12	Increase the Rent Cap	Moves the Section 8 program rent cap to 40% of Gross Rent, up from the 40% of adjusted rent standard	Increase Housing Choice	2005	Implemented	12
07-14	MTW-Enhanced Transfer Policy	Increase Housing Choice for residents by developing a policy that allows residents to transfer among KCHA programs - promotes efficient use of KCHA housing resources to meet client needs through streamlined access	Increase housing choice; Reduce costs and achieve greater cost effectiveness	2007	Implemented - minor modifications in FY 2009 following review of first year results. Modified in FY 2010 to expedite KCHA ability to conform units to UFAS standards. Additional changes may result from review and follow-up of existing policy. In addition, during late FY 2011 or early FY 2012, KCHA intends to explore and may execute a Domestic Violence Transfer Partnership between other MTW PHAs in the Western Region in order to facilitate resident moves to safe, secure housing in times of crisis.	53
08-15	Combined Program Management - Streamline program administration through a series of policy changes that ease operations of units converted from PH to PBS8 subsidy or those located in sites supported mixed funding streams.	Childcare Policy - Establishes specific policies relating to designated childcare units @ Greenbridge.	Reduce costs and achieve greater cost effectiveness	2008	Implemented	4
		Modify lease term for PH units @ Tax Credit Sites - Current regs conflict with Tax Credit renewal terms which required lease to be no more than 1 year.	Reduce costs and achieve greater cost effectiveness	2008	Implemented	19

Item #	MTW Initiative	Activity Description	MTW Statutory Objective	Plan Year	Status	X Ref to FY11 MTW Plan
		Additional changes to accommodate combined program approach in relation to NIA development: eligibility for 2 bdrm units; income cap @ 50%; Tenant selection	Reduce costs and achieve greater cost effectiveness	2008	Implemented	6
08-16	Occupancy requirements of Section 8 households	Allows tenants to remain in occupancy when family size exceeds standards by 1 member	Reduce costs and achieve greater cost effectiveness; Increase housing choice	2004	Implemented	20
08-17	Single Person Eligibility	Allow Public Housing program to restrict eligibility of single persons households who do not otherwise qualify as elderly, near-elderly, disabled, or displaced - unless assigned to targeted program	Reduce costs and achieve greater cost effectiveness	2008	Implemented	43
		Section 8 programs - Restrict eligibility of single person households who are neither elderly or disabled or near-elderly - similar to PH	Reduce costs and achieve greater cost effectiveness	2009	Implemented	55
07-18	Resident Opportunity Plan (ROP)	Develop a local FSS program pilot that empowers residents to increase income and successfully graduate from housing subsidy	Give incentives that assist in obtaining employment and becoming economically self-sufficient	2007	ROP finalized development in July 2009 - program targets 100 households in E. King County and Park Lake Homes Site II (Seola Gardens)	49
07-21	Utility Allowances - PH - S8	Develop alternate protocols for establishing and applying Utility Allowances for PH, PBS8 and S8 households	Reduce costs and achieve greater cost effectiveness	2008	Implemented in FY 2010 in conjunction with Phase II rent reform (WIN Rent and Easy Rent modifications).	67
11-1	Transfer of Public Housing units to Project-based Subsidy	Preserve long-term viability of 509 units of Public Housing with disposition to KCHA controlled entity. Allows HA to leverage \$ to accelerate capital repairs, and increase tenant mobility through transfer to project-based funding of all 509 units	Reduce costs and achieve greater cost effectiveness; Increase housing choice	2011	Submitted HUD disposition application in January 2011 following FY 2011 Plan approval. Approval at FYE 2011 as HA staff continued work to resolve outstanding issues/questions. Work will continue in FY 2012 to move this project forward	

Item #	MTW Initiative	Activity Description	MTW Statutory Objective	Plan Year	Status	X Ref to FY 11 Plan
12-1	Inter-Agency Domestic Violence Transfer program	Creates a partnership between MTW PHAs and DV agencies to allow PH/S8 participants who are victims of domestic violence to transfer to another MTW agency jurisdiction with financial and service support.	Increase housing choice	2012	In process, at the end of 2012, KCHS had entered into an agreement with the YWCA and collaborating with other NW MTW PHAs to finalize and enter into the participation agreement	N/A
12-2	Promoting Mobility: Family Choice Initiative	Collaboration with school districts, service providers, KCHA, parents and students in order to encourage mobility and increase life and educational outcomes for KCHA youth.	Increase housing choice	2012	In 2012, along with its partner agencies, KCHA was engaged in final stages of program design. Counseling activities were slated to begin in 2013.	N/A
12-4	Supplemental Support for the Highline Community Healthy homes Project	Provides additional funding - up to \$180,000 of MTW funds - to supplement HCHHP grant in order to allow households who would have been excluded to participate in the program	Increase housing choice	2012	\$20,306 allocated for this purpose in 2012 in order to assist 4 additional households. Overall program resulted in 71.2% of households showed reductions in asthma related incidents.	N/A

Approved MTW Activities - Possible Implementation in FY 2012

Item #	MTW Initiative	Activity Description	MTW Statutory Objective	Plan Year	Status	X Ref to FY11 MTW Plan
	Modified PH and Section 8 Inspection process	Modify HQS approach using risk-based analysis to decrease administration while maintaining program integrity and unit quality.	Reduce costs and achieve greater cost effectiveness	2010	Delayed due to time constraints. Will review in late FY 2011 / FY 2012.	On Hold
	Allow double subsidy between programs (PBS8/PH/S8) in limited circumstances to allow transition to new program	Increase landlord participation, reduce impact on PH program when tenants transfer	Increase housing choice	2008	Under review for possible implementation in FY 2011 - may carry over to FY 2012.	On Hold
	Definition of Live-in Attendant	Consider changes that redefine who is considered a "Live-in Attendant"	Reduce costs and achieve greater cost effectiveness	2009	Following initial review item placed on hold in FY 2010 for future consideration.	On Hold
	FSS Program modifications	Explore possible changes to increase incentives for resident participation, income growth and decrease costs of program management	Reduce costs and achieve greater cost effectiveness; Increase housing choice	2008	Temporarily placed on hold - will consider following implementation of Rent Policy changes for PH, S8 HCV and PBS8 residents adopted in FY 2010	On Hold

Item #	MTW Initiative	Activity Description	MTW Statutory Objective	Plan Year	Status	X Ref to FY11 MTW Plan
	Income Eligibility - maximum income limits	Consider policy that would cap the income residents may have and still be eligible for KCHA programs	Increase housing choice	2008	On hold pending review of impact of rent structure implemented in FY 2010. May be considered in future years if WIN Rent policy changes do not sufficiently address need.	On Hold
	PBS8 Local program: Contract term	Consider possible changes to lengthen the allowable term of the Section 8 project based contract	Increase housing choice	2009	On hold. May be brought forward in FY 2012 if need warrants	On Hold
	Performance Standards	Develop locally relevant performance standards and benchmarks to evaluate the MTW Program	Reduce costs and achieve greater cost effectiveness	2008	In progress but delayed however will be impacted by pending PHAS reporting requirements - item will move forward in FY 2012 as final results of PHAS reporting requirements become clear.	On Hold
	Supportive Housing for high need homeless families	Develop demonstration program for up to 20 households in Project-based FUP-like environment	Increase housing choice and encourage economic self-sufficiency	2010	Deferred. Program partners opted for tenant-based model in current FY. May be brought forward in future program year.	On Hold
	Limit number of moves for a Section 8 participant	Increase family stability and reduce program administration by limiting the number of times a HCV participant can move to once per year	Reduce costs and achieve greater cost effectiveness; increase economic self-sufficiency	2010	Deferred for consideration in a future year if need arises	On Hold
	Implement a Maximum Asset Threshold for program eligibility	Limit the value of assets that can be held by a family in order to obtain (or retain) program eligibility	Increase housing choice	2010	On hold pending outcome analysis of Rent Reform policies adopted in FY 2010	On Hold
	Incentive Payments to Section 8 participants to leave the program	Offer incentive to families receiving less than \$100 per month in HAP to voluntarily withdraw from the program	Increase housing choice	2010	On hold pending outcome analysis of Rent Reform policies adopted in FY 2010	On Hold
11-2	Redesign of the Sound Families program	Develop alternative to Sound Families program - combining HCV with DCFS service \$ to continue support of at risk homeless households in "FUP-like" model.	Increase housing choice	2011	Limitation in Federal requirements for use of DSHS/DCFS funds has delayed implementation in FY 2011.	On Hold

MTW Activities Completed

Block Grant non-mainstream vouchers	Expand KCHA's MTW block grant to include all non-Mainstream program vouchers	Reduce costs and achieve greater cost effectiveness	2006	Implemented	Complete
Develop a local PH Asset Mgmt Funding model	Streamlines current HUD requirements to track budget expenses and income down to the AMP level	Reduce costs and achieve greater cost effectiveness	2007	Implemented	Complete
Resident Satisfaction Survey	Development internal Satisfaction Survey in lieu of requirement to comply with RASS portion of HUD's PHAS system	Reduce costs and achieve greater cost effectiveness	2010	KCHA internal survey process is in place. However, KCHA has temporary exemption from HUD's RASS reporting requirements Will determine need for use as a RASS substitute upon publication of revised PHAS rule.	Complete
ROSS Grant Homeownership	Financial Assistance funded through MTW reserves, Modified rules to meet local circumstances: eligibility to allow use for PH residents with an HCV; minimum income requirement; min savings prior to entry, not limited to first time homebuyers, etc	Increase housing choice;	2004	Complete - program exceeded goal to assist 30 households over 3-year term	Complete
ESCO development	Use of MTW program and single fund flexibility to develop and operate our own ESCO	Reduce costs and achieve greater cost effectiveness	2004	Implemented	Complete
Section 8 Applicant Eligibility	Increase program efficiency by removing eligibility for those currently on a Federal Subsidy program	Reduce costs and achieve greater cost effectiveness	2007	Implemented	Complete

Previously Approved and Implemented MTW Activities (Required use of Single Fund Budget Only)

Client Assistance program	Pilot program - utilizes MTW reserves to provide emergency financial assistance to qualified residents	Reduce costs and achieve greater cost effectiveness	2008	Implemented	Single Fund Budget
Use MTW Reserves to fund Resident Incentives	Develop policies to encourage lease compliance - fund using MTW single-block-grant authority and accumulated reserves	Reduce costs and achieve greater cost effectiveness	2010	Initiated in FY 2010 with policy to allow payment of \$200 to encourage over-housed residents to accept first unit offer. Will consider other incentive payments as warranted in future years.	Single Fund Budget

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PEA Name: King County Housing Authority	Grant Type and Number Capital Fund Program Grant No: WA19P002501- 10 Replacement Housing Factor Grant No:	Federal FY of Grant: 2010
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/11
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration	5,019,586	5,019,586	5,019,586	3,701,069.98
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	5,019,586	5,019,586	5,019,586	3,701,069.98
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security—Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service	642,905	642,905	642,905	642,905

Annual Statement/Performance and Evaluation Report
 Development
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Indian Housing
 Capital Fund Financing Program
 2577-0226

U.S. Department of Housing and Urban
 Office of Public and
 OMB No.
 Expires

4/30/2011

Part I: Summary					
PHA Name: HA of King County 600 Andover Park West Tukwila WA, 98188		Grant Type and Number Capital Fund Program Grant No: WA19P002501-10 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2010 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18b ³	9000 Collateralization or Debt Service paid Via System of Direct Payment	642,905	642,905	642,905	642,905
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	5,019,586	5,019,586	5,019,586	3,701,069.98
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date 3/5/12		Signature of Public Housing Director	
				Date	

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

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: King County Housing Authority	Grant Type and Number Capital Fund Program Grant No: WA19P002501- 11 Replacement Housing Factor Grant No:	Federal FY of Grant: 2011
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/11
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration	4,378,541	4,378,541	4,378,541	437,854.10
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	4,378,541	4,378,541	4,378,541	437,854.10
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service	642,380	642,380	642,380	642,380

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 Expires 4/30/2011

U.S. Department of Housing and Urban

Office of Public and

OMB No. 2577-0226

Part I: Summary					
PHA Name: HA of King County 660 Andover Park West Tukwila WA, 98188		Grant Type and Number Capital Fund Program Grant No: WA19P002501-11 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2611 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	642,380	642,380	642,380	642,380
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	4,378,541	4,378,541	4,378,541	437,854,10
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date 3/9/12		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 8/31/2011

Part I: Summary					
PHA Name: HA COUNTY OF KING		Grant Type and Number Capital Fund Program Grant No: WA19P00250112 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2012 FFY of Grant Approval: 2012
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	4,050,127	3,412,622	0	0
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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 Expires 08/31/2011

Part I: Summary					
PHA Name: HA COUNTY OF KING		Grant Type and Number Capital Fund Program Grant No: WA19P00250112 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2012 FFY of Grant Approval: 2012	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	637,505		
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	4,050,127	4,050,127		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date 11/1/12		Signature of Public Housing Director	
				Date	

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Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: HA COUNTY OF KING				Federal FFY of Grant: 2012	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
1492 MTW					

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

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Part I: Summary		
PHA Name: Housing Authority of the County of King	Grant Type and Number Capital Fund Program Grant No: WA19C00250310 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2011 FFY of Grant Approval: 2011

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/8/2012 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	343,530	343,530	343,530	153,702.58
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	151,894	151,894	151,894	8,072.00
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	790,449	790,449	790,449	576,951.71
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

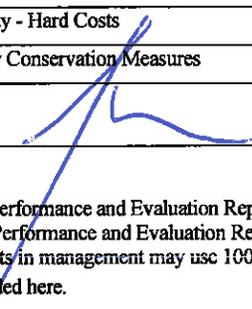
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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 Expires 08/31/2011

Part I: Summary					
PHA Name: Housing Authority of the County of King		Grant Type and Number Capital Fund Program Grant No: WA19C00250310 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2011 FFY of Grant Approval: 2011	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/8/2012					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	52,864	52,864	52,864	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	995,207	995,207	995,207	585,023.71
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Activities	100,000	50,000	50,000	25,000
23	Amount of line 20 Related to Security - Soft Costs	35,000	10,000	10,000	10,000
24	Amount of line 20 Related to Security - Hard Costs	95,000	50,000	50,000	25,000
25	Amount of line 20 Related to Energy Conservation Measures	310,000	170,000	170,000	70,000
Signature of Executive Director 		Date 6/26/12		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

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

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⁴ RHF funds shall be included here.

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 Office of Public and Indian Housing
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 Expires 8/31/2011

Part I: Summary		FFY of Grant: 2011 FFY of Grant Approval: 2011
PHA Name: Housing Authority of the County of King	Grant Type and Number Capital Fund Program Grant No: WA19C00250210 Replacement Housing Factor Grant No: Date of CFFP:	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/8/2012 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	471,272	471,272	471,272	233,469.52
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	241,831	241,831	241,831	0
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	968,845	968,845	968,845	667,867.74
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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Part I: Summary						
PHA Name: Housing Authority of the County of King		Grant Type and Number Capital Fund Program Grant No: WA19C00250210 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2011 FFY of Grant Approval: 2011	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/8/2012						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)	8,002	8,002	8,002	0	
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,218,678	1,218,678	1,218,678	667,867.74	
21	Amount of line 20 Related to LBP Activities	0				
22	Amount of line 20 Related to Section 504 Activities	100,000	50,000	50,000	25,000	
23	Amount of line 20 Related to Security - Soft Costs	25,000	10,000	10,000	10,000	
24	Amount of line 20 Related to Security - Hard Costs	75,000	50,000	50,000	25,000	
25	Amount of line 20 Related to Energy Conservation Measures	300,000	150,000	150,000	50,000	
Signature of Executive Director		Date 6/26/12		Signature of Public Housing Director		
				Date		

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Part I: Summary		
PHA Name: Housing Authority of the County of King	Grant Type and Number Capital Fund Program Grant No: WA19C00250110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2011 FFY of Grant Approval: 2011

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/8/2012 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	620,074	620,074	620,074	304,278.77
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	114,403	114,403	114,403	0
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	701,485	701,485	701,485	302,964.52
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

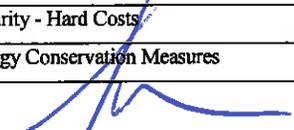
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PHA Name: Housing Authority of the County of King		Grant Type and Number Capital Fund Program Grant No: WA19C00250110 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2011 FFY of Grant Approval: 2011	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/8/2012 <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)	0				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	815,888	815,888	815,888	607,243,29	
21	Amount of line 20 Related to LBP Activities	0				
22	Amount of line 20 Related to Section 504 Activities	50,000	50,000	50,000	25,000	
23	Amount of line 20 Related to Security - Soft Costs	10,000	10,000	10,000	10,000	
24	Amount of line 20 Related to Security - Hard Costs	50,000	50,000	50,000	25,000	
25	Amount of line 20 Related to Energy Conservation Measures	150,000	150,000	150,000	75,000	
Signature of Executive Director 		Date 6/26/12		Signature of Public Housing Director		Date

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⁴ RHF funds shall be included here.

Designation Plan Status Mixed Population Properities

	Number of Units	Number of Occupied Units as of 1/4/13	Designation Target	Number of Elderly/ Near Elderly	Percentage of Elderly/ Near Elderly	Number over/under pre-implementation	Current Status as of 1/4/13	
NorthEast								
BRIARWOOD	70	70	55	59	84	-2	4	No restrictions on younger households
CASA JUANITA	80	80	62	67	84	4	5	No restrictions on younger households
EASTRIDGE HOUSE	40	40	31	32	80	0	1	No restrictions on younger households
FOREST GLEN	40	40	31	32	80	-2	1	No restrictions on younger households
NORTHRIDGE I	70	69	55	55	79	-7	0	Monitor for next vacancy
NORTHRIDGE II	70	68	55	57	81	-2	2	No restrictions on younger households
PARAMOUNT HOUSE	70	70	55	56	80	-12	1	No restrictions on younger households
THE LAKE HOUSE	70	70	55	58	83	-5	3	No restrictions on younger households
SouthEast								
GUSTAVES MANOR	35	35	27	30	86	6	3	No restrictions on younger households
MARDI GRAS	61	61	48	55	90	10	7	No restrictions on younger households
PLAZA SEVENTEEN	70	70	55	61	87	7	6	No restrictions on younger households
WAYLAND ARMS	67	68	52	52	78	2	0	Monitor for next vacancy
SouthWest								
BOULEVARD MANOR	70	69	55	54	77	-11	-1	Freeze admission of younger households
BRITTANY PARK	43	43	34	33	77	-8	-1	Freeze admission of younger households
CASA MADRONA	70	69	55	56	80	6	1	No restrictions on younger households
MUNRO MANOR	60	60	47	46	77	-5	-1	Freeze admission of younger households
NIA LLC	40	40	32	31	76	0	-1	Freeze admission of younger households
RIVERTON TERRACE - EGIS	30	30	23	22	73	-3	-1	Freeze admission of younger households
SOUTHRIDGE HOUSE	80	78	62	66	83	14	4	No restrictions on younger households
YARDLEY ARMS	67	64	52	49	73	-9	-3	Freeze admission of younger households