



# MOVING TO WORK ANNUAL REPORT FY 2011



KING COUNTY  
HOUSING AUTHORITY





# KING COUNTY HOUSING AUTHORITY

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 **KING COUNTY**  
**HOUSING AUTHORITY**

March 9, 2012

Dear Colleagues,

I am pleased to forward the King County Housing Authority's Moving to Work Report for 2011. As KCHA completes its seventh year as a participant in the Moving to Work Demonstration Program it has become abundantly clear that this experiment in deregulation has been successful.

KCHA served more households during FY 2011, with broader housing choices, than ever before. Equally important, the programmatic flexibility provided under MTW has enabled KCHA to effectively partner with public and behavioral health care systems to stably house chronically homeless and "hard to house" populations that had not previously been successful in our programs. And integrated "single fund" budgeting has enabled KCHA to develop a multi-year business plan that has leveraged significant outside resources in addressing the repair and redevelopment needs of our public housing stock.

While we are supportive of the need for more rigorous evaluations of specific initiatives being tested by participating housing authorities under the MTW program, we also believe that proven "best practices" developed by participating Housing Authorities under the Demonstration Program should be implemented more broadly right now.

Nowhere is the need more pressing than in the elimination of administrative burdens for Housing Authorities administering the Housing Choice Voucher program. In the introduction to this report KCHA identifies a number of policy changes that have significantly reduced our administrative burden while preserving and enhancing the quality of this program. These changes save KCHA an estimated 3,200 hours of staff time annually. With full implementation of rent reform changes currently underway, KCHA estimates total savings could reach nearly 14,200 staff hours (approximately 7 FTEs) annually. We are very pleased to note that HUD has just instituted a number of these enhancements more broadly for non-MTW agencies through Notice PIH 2012-15. This is precisely how the MTW program should be used. As Housing Authorities struggle to sustain voucher utilization rates and effectively manage public housing in an era of increasingly constrained resources, we would encourage HUD's on-going review of MTW "best practices" and additional deregulation based on MTW innovations by Notice or through more aggressive use of the

Secretary's waiver authority.

Sponsor-based housing is another innovation developed under the MTW program that should be more broadly available to Housing Authorities. KCHA has administered a sponsor-based program in partnership with local service providers since 2008. The results are detailed in this report. In short, this approach has enabled households previously screened out by either KCHA or the private landlord community to successfully secure housing and to remain stably housed. We are extremely heartened by HUD's inclusion of the sponsor-based approach in its FFY 2013 budget proposal and would urge close examination of successful existing programs at KCHA and other MTW housing authorities across the country in bringing this approach to scale.

As KCHA has matured as an MTW Authority the benefits the program confers have enabled us to begin looking beyond the day to day crisis management that has characterized the public housing industry for so many years. The shift to site-based management, significant leveraged investment in our inventory and greater control over how we allocate available funding have placed day to day housing and program operations on a level footing. While the long term viability of these programs remains dependent upon adequate federal funding, the flexibility provided under MTW has left us far better equipped to deal with the vicissitudes of the annual appropriations process.

This stability has enabled KCHA to expand its focus to the ultimate goals of these affordable housing programs: opportunities for families and children to thrive and for senior and disabled households to live with dignity and security. In particular I would highlight three multi-year initiatives presently underway:

There is arguably no greater determinant of our country's future than our success in educating our children. KCHA is partnering with three school districts to develop placed-based initiatives that coordinate closely with parents, non-profit partners and local schools to assure that all children have the opportunity and the resources necessary to succeed academically and in life. Seven new after-school facilities are currently under development and early learning programs are being expanded and coordinated. Data sharing agreements now in place with the school districts will ensure that we can measure and evaluate our progress.

Expanded housing choice is a key element in assuring opportunity. Research increasingly supports the premise that where you live in 21<sup>st</sup> century America determines to a great degree your household's economic and educational outcomes. KCHA has focused on this issue since its admission into the Demonstration program. Utilizing MTW flexibility to set its own payment standards, KCHA established separate rent standards for diverse sub-markets in our region, enabling households to afford housing across a much broader geographic and socio/economic spectrum. To supplement this, KCHA streamlined the project-basing process for Housing Choice Vouchers, enabling us to extensively project-base vouchers in "opportunity" areas of the county. As detailed in this report, these efforts have borne fruit. This coming year we will build upon this success with a new "Family Choice" initiative that will provide greater in depth mobility counseling for our voucher holders.

KCHA has also embarked on two multi-year program initiatives to significantly improve long term self-sufficiency outcomes for our residents. In 2010 the Authority initiated a pilot "Resident

Opportunity Program”, a local variation on the national Family Self-Sufficiency model, to build skills, remove barriers and promote meaningful employment. And in 2011 KCHA implemented a sweeping rent reform policy designed to remove disincentives to income progression embedded within existing Public Housing and Housing Choice Voucher rent regulations. Outside evaluators are being used to assess the effectiveness of these two approaches and to help inform the national discussion around this critical issue.

Legislation currently under consideration by Congress would both expand the number of Housing Authorities participating in the Moving to Work program and make this initiative permanent. KCHA strongly supports these goals. Only the sweeping deregulation offered by Moving to Work, deregulation that should continue to hold Housing Authorities accountable for the quality and efficiency of their programs, the effectiveness of their outcomes and the equitable treatment of their program participants, while loosening the overly prescriptive nature of the current regulatory environment, will enable the Public Housing and Housing Choice Voucher programs to survive in this era of increasing fiscal austerity.

While much remains to be done, I believe that the accomplishments of KCHA and of the other Housing Authorities participating in the Moving to Work Demonstration create a clear signpost towards the future of the industry.

Regards,

A handwritten signature in black ink, appearing to read 'Stephen Norman', with a stylized, sweeping flourish at the end.

Stephen Norman  
Executive Director, King County Housing Authority

# KCHA: AT-A-GLANCE

	FY 2003	FY 2011
<b>Units in Inventory:<sup>i</sup></b>	10,415	11,778
Transitional and Supportive Housing Units	1,956	3,148
HCV Units Available in High Opportunity Neighborhoods	11.7%	18.2%

	FY 2003	FY 2011
<b>Households Served:</b>	11,260	13,452
Sponsor-based "Housing First" households assisted	0	133
Low-income households - Income below 50% of Median	97%	96.5%
HCV households paying more than 30% of income toward rent	40.2%	24.9%

*19.5 percent increase in number of households served*

*49 percent of families entering KCHA's programs have previously been homeless*

	FY 2003	FY 2011
<b>Maintaining Operational Excellence:</b>		
<i>Shopping Success rate: Section HCV households</i>	82.4%	92%
<i>Utilization (Lease-up): Section 8 HCV program</i>	98.8%	108.5%
<i>Occupancy Rate: Public Housing program</i>	98.9%	97.3%
<i>REAC Inspection scoring: Public Housing program</i>	93.3%	94.4%

<b>Savings through MTW Streamlining:<sup>ii</sup></b>	0	3,200 hours/1.7 FTEs
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*More than 16,000 accumulated hours saved to date through implementation of MTW-modified policies and procedures*

*\$8.0 million saved through completion of interior rehab of Public Housing units using "in-house" crews under KCHA's MTW-supported Unit Upgrade program*

*50 percent reduction in Housing Quality Standards re-inspections required due to minor unit deficiencies*

*40 percent reduction in water consumption at KCHA-owned facilities*

*3,000 units added to HCV administrative and inspection caseloads without a significant increase in FTEs*

<sup>i</sup>Does not include HCV port-ins residing in KCHA's jurisdiction

<sup>ii</sup>Does not include savings anticipated in FY 2012 as a result of modified WIN and EASY Rent Recertification procedures

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## SECTION I. INTRODUCTION

In 2003, KCHA's record as a high-performing housing authority - together with its reputation for developing innovative, strategic approaches to the critical housing needs of the Puget Sound region - opened the door for the Agency's entry into the Department of Housing and Urban Development's (HUD's) Moving to Work (MTW) demonstration. One of just 35 industry leaders selected for the program, KCHA's MTW designation provides the latitude to incorporate "out of the box" thinking into virtually every facet of its federally subsidized housing programs. Developed by Congress and signed into law as part of the Omnibus Consolidated Rescissions and Appropriations Act of 1996, the MTW program provides KCHA relief from HUD's overly prescriptive program regulations and encourages the agency to design and test new approaches in providing and delivering housing assistance that:

- ❑ Increases housing choices for low-income families;
- ❑ Helps KCHA clients become increasingly self-sufficient;
- ❑ Reduces costs and achieves greater operational efficiencies.

The key elements of the MTW demonstration are the ability to combine Public Housing Operating, Capital and Section 8 program resources into a single MTW block grant and the flexibility to use those funds to support locally designed housing programs that effectively respond to the housing needs of the local jurisdiction. In granting participating agencies this programmatic latitude, the MTW demonstration hoped to accomplish an additional, overarching goal: to identify program and policy changes that could be implemented more broadly – strengthening federal housing programs while continuing to address the goal of ensuring safe, secure housing for the nation's low-income households.

Under the terms of its MTW Agreement, KCHA is required to submit an Annual Report to HUD documenting progress toward meeting the program's objectives and the initiatives and activities identified in the Agency's Annual MTW Plan. This is KCHA's FY 2011 MTW Annual Report, covering the fiscal year that began January 1, 2011 and ended December 31, 2011. Presented in HUD's prescribed format, the report highlights activities of the past year, while recapping KCHA's MTW accomplishments since entering the program in 2003. The information provided is designed to allow HUD to

evaluate the extent to which the Authority has accomplished the goals of the Demonstration and of the Annual MTW Plan and to help identify MTW innovations that can be successfully replicated across the country.

As this report details, KCHA has made significant strides in developing and applying innovative and sustainable solutions that respond to the specific housing needs and markets of the greater Puget Sound area. As the County's largest provider of affordable housing and a leader in regional efforts to end homelessness, participation in the MTW program has enabled KCHA to transform its operations and expand housing opportunities for the region's most vulnerable "at-risk" populations, including elderly and disabled households and homeless families.

The successful initiatives and activities discussed in this report are possible only as a direct result of the KCHA's MTW participation. It is unfortunate that the opportunity for replicating Moving to Work successes nationwide – by allowing all PHAs the broad programmatic flexibility enjoyed by current MTW program participants – has been stalled for the last several years. However, KCHA believes that a narrowed approach to regulatory relief – focusing on a limited scope of proven "MTW best practices" – would also positively impact program delivery and leave Housing Authorities nationwide better equipped to respond to the critical shortfall of safe, secure and affordable housing in their local communities. Nowhere is the need for streamlining and more efficient business processes more pressing than in the administration of the Section 8 program. This FY 2011 MTW Annual Report provides examples of the gains that could result from program and policy modifications in a number of areas:

▣ **Streamlining the HQS Inspection process:**

With a jurisdiction in excess of two thousand square miles, identifying and implementing efficiency measures relating to Section 8 HQS inspections have significantly improved the cost effectiveness of KCHA operations. The following changes in particular have produced significant savings in staff time and travel without adversely impacting unit quality and would produce significant savings industry-wide:

- (1) **Allow implementation of a geographic "clustering" model.** Under current program regulations, units must be inspected at least annually within a narrow time band. Unfortunately, this requirement meant that KCHA inspectors often made repeated trips to the same development each month. To reduce repeat trips to the same neighborhood, KCHA used MTW program flexibility to modify 24 CFR 982, Subpart I to allow the first annual inspection to be completed as early as 8 months after initial unit set-up or

delayed up to 20 months following initial occupancy. This modification allows KCHA to cluster inspections geographically to reduce travel time and repetitive trips to the same neighborhood and, in many cases, the same building and make the program more efficient and attractive to landlords.

- (2) **Give PHAs the ability to release HAP payments when a unit fails an HQS Inspection due to only minor deficiencies.** Where minor deficiencies once meant a return inspection and delay in rent payments, modified policies allow landlords to self-certify timely completion of necessary minor repairs – reducing administrative costs and accelerating access to affordable housing. Implementation of this policy change has reduced the number of re-inspections required under the program more by than 50 percent since its implementation – saving valuable staff time and travel and allowing KCHA to re-assign inspector duties and increase caseloads as the HCV unit inventory increased.

▣ **Streamlining program requirements and processes:**

Through the use of “lean engineering” techniques, KCHA has identified a number of program processes that provide little or no value and slow down program administration. Eliminating low value activities streamlines business processes, freeing up valuable staff time and allowing PHAs the freedom to realign staff to address more urgent needs. KCHA considers the following processes as “low-hanging fruit”, ripe for replication in the broader public housing community:

- (1) **Allow HCV participants who qualify for \$0 HAP to self-certify household income.** Current program rules require the PHA to retain HCV participant program eligibility for an additional six months when the family income rises to the point that the effective HAP payment drops to \$0. During this time, family reporting and annual review requirements remain in place, even though future increases in income will not impact HAP payments. Using MTW flexibility, KCHA has simplified reporting requirements for these households – allowing them to self-certify income at the time of the annual review.
- (2) **Extend the term over which verifications are considered valid.** “Lean engineering” reviews have helped identify the large amount of time spent re-verifying applicant or participant data simply because the original document was slightly more than 90-120 days old – the deadline that determined whether information was current enough for use in a pending

initial, interim or annual review. The extra time taken to obtain fresh documentation was of little value as the update rarely revealed any change in income that would impact client eligibility or rent. To reduce the time staff spent chasing paperwork, KCHA used MTW program flexibility to modify HUD guidelines by extending the term over which documents were considered valid to a full 180 days.

- (3) **Allow PHAs to flex up annual review schedules.** Implemented in 2009, KCHA's EASY Rent policy shifts elderly and disabled households living on a fixed income from annual review requirements to re-certifications completed just once every three years. Moving to biennial or triennial re-certifications as suggested in earlier versions of SEVRA legislation has the potential to produce significant savings for PHAs. Tested in varying ways among a collection of MTW participants, KCHA would encourage HUD to develop guidelines that would allow adaptation of modified re-certification policies nationwide.

**□ Allow PHAs to use HCV resources to develop a local Sponsor-based program:**

To address the housing needs of chronically homeless individuals, KCHA has utilized its MTW block grant to design and implement a **Sponsor-Based Permanent Supportive Housing Program**. Through partnerships with local public health and behavioral health care systems this service-enriched housing provides “low barrier” access to safe, secure housing for underserved, hard-to-house populations with multiple challenges to housing stability, including individuals who are chronically homeless, patients transitioning from long-term care in state psychiatric institutions and young adults (age 18-25) who are homeless or transitioning out of foster care. By placing subsidy directly in the hands of KCHA's carefully selected service partners - KCHA's Sponsor-based program allows “at risk” clients to move directly off the street into supportive housing.

As evidenced by the South King County Housing First Pilot's Two Year Outcome report completed in August 2011, KCHA's Sponsor-based program has resulted in increased housing stability - with nearly 75 percent of participants retaining occupancy for a full year. In addition, Sponsor-based program participants have seen significant reductions in jail bookings and jail days (48 and 38 percent respectively in the first year). Together with reductions in hospital and outpatient facility stays, these results are indicative of substantial tax-payer cost savings that can be gained by linking these vulnerable, underserved populations with access to stable, service-enriched housing. KCHA was very pleased to see expansion of this innovative program to all PHAs included in HUD's FY2012 budget proposal.

KCHA believes participation in the MTW program has been the key to building partnerships and leveraging resources vital to continued success in meeting the Agency's core mission of ensuring the availability of quality affordable housing for the region's low-income households. Examples of how MTW program participation has assisted KCHA's in effectively responding to the diverse needs of the communities we serve are outlined in the remainder of this report. It is KCHA's hope that new approaches developed by MTW participants, and the results achieved, will lay the framework for broader regulatory changes that benefit both the communities and clients we serve.

## A. HOUSING STOCK INFORMATION

## SECTION II. GENERAL HOUSING AUTHORITY OPERATING INFORMATION

**TABLE II.A: INVENTORY BREAKDOWN for FY 2011**  
(Public Housing, HCV, Other-HUD and Local programs)

Program	Inventory at MTW Program Entry: 2003	Inventory at Fiscal Year Begin: Jan. 1, 2011	Inventory at Fiscal Year End: Dec. 31, 2011
Public Housing: MTW	3292	2490	2488
Total PH Inventory	3292	2490	2488
HCV: General MTW	6024	5977	5858 <sup>1</sup>
HCV: Project-based MTW	0	1025	1423
HCV: Local MTW-funded	0	275	43 <sup>2</sup>
Total MTW Vouchers	6024	7277	7324
Other MTW: Sponsor-based	0	152	142
Total Other-MTW	0	152	142
VASH, non-MTW	0	165	213
Mainstream, non-MTW	350	350	350
Designated, non-MTW	0	100	100
Certain Development, non-MTW	0	100	100
FUP-2009/2010, non-MTW	0	108	132
Enhanced / Relocation, non-MTW	0	121	157
Total non-MTW Vouchers	350	944	1052
Other HUD: Sec 8 New Const/236	174	234	196
Other HUD: Preservation	271	119	41
Other, non-HUD: LOCAL	303	149	149
Total OTHER programs	748	502	386
<b>TOTAL</b>	<b>10,415</b>	<b>11,365</b>	<b>11,778<sup>3</sup></b>

<sup>1</sup>Does not include 2,396 HCV port-ins administered by KCHA at the end of FY 2011.

<sup>2</sup>Represents HCV units funded above HUD's baseline through the use of MTW block grant resources. During FY 2011, KCHA ramped down its commitment to this initiative as a result of budgeting uncertainties.

<sup>3</sup>In addition, KCHA's inventory includes 5,370 "Workforce" units that are affordable to households with incomes below 60% to 80% of AMI.

## ❑ **Description of Significant Capital Expenditures:**

Since 2003, the flexibility to combine Public Housing Operating and Capital funds and Section 8 resources into a single MTW block grant has played a vital role in KCHA's goal of improving the quality of its aging Public Housing inventory. KCHA's MTW block grant, formulaic and competitive grants awarded under the American Reinvestment and Recovery Act (ARRA) and the leveraging of private capital into Public Housing developments through innovative financing approaches have all played a part in KCHA's strategy to ensure the long-term viability of its existing Public Housing inventory.

During FY 2011, through its combined resources, KCHA expended more than \$29.3 million to complete necessary capital improvements to its Public Housing communities. Funds received under ARRA are not included in KCHA's MTW block grant and are subject to separate reporting requirements. Though no individual activity reached HUD's 30 percent reporting threshold, major capital projects and related FY 2011 expenditures include:

- **Uniform Federal Accessibility Standards (UFAS) Upgrade Project- \$2,890,245.** Funded through KCHA's MTW single fund budget and an ARRA grant received in late 2009, this project is designed to ensure full compliance with Section 504 of the Rehabilitation Act. During FY 2011, KCHA continued work to bring 70 housing units and their related common areas up to current UFAS standards. Resulting upgrades will ensure that at least 5 percent of KCHA's Public Housing inventory is fully accessible to persons with disabilities. Targeted Public Housing developments include Northridge I, Casa Juanita, Valli Kee, Cascade Homes, Southridge, Eastridge, Yardley Arms, Wayland Arms, Wellswood, Juanita Court, Ballinger Homes, Brittany Park and Riverton Terrace. KCHA anticipates construction costs of \$4,123,408 to complete the full scope of work. KCHA's MTW block grant contributed approximately five percent (\$211,553) of the construction costs attributed to this project in FY 2011. This initiative will complete in FY 2012.
- **Green Communities, Energy Efficiency and Building Envelope Upgrades - \$ 4,349,576.** Part of KCHA's larger "green" initiative, this project is designed to increase the energy efficiency and environmental sustainability of the Agency's Public Housing properties. Upgrades to reduce energy costs benefit both KCHA and

its residents. By year's end, work to replace toilets at Avondale Manor and install new heat pumps and replace building envelopes at Forest Glen had begun. In addition, improvements at Briarwood, including a new roof, siding, exterior insulation, decks and windows were underway. KCHA anticipates construction costs to complete work scheduled under this initiative will total \$9,680,187. The project is funded in part through a \$4,678,341 ARRA grant received in FY 2009 and through allocations from KCHA's MTW block grant and Washington State weatherization funds. Targeted developments include Boulevard Manor, Evergreen Court, Kings Court, Riverton Terrace, Northridge I & II, Cascade Homes, Eastside Terrace, Briarwood, Federal Way Houses and Avondale Manor. KCHA is currently in the first year of a 5-year plan to reduce overall agency energy consumption by 10 percent.

- **Unit Upgrade Project - \$2,870,540.** During FY 2011, KCHA continued to use its MTW block grant to support its highly successful Unit Upgrade program which allows the Agency to complete interior upgrades within KCHA's Public Housing, HUD-subsidized and local program units as they become vacant, rather than using a "whole building" and tenant relocation approach. By completing the needed work, including new flooring, cabinets and fixtures, using KCHA's own in-house skilled labor and careful scheduling, KCHA has realized significant savings in soft-costs, contractor's overhead and profit and tenant relocation that would otherwise be incurred. KCHA staff completed interior renovations to 131 units in FY 2011 at an average cost of just over \$21,500 per unit. With estimated savings of over 40 percent compared to the general contractor model, to date, KCHA's approach has saved the agency more than \$8 million.
- **Greenbridge Redevelopment - \$6,293,043.** Formerly the site of Park Lake Homes Site I, once KCHA's oldest Public Housing development, the Greenbridge site is being transformed into a completely revitalized community. As a mixed-income neighborhood, Greenbridge combines subsidized and workforce rental housing with affordable and market rate for-sale homes. Organized around White Center's 8th Avenue corridor, Greenbridge includes Public Housing live-work units, retail storefronts and community educational and recreational facilities anchored by a new library, elementary school and Head Start/Educare facility. The master-planned design replaces the original 569 Public Housing units with 324 on-site units affordable to very low-income households and up to 700 affordable and market-rate rentals and for-sale homes. Subsidized units not rebuilt on-site have been located off-

site in targeted low-poverty neighborhoods, primarily on King County's Eastside, with access to high-performing school systems and greater opportunities for employment – dually serving KCHA's commitment to deconcentrate poverty and ensure one-for-one hard unit replacement. During FY 2011, KCHA constructed and occupied the Sixth Place Apartments– adding 24 new Public Housing units to KCHA's inventory.

Completion of Sixth Place brought the total number of rental units at the site to 472 – including 204 Public Housing and Section 8 rentals. To date, 42 percent of the previous Park Lake I residents have returned to the Greenbridge community. In addition to affordable and market rate rentals, KCHA has also partnered with Homesight, a non-profit developer and homeownership counseling provider, in the development of seven affordable homeownership units at the site. At the end of FY 2011, two of the seven units had been sold and sales were pending on three more. Unfortunately, expanded homeownership development has been slowed by current market conditions in the Puget Sound region. Short-term financing, backed by KCHA's MTW balance sheet, is preserving these housing opportunities until economic conditions improve.

- **Seola Gardens Redevelopment - \$12,931,000.** Located just a few blocks from Park Lake Homes Site I, KCHA's other HOPE VI redevelopment project will result in the transformation of another aging Public Housing development into a mixed income community. As with the Greenbridge initiative, Seola Gardens is part of KCHA's effort to help revitalize White Center, one of the poorest areas of King County. Built in the early 1960s, this 165-unit Public Housing development required significant investment to address extensive infrastructure needs and replace obsolete housing. Funded in part through a \$20 million HOPE VI grant received in late 2008, redevelopment of the 31-acre parcel will make way for 177 new rental and 107 for-sale housing units with small "pocket" parks and on-site community facilities integrated into the master plan. Infrastructure improvements commenced in FY 2010. In FY 2011 the first phase of vertical construction – the Zephyr Apartments – was completed, adding 25 units of Public Housing to KCHA's inventory. Phase II is currently underway and Phase III is scheduled to break ground in spring of 2012. All 165 Public Housing units will be replaced by federally assisted housing on site.

In addition to the work detailed above, during FY 2011, KCHA continued to move forward with the following major renovation projects:

- **Reconstruction of Green River Homes.** As one of KCHA's oldest Public

Housing developments, this aging and physically distressed site requires significant reinvestment that cannot be provided at current capital grant funding levels. In February 2011, KCHA received HUD approval for the disposition of the 60-unit development. KCHA intends to utilize Project-based housing vouchers to leverage the capital necessary to complete the planned revitalization. Funding will be provided through a mixed-finance approach that will include tax credit equity, tax-exempt bonds and KCHA's MTW reserves. Planning, architectural and engineering work on the project began in FY 2009 and completed in FY 2011. Construction will start early in 2012. Renovations will transform the Green River Homes development into a modern, well designed rental community – positively impacting the quality of life for its residents as well as significantly strengthening the surrounding neighborhood.

- **Preservation of Public Housing – Financial restructuring to support needed Capital Improvements.** Through use of MTW flexibility, KCHA is planning to rehabilitate 509 of its most scattered Public Housing units – 22 separate sites – by conversion to Project-based subsidy. Approximately \$33 million in repairs – \$65,000 per unit – is necessary in order to ensure the viability of this housing stock over the long term. As FY 2011 came to an end, KCHA continued efforts to gain HUD approval for disposition of these units - its smallest and least economically viable developments - to a non-profit entity created and controlled by KCHA.
- **Community Facilities Project.** This initiative improves and expands six community facilities that support youth and family self-sufficiency initiatives in KCHA's family developments, enhance educational and life outcomes for public housing youth and increase community safety and security. The first facility, the Bellevue Boys and Girls Club at Eastside Terrace, was completed in FY 2011 and three other facilities - Valli Kee Homes, Burndale and Firwood Circle are underway. Two remaining sites – located at Spiritwood and Hidden Village - completed design and will begin construction in early 2012. Funding is being provided through a mixture of MTW reserves, capital grants and local philanthropic support.

□ **New Public Housing units added during the year by development: 58 units**

- **Sixth Place Apartments - 24 Public Housing Units.** KCHA's newly constructed Sixth Place Apartments opened its doors in July 2011. The latest phase of KCHA's HOPE VI Greenbridge project, the 24-unit

Sixth Place Apartments	
24 Public Housing Units	
1 bdrm	2
2 bdrm	4
3 bdrm	13
4 bdrm	5
Development Type: Family Accessibility Features: 3 Units fully accessible	

Zephyr	
25 Public Housing Units	
2 bdrm	7
3 bdrm	13
4 bdrm	4
5 bdrm	1
Development Type: Family Accessibility Features: 4 Units fully accessible; 1 for sensory impaired	

Kirkland Place	
9 Public Housing Units	
2 bdrm	9
Development Type: Family Accessibility Features: No units are fully modified; feasibility of future modifications will be considered at tenant request	

Public Housing development was built to adhere to high standards of sustainability and energy efficiency and includes a number of energy efficiency measures such as high density insulation, light tubes and solar powered attic fans. KCHA anticipates that reduced electrical loads will have a favorable impact upon utility costs for the site’s low-income residents. In addition, benefiting Greenbridge as a whole, Sixth Place includes one of the largest residential solar panel systems in the State of Washington. The panels will provide 52 kwh of electricity to common areas in the development - and surplus electricity to offset utility expenses throughout the community.

- **Zephyr – 25 Public Housing Units.** Completion of the Zephyr phase of the Seola Gardens project in FY 2011 added another 25 new units to KCHA’s Public Housing inventory. Formerly known as Park Lake Homes Site II, Seola Gardens is currently undergoing revitalization using a HOPE VI grant received by KCHA in 2009. Slated for completion in 2018, the mixed-income Seola Gardens community will include 177 units of rental housing and up to 107 for-sale homes. Zephyr, the first phase of vertical construction at the site, includes a mix of two, three, four and five bedroom units that will serve extremely low-income households.
- **Kirkland Place – 9 Public Housing Units.** As outlined in its FY 2011 MTW Annual Plan, KCHA has continued efforts to acquire additional units in order to increase or preserve the region’s affordable housing supply. Using the flexibility of the MTW program’s single fund budget, KCHA acquired the Kirkland Place Apartments in the city of Kirkland’s downtown core this year. Following purchase, KCHA is using its “banked” Public Housing ACC to “turn on” Public Housing subsidy in the new development for currently eligible household and as vacancies occur. Kirkland Place includes nine two-bedroom, one-bath units. Though the site is small, securing access to rentals affordable to extremely low-income households within the East County corridor’s “high opportunity” neighborhoods is among KCHA’s long-term MTW strategies.

❑ **Number of Public Housing units removed from inventory during the FY: 60 units**

As outlined in its MTW Plan and noted above, during FY 2011, KCHA continued to move forward with plans for the complete renovation of Green River Homes in the City of Auburn. Built in the late 1950s, the aging 60-unit development requires significant investment in order to

address major site infrastructure needs, deteriorated structural conditions and obsolete mechanical systems. In order to facilitate redevelopment of the site, KCHA removed all Green River units from its Public Housing inventory in 2011. Project-based Section 8 vouchers will substitute for Public Housing subsidies in order to finance necessary capital investments and to ensure continued use of this site for extremely low-income households.

□ **Number of new Project-based units during FY 2011: 262 units**

In accordance with its Project-based Section 8 Administrative Plan, KCHA has used MTW program flexibility to project-base Section 8 vouchers to increase the supply of transitional and permanent supportive housing and to help the region's most at-risk households find a safe, secure home where they can build skills leading to housing stability. In addition, KCHA project-bases Section 8 vouchers to: (1) ensure continued affordability to low and extremely low income households when a property owner "opts-out" of a Section 8 project-based contract; (2) to replace units lost through public housing redevelopment; and (3) deconcentrate poverty throughout the region.

Brief descriptions of Project-based Section 8 contracts assigned during FY 2011 and the resulting units added to KCHA's PBS8 inventory are as follows:

- **The Sophia Way at Coal Creek Apartments and The Sophia Way at Discovery Heights:** Through King County's Combined Funders NOFA, KCHA made available 17 project-based subsidies to support permanent supportive housing for formerly homeless women on the eastside of King County. All are clients of The Sophia Way, a local service provider providing individualized case management services to these tenants.
- **VASH Housing at Woodland North:** In early 2011, HUD made available a competitive allocation of project-based VASH vouchers. KCHA applied and was awarded 10 project-based VASH vouchers to be used at Woodland North, a KCHA-owned property in Lake Forest Park. In addition to VA services, each veteran is also a participant in Project THRIVE, run by Community Psychiatric Clinic, a SAMHSA-funded program that uses the evidence-based Assertive Community Treatment model to provide intensive, community-based services to homeless veterans.

- **Unity Village:** These 6 project-based units serve homeless families in newly-constructed housing in the White Center community. On-site services for the homeless families will be provided by Wellspring Family Services. These units are non-time-limited with services available for as long as needed.
- **Imagine Housing and Friends of Youth at Francis Village:** These 10 units are located in newly constructed housing in Kirkland. Developed by Imagine Housing, these units house formerly homeless young adults, both singles and families, in one and two-bedroom units. Individualized case management services are supplied by Friends of Youth. This project-based contract is actually a conversion from a previous sponsor-based supportive housing contract between Friends of Youth and KCHA.
- **VASH Housing with Imagine Housing and VA at Francis Village:** KCHA and the VA jointly submitted a waiver application to HUD to project-base 10 VASH vouchers at a newly constructed property in the City of Kirkland. These VASH units will house a mix of single adults and families, all referred by the VA, who will provide case management services, with supplemental services offered on-site by Imagine Housing.
- **The Sophia Way at Copper Lantern:** In early 2011, KCHA project-based 4 units at Copper Lantern, a development owned by Low Income Housing Institute (LIHI). These units will assist formerly homeless families who are clients of The Sophia Way.
- **Passage Point:** In partnership with the YWCA and King County's Department of Community and Human Services, the former Cedar Hills Alcohol Treatment facility was redeveloped and opened as Passage Point. The development provides 46 units of transitional housing for parents leaving correctional institutions and reuniting with their children. On-site supportive services are provided by the YWCA and focus on prisoner re-entry, housing stability, family reunification, and reducing recidivism. Successful program graduates will have priority access to KCHA's Public Housing program.
- **Hidden Village and Northlake House:** Owned by KCHA, both Hidden Village and Northlake House were transferred to the agency's project-based program as their HUD Multi-family subsidy contracts came to an end. Hidden Village includes a mix of one, two, three and four bedroom units and is a valuable resource to low-income families – providing 78 units of affordable housing in a high opportunity

neighborhood of Bellevue. Northlake House includes 38 one-bedroom units to assist elderly and disabled adults in the City of Bothell. The project-based assistance will allow the sites to continue to serve low and extremely low-income households and provide adequate financial resources to address capital needs and extend the useful life of the properties.

- Replacement Housing with LIHI at Copper Lantern (7 units), Family Village (26 units) and Imagine Housing at Andrew’s Glen (10 units):** This project-based assistance under our Replacement Housing category replaces units lost through public housing redevelopment and deconcentrates poverty by shifting affordable housing resources to east King County. All of the project-based assistance contracts listed above were awarded through a competitive process administered by ARCH (A Regional Coalition for Housing) to provide rental assistance and operating subsidies to new properties on the eastside, increasing the supply of affordable housing in a low-poverty, high-income part of the county.

New Project-based Units Added to Inventory: FY 2011						
Property	Studio	1 bdrm	2 bdrm	3 bdrm	4 bdrm	Contract Units
<b>Permanent Supportive Housing</b>						
Copper Lantern/The Sophia Way		3	1			4
Francis Village/Friends of Youth		5	5			10
Francis Village / VASH		5	5			10
Discovery Heights/ The Sophia Way		10				10
Woodland North / VASH	2	4	4			10
Coal Creek / The Sophia Way	3	4				7
<b>Replacement Housing</b>						
Copper Lantern		5	2			7
Andrews Glen			10			10
Family Village			13	13		26
<b>Local Affordable Housing Preservation</b>						
Northlake House		38				38
Hidden Village		8	28	38	4	78
<b>Transitional Housing</b>						
Passage Point / YWCA		39	7			46
Unity Village / Wellspring			6			6
<b>TOTALS</b>	<b>5</b>	<b>121</b>	<b>81</b>	<b>51</b>	<b>4</b>	<b>262</b>

## ❑ Overview of Other Housing Managed by KCHA

This report on KCHA's MTW initiatives to increase the supply of units available to various low income households does not paint a full picture of the Authority's efforts to respond to the County's critical shortfall of affordable housing. In addition to its Public Housing and Section 8 programs, KCHA provides affordable housing through a number of additional funding streams and community partnerships. Currently, through the use of federal, state, local government and private investments, KCHA's affordable housing portfolio provides more than 18,000 households daily with a safe, secure and affordable place to call home. In addition to the MTW program, KCHA provides the following avenues to affordable housing:

- **Section 8 New Construction/Section 236 Programs - 196 units:** KCHA's Section 8 New Construction and Section 236 units deliver deep subsidy affordability to extremely low-income elderly and disabled households. Operated under Section 8 HAP contracts through HUD's Multi-family branch, sites include Burien Park (102 units), The Northwood (34 units) and Westminster Manor, a 60 unit development KCHA purchased in FY 2010 to ensure that these affordable units were not lost to private market investment.
- **Preservation Program – 41 units:** The Preservation Program offers both subsidized and non-subsidized apartments to low-income households in Redmond, Washington. Acquired by KCHA in the mid-1990's, the Parkway Apartments in Redmond (41 units) provides affordable housing opportunities to families with children. Funded through a Section 8 HAP contract administered under HUD's Multi-family branch, subsidized households pay rent calculated at HUD's affordability standard of 30 percent of adjusted monthly income.
- **Home Ownership Program – 430 units:** KCHA's Homeownership program offers qualified low-income individuals, families and seniors the opportunity to own a manufactured home located on a leased lot in one of four manufactured housing communities owned and managed by KCHA. Three of the sites, Vantage Glen (164 units), Rainier View (31 units) and Wonderland Estates (109 units) are targeted to low-income elderly households. Tall Cedars, the remaining 126-unit development, provides affordable work-force housing to low-income families with children. These sites were acquired with tax-exempt bonds, and pad rents are held at levels well below market for similar communities. At Vantage Glen and Rainier View tenants agree to sell their homes back to KCHA when they move so that affordable

home ownership opportunities can be offered to the next qualified household on the waiting list.

- **Bond Financed Program – 2,837 units:** Since 1990, at the direction of the Board of Commissioners, KCHA has steadily expanded its inventory of non-Federally subsidized multi-family rental housing. These “work-force” housing units do not receive operating subsidy from the Federal government or any other state or local source. KCHA has used this program to support its strategy of deconcentrating poverty through acquisitions in targeted submarkets of the County. By the end of FY 2011, KCHA’s Bond Financed inventory totaled 2,837 units, located in 19 separate apartment communities. Typically these units have a broad mix of residents with the majority having incomes below 80% of Area Median Income. Project and tenant-based Section 8 subsidies ensure these properties provide access to highly desirable “opportunity areas” for extremely low income households.
- **Tax Credit Program – 2,103 units:** The tax credit program is one of the few remaining sources of low-income development equity in the United States today and KCHA anticipates that much of the growth in its affordable housing stock will come from participation in tax credit transactions. Unlike the bond-financed projects where KCHA is the direct owner, tax credit projects are owned by separate limited partnerships, with KCHA serving as the general partner. At the end of FY 2011, KCHA’s Tax Credit inventory (exclusive of former or current public housing sites) included a total of 2,103 units within 20 different developments. Though certain sites may have more stringent requirements, units are typically available to households with incomes below 60 percent of the Area Median Income. Here, as with the bond-financed program, acquisitions are targeted to low poverty markets and Section 8 subsidies are coordinated with non-subsidized units.

## B. LEASING INFORMATION

Table II.A, shown on page 5, includes the total number of “hard units” owned by KCHA together with the number of HCV units directly funded by KCHA. In contrast, the information shown below on Table II.B details the total number of **actual households served** at the end of the fiscal year, inclusive of Section 8 “port-ins” administered by KCHA. In addition to changes in occupancy resulting from normal operations, Table II.B illustrates the shift in households from Public Housing to Section 8 Project-based assistance through the end of FY 2011. This shift has resulted, in large part, as a direct result of KCHA actions to increase housing choice throughout the greater Puget Sound region and ensure the long-term viability of existing affordable housing for the County’s lowest income residents. As discussed throughout this report, KCHA’s participation in the MTW program has played a direct role in the success of these efforts.

<b>TABLE II.B: Total HOUSEHOLDS UNDER LEASE: FY 2011</b>			
<b>(Public Housing, HCV, Other-HUD and Local programs)</b>			
<b>Program</b>	<b>Households at MTW Program Entry:</b>	<b>Households at Fiscal Year Begin: January 1, 2011</b>	<b>Households at Fiscal Year End: December 31, 2011</b>
Public Housing: MTW	3259	2372	2404
<b>Total PH Households</b>	<b>3,259</b>	<b>2,372</b>	<b>2,404</b>
HCV: General MTW	6903	8401	8445 <sup>4</sup>
HCV: Project-based MTW	0	1008	1056
HCV: Local MTW-funded	0	275	43 <sup>5</sup>
<b>Total MTW Households</b>	<b>6,903</b>	<b>9,684</b>	<b>9,544</b>
Other-MTW: Sponsor-based	0	130	133
<b>Total Other-MTW</b>	<b>0</b>	<b>130</b>	<b>133</b>
VASH, non-MTW	0	125	184
Mainstream, non-MTW	350	350	350
Designated, non-MTW	0	100	100
Certain Develop, non-MTW	0	100	100
FUP-2009-2011, non-MTW	0	108	123
Enhanced / Relocation, non-MTW	0	121	128
<b>Total non-MTW Vouchers</b>	<b>350</b>	<b>904</b>	<b>985</b>
Other HUD: Sec 8 New Constr / 236	174	234	196
Other HUD: Preservation	271	119	41
Other, non-HUD : LOCAL	303	149	149
<b>Total OTHER programs</b>	<b>748</b>	<b>502</b>	<b>386</b>
<b>Total Households Served</b>	<b>11,260</b>	<b>13,592</b>	<b>13,452</b>

<sup>4</sup>Includes 2,396 port-ins administered by KCHA at the end of FY 2011.

<sup>5</sup>Represents HCV units funded above HUD’s baseline through the use of MTW block grant resources. During FY 2011, KCHA temporarily ramped down its commitment to this initiative as a result of budgeting uncertainties.

## ❑ Description of issues related to the leasing of Public Housing and Section 8 units

- **Public Housing.** To speed access to affordable housing for low-income households, KCHA staff continues to focus on ensuring that the number of days a Public Housing unit remains vacant as a result of normal turnover is held to an absolute minimum. Effective wait list management, unit turn and lease-up protocols all work together to assist KCHA efforts to maintain occupancy near the established benchmark of 98 percent. In 2011, KCHA averaged 16.7 turn days per unit and its adjusted occupancy rate at the end of the fiscal year was 97.3 percent.
- **Section 8 Housing Vouchers.** In support of its MTW objective to expand the region's supply of affordable housing for the County's poorest households, during FY 2011 KCHA's Section 8 Housing Choice Voucher program continued to maintain a program utilization rate above 100 percent of HUD allocated subsidy. However, during FY 2011, material uncertainties resulted from anticipated reductions in HUD's Section 8 HAP funding and the potential restriction and recapture of accumulated MTW reserves. These potential actions and the constraints they placed on KCHA's short and long-term budget led the agency to deliberately slow HCV lease-up and reduce its commitment to support the funding of HCV units above the established HUD baseline. KCHA anticipates ramping back up to the 275 vouchers during FY 2012.

KCHA's commitment to targeting MTW and non-MTW HCV assistance to "hard-to-house" households to eliminate barriers to housing access for chronically homeless and mentally-ill households presents significant challenges in assisting these households to successfully lease-up in the private rental market - and can adversely impact program utilization. To address this issue, KCHA continues to allocate savings attained through MTW initiatives to expand both staff resources and contract with non-profit service providers to help clients successfully lease units. As a result, KCHA's voucher programs had an average shopping success rate of 90 percent during FY 2011.

## ❑ Number of Project-based vouchers committed or in use at the end of the Plan year

KCHA's Project-based inventory at the end of FY 2011 totaled 1,423 units and included the following:

## Project-based Unit Allocations: FY 2011

Development Name	Number of Units	Description	Development Name	Number of Units	Description
Appian Way	15	Transitional Housing	Nia	42	PH Redevelopment
Avondale Park	43	Transitional Housing	Salmon Creek	9	PH Redevelopment
Chalet	4 / 5	Transitional Housing / Private PH Replacement	Eastbridge	31	PH Redevelopment
City Park	11	Transitional Housing	Alpine Ridge	8	Private PH Replacement
Enumclaw	4	Transitional Housing	Belle Park	12	Private PH Replacement
Foster Commons	7	Transitional Housing	Eernisse	13	Private PH Replacement
Heritage Park	15	Transitional Housing	Landmark	27	Private PH Replacement
Lauren Heights	5	Transitional Housing	Laurelwood Gardens	8	Private PH Replacement
Linden Highlands	8	Transitional Housing	Newporter	20	Private PH Replacement
Petter Court	4	Transitional Housing	Plum Court	10	Private PH Replacement
Rose Crest	10	Transitional Housing	Rose Crest	8	Private PH Replacement
Valley Park	2	Transitional Housing	Summerfield	13	Private PH Replacement
Valley Park	12	Permanent Supportive	Summerwood	25	Private PH Replacement
Villa Capri	5	Transitional Housing	Timberwood	21	Private PH Replacement
Villa Esperanza	23	Transitional Housing	Woodland North	5	Private PH Replacement
Willows	15	Transitional Housing	Woodside East	20	Private PH Replacement
Kensington Square	6	Transitional Housing	Johnson Hill	8	Private PH Replacement
Creston Point	25	Permanent Supportive	Northlake Grove	6	Private PH Replacement
Inland	8	Permanent Supportive	Easternwood	4	Private PH Replacement
Overlake Family Village	20	Permanent Supportive	Harrison House	48	Local Preservation
Parkview	4	Permanent Supportive	Valley Park	16	Local Preservation
Burien Heights	15	Permanent Supportive	Spiritwood Manor	128	Local Preservation
Seola Crossing	106	PH Redevelopment	Newport Apts	23	Local Preservation
Birch Creek	262	PH Redevelopment	Compass Center	22	Permanent Supportive
Andrews Glen	10	Private PH Replacement	Francis Village (FOY)	10	Permanent Supportive

## Project-based Unit Allocations: FY 2011

Development Name	Number of Units	Description	Development Name	Number of Units	Description
Francis Village (VASH)	10	Permanent Supportive	Discovery Heights	10	Permanent Supportive
Woodland North (VASH)	10	Permanent Supportive	Copper Lantern	4 / 7	Permanent Supportive / Private PH Replacement
Family Village	26	Private PH Replacement	Northlake House	38	Local Preservation
Hidden Village	78	Local Preservation	Passage Point	46	Transitional Housing
Unity Village	6	Transitional Housing	Coal Creek	7	Permanent Supportive

## C. WAITING LIST INFORMATION

### □ Description of waiting lists

KCHA operates separate waiting lists for its Public Housing, Section 8 and Project-based programs. KCHA did not implement any changes to the waiting list protocols in place for Public Housing, Project-based or Tenant-based Section 8 program administration in FY 2011. At the end of 2011, KCHA's Section 8 Housing Choice Voucher waiting list remained closed, while the Public Housing and Project-based waiting lists remained open to eligible applicants.

- **Section 8 Housing Choice Voucher Program.** Generally, applications for the Section 8 Housing Choice Voucher program are accepted during specified periods only. The Section 8 waiting list was opened in May 2011, for the first time since May 2007. Over the short two-week period, nearly 25,000 households completed the application process – either through KCHA's direct internet application portal or a hard copy application. At the end of the designated time period, the waiting list closed and KCHA selected a limited number of applicants (2,500) for the waiting list through random "lottery" number assignment. From the pool of 2,500, eligible applicants meeting local preference criteria are selected for program participation according to their assigned lottery number. KCHA anticipates that the 2,500 household application pool will be sufficient to meet expected voucher turnover during the next two years.

In addition to the lottery process for its general voucher pool, KCHA maintains separate waiting lists for vouchers targeted to HUD mandated priority populations. Applicants for these special program vouchers (such as those available under the VASH and Mainstream programs) may apply year-round.

- **Public Housing Program.** KCHA's Public Housing program currently operates Site-based, Regional and Set-aside waiting lists as well as a set of local preferences to



determine the order of tenant selection. Applicants may choose to apply for up to two (2) Site-based, or two (2) Regional waiting lists. Site-based waiting lists allow applicants to choose specific developments (up to two) in which they wish to reside. The Regional waiting list allows applicants to be considered for tenancy at any development in the selected region(s). Regional lists allow applicants who may have an urgent need for assistance faster entry into KCHA's housing programs. With the exception of Pacific Court, a supportive housing complex, every third vacancy in KCHA's Public Housing developments is prioritized for formerly homeless families graduating from the region's Sound Families transitional housing system.

- **Project-based Section 8 Voucher Program.** Excluding units subsidized through transitional and supportive service programs, the Project-based Section 8 waiting list operates in similar fashion to the Public Housing waiting list and is managed by KCHA's Central Applications office. However, direct Owner referrals to a vacant unit are allowed when KCHA is unable to locate a suitable applicant and fill a vacancy in a timely manner.

Where Project-based subsidies are used in support of transitional or supportive housing programs, KCHA defers applicant screening and program eligibility determinations to its non-profit service provider partners. Acting as KCHA's "agent", these partner agencies directly refer clients to available units in accordance with KCHA established criteria - significantly reducing barriers to program entry to ensure these special needs populations streamlined access to critical housing and supportive resources.

### Race Characteristics of KCHA Waiting Lists - FY 2011

	White	Black	Indian / Eskimo	SE Asian	Hawaiian / Pac Islander	Hispanic	Unknown	Grand Total
PH: Regional	2746	2032	143	664	172	508	20	6285
PH: Site-based	2170	1563	92	1269	158	411	18	5681
PH: Sound Families	10	7	0	1	0	2	0	20
Project-based Section 8	886	727	37	236	105	223	0	2213
Section 8 HCV	909	1002	81	192	36	121	1	2342

### Race Characteristics of KCHA Waiting Lists - FY 2011

	White	Black	Indian / Eskimo	SE Asian	Hawaiian / Pac Islander	Hispanic	Unknown	Grand Total
PH: Regional	43.6%	32.3%	2.3%	10.5%	2.7%	8.1%	.4%	6285
PH: Site-based	38.2%	27.5%	1.6%	22.3%	2.8%	7.3%	.3%	5681
PH: Sound Families	50%	35%	0	5%	0	10%	0	20
Project-based Section 8	40%	32.8%	1.7%	10.7%	4.7%	10.1%	0	2213
Section 8 HCV	38.8%	42.8%	3.5%	8.2%	1.5%	5.1%	.1%	2342

Bedroom Size Characteristics of KCHA Waiting Lists - FY 2011							
Bedroom Size	1 bd	2 bd	3 bd	4 bd	5 bd	6 bd	Grand Total
Public Housing - Regional	2132	2581	1188	305	74	5	6285
Public Housing - Site-based	2314	2085	1017	217	45	3	5681
Public Housing - Sound Families	2	11	4	3	0	0	20
Project-based Section 8	12	1191	798	211	1	0	2213
Section 8 HCV	bedroom size breakdown not available						2342

Bedroom Size Characteristics of KCHA Waiting Lists - FY 2011							
Bedroom Size	1 bd	2 bd	3 bd	4 bd	5 bd	6 bd	Grand Total
Public Housing - Regional	33.9%	41.1%	18.9%	4.8%	1.2%	.1%	6285
Public Housing - Site-based	40.7%	36.7%	17.9%	3.8%	1%	.1%	5681
Public Housing - Sound Families	10%	55%	20%	15%	0	0	20
Project-based Section 8	.55%	53.8%	36.1%	9.5%	.05%	0	2213
Section 8 HCV	bedroom size breakdown not available						2342

Family Type Characteristics of KCHA Waiting Lists - FY 2011				
Family Type	Disabled	Elderly	Family	Grand Total
Public Housing - Regional	1990	415	3880	6285
Public Housing - Site-based	1476	1008	3197	5681
Public Housing - Sound Families	2	0	18	20
Project-based Section 8		307	1906	2213
Section 8 HCV	580	182	1580	2342

Family Type Characteristics of KCHA Waiting Lists - FY 2011				
Family Type	Disabled	Elderly	Family	Grand Total
Public Housing - Regional	31.7%	6.6%	61.7%	6285
Public Housing - Site-based	25.9%	17.8%	56.3%	5681
Public Housing - Sound Families	10%	0	90%	20
Project-based Section 8	0	13.9%	86.1%	2213
Section 8 HCV	24.8%	7.8%	67.4%	2342

*Non-MTW related information has been integrated into other sections of this Report – see in particular the overview of other housing managed by KCHA on page 15.*

**SECTION III.  
NON-MTW  
RELATED  
HOUSING  
AUTHORITY  
INFORMATION**

## SECTION IV. LONG-TERM MTW PLAN

Since entry into the MTW demonstration on September 8<sup>th</sup>, 2003, KCHA has used its block grant and regulatory flexibility to support the Authority's overarching strategic goals for the Puget Sound region. Approaches have evolved as regional priorities, demographics and housing markets have shifted. One of the strengths of the MTW concept is that it enables the Authority to reshape the use of Federal resources as necessary to respond to these changes.

Basic strategic priorities for the Authority include the following:

- ❖ **Strategy 1:** Continue to strengthen the physical, operational, financial and environmental sustainability of the portfolio of over 8,000 affordable housing units that we own or control.
- ❖ **Strategy 2:** Expand the number of units in the region affordable to households earning below 30 percent of Area Median Income (AMI) through both development and preservation.
- ❖ **Strategy 3:** Provide expanded geographic choice for low-income households, including disabled and elderly households with mobility impairments, providing our clients with the opportunity to live in neighborhoods with high achieving schools, ready access to quality services and mass transit and adjacent to the workplace.
- ❖ **Strategy 4:** Close coordination with the region's public and behavioral healthcare and human services systems to end homelessness through the development of an adequate supply of supportive housing for chronically homeless and special needs populations.
- ❖ **Strategy 5:** On-going "place-centered" revitalization of King County's low income neighborhoods, involving both a focus on housing and on the wide array of other physical improvements, services and partnerships that create strong, healthy communities.
- ❖ **Strategy 6:** Working with the County, regional transit agencies and suburban cities, promote the integration of new affordable housing into regional growth corridors aligned with mass transit corridors in support of sustainable regional development.

- ❖ **Strategy 7:** Expand partnerships with Public Health, Head Start programs, school districts, after-school providers, community colleges and the philanthropic community to eliminate the academic achievement gap for the low-income households we serve and significantly improve educational and life outcomes for youth.
- ❖ **Strategy 8:** Promote the economic self-sufficiency of our participating households by providing support in addressing barriers to employment and access to training and education programs with the intent of building assets, earned income and reducing length of stay, where appropriate, in subsidized housing.
- ❖ **Strategy 9:** Continue to develop institutional capacity and efficiencies at the Housing Authority to ensure efficient, effective use of Federal resources. Continue to expand KCHA's non-federally subsidized programs to address the need for additional workforce housing and to support and ensure the financial sustainability of Authority initiatives.

**SECTION V.  
PROPOSED  
FY 2011 MTW  
ACTIVITIES –  
APPROVED BY  
HUD BUT NOT YET  
IMPLEMENTED**

This section includes information on proposed FY 2011 MTW Plan activities that were approved by HUD but not yet implemented as of the end of the fiscal year.

To improve tracking, MTW activities have been renumbered since submission of KCHA's FY 2011 MTW Annual Plan. New numbers have been assigned based upon the MTW Plan year in which the activity was identified/approved. For example, 11-01 indicates the activity was the first activity proposed in the FY 2011 MTW Plan.

Appendix C of this FY 2011 MTW Report includes a complete listing of MTW activities proposed by KCHA and approved for implementation by HUD

The following activity proposed in KCHA's 2011 MTW Plan had not been fully implemented by the end of the fiscal year:

**ACTIVITY 11- 2: Redesign of the Sound Families Program**

**Statutory Objective:** Increase housing choice by ensuring the existing supportive housing units remain available to special needs households.

**Description:** Initial service funding provided by the Bill and Melinda Gates Foundation for the highly successful Sound Families program is coming to an end for many of KCHA's non-profit agency partners. Since KCHA's entry into the MTW program, the Sound Families Initiative has provided transitional housing and necessary services to homeless families – providing the support needed to assist these at-risk households to stabilize and obtain skills and assets that will lead to sustained self-sufficiency. In addition, households graduating from this program are provided with priority access to Public Housing units. During FY 2011, to ensure that this valuable housing resource remains available to those in need, KCHA continued to support this network of facilities through the provision of project-based Section 8 and worked to develop a partnership with the Department of Social and Health Services' Division of Child and Family Services (DCFS) to create a state funded support program targeted to families

similar to those served under HUD’s FUP program. Under a memorandum of agreement, KCHA envisioned use of MTW authority to transfer application, waitlist and selection responsibilities to DCFS and local providers – whose staff are better positioned to determine client readiness for program participation. As KCHA’s sub-agent, DCFS and its partner agencies would be required to ensure compliance with established Fair Housing and Equal Opportunity protocols. This “FUP-like” program would ensure families in transition the support needed to stabilize their household while working to meet established self-sufficiency goals.

*Although planning and program development continued throughout FY 2011, restrictions on the use of federal and state funding provided through the Department of Social and Health Services’ Division of Child and Family Services (DCFS) has delayed the development of a new program to support ongoing services to targeted units and households. As fiscal year 2011 came to a close, KCHA – together with local, state and regional partners – was in the process of submitting a formal 4-E waiver to the U.S. Department of Health and Human Services (HHS) that would allow the proposed program to move forward. In the interim, KCHA continues to utilize MTW single-fund budget authority to ensure current households are not adversely impacted by the Gates foundation funding phase out.*



**SECTION VI.  
ONGOING MTW  
ACTIVITIES: HUD  
APPROVAL  
PREVIOUSLY  
GRANTED**

This section reviews previously approved and implemented MTW activities – together with anticipated and actual outcomes as of the end of FY 2011. Information included in this section assesses KCHA’s progress in meeting the goals of the MTW program and the Agency’s own long-term plan for increasing and preserving affordable housing resources, moving families down a path toward independence and self-sufficiency and ensuring the efficient and effective allocation of its critical resources.

To facilitate tracking, MTW activities have been renumbered. For initiatives proposed in FY 2010 and beyond, numbers are assigned based upon the MTW Plan Year in which the activity was identified. For example, 11-01 identifies the first activity proposed in the FY 2011 MTW Plan. For prior MTW activities, numbers have been assigned using the MTW Plan Year in which the activity was identified and the activity number shown in KCHA’s most recently submitted FY 2012 MTW Plan.

**ACTIVITY 08-1: Acquire New Public Housing**

**Description:** As a result of disposition activity at Park Lake Homes and Springwood Apartments, KCHA’s Public Housing Annual Contributions Contract (ACC) currently reflects a total of approximately 700 units that are not in use or otherwise identified for replacement through revitalization efforts. KCHA intends to use this “banked” PH ACC to turn-on subsidy in units acquired by KCHA under its initiative to expand and preserve affordable housing resources in the region – increasing the number of deep subsidy units available to extremely low income households. During FY 2012, KCHA will consider the possible expansion of this initiative to include the possible assignment of banked ACC to previously KCHA-owned local program units in addition to newly acquired sites near/adjacent to current PH developments.

*Statutory Objective: Increase Housing Choice*

*Plan YR: 2008*

*2012 MTW Plan Activity No: 1*

*Modified Benchmarks/Metrics/Data/Authorizations? None*

*Authorization(s): Attachment C, item B.1.b allows use of funds for this purpose.*

Metric	Baseline	Benchmark	FY 2011 Results
# of Units Acquired and Added to PH Inventory	0 Units	KCHA’s goal is to add units as financially feasible up to the maximum of 700 “banked” ACC units over the term of KCHA’s MTW Agreement	Four developments, including a total of 94 units added to date –14 percent of the ACC target. 9 units were added KCHA’s PH inventory in FY 2011.

**Benchmarks Attained/On Track?** Yes. Four developments - Pacific Court (32 units), Pepper Tree (30 units), Park Royal (23 units) and Kirkland Place (9 units) - have added 94 units to KCHA's Public Housing program inventory. Two additional sites – Westminster Manor (60 units) and Island Crest (30 units) – have also been acquired by KCHA and are under consideration for PH ACC assignment in future years.

## ACTIVITY 04-2: Local Project-based Section 8 Program

**Description:** The ability to Project-base Section 8 subsidy through a streamlined process has provided a unique opportunity to address the critical shortfall of affordable housing in King County through: (1) strategic targeting of PBS8 funding to low-poverty areas of the County, in order to increase access to these desirable neighborhoods for low income populations; (2) partnerships with non-profit community service providers to create housing directly targeted to assist special needs populations – opening new avenues to housing for chronically disabled, mentally ill households, elderly and disabled residents and homeless families with children not traditionally served through KCHA mainstream Public Housing and Section 8 programs; and (3) coordinate with state and local government leaders to underwrite a pipeline of new affordable housing developed by local non-profit Community Development Centers (CDCs).

*Statutory Objective: Increase Housing Choice; Reduce costs and achieve greater cost effectiveness*

*Plan YR: 2004*

*2012 MTW Plan Activity No: 2*

*Modified Benchmarks/Metrics/Data/Authorizations? None*

*Authorization(s): Attachment C, items D.1- D.7 and Attachment D, item E.1 allow KCHA to create a locally designed PBS8 program as described.*

MTW flexibility has enabled KCHA to:

- Allow the project sponsor to manage the waiting list as determined by KCHA (FY 2004)
- Allow KCHA to use its standard HCV process for determining Rent Reasonableness for units in lieu of requiring third party appraisals (FY2004)
- Allow KCHA to prioritize assignment of PBS8 assistance to units located in low-poverty census tracts – including those with poverty rates below 20 percent (FY 2004)
- Allow KCHA to assign PBS8 subsidy to a limited number of demonstration projects not qualifying under standard policy in order to serve an important public purpose (FY 2004)
- Allow participants in wrong-sized units to remain in place and pay the higher rent if needed (FY 2004)
- Assign standard HCV payment standards to PBS8 units – allows modification with approval of Executive Director when deemed appropriate / necessary (FY 2004)
- Waive the 25 percent cap on the number of units that can be project-based for transitional, supportive or elderly housing and sites with fewer than 20 units (FY2004)
- Allow KCHA to allocate PBS8 subsidy non-competitively to KCHA controlled and transitional units or to use an existing local procurement process for project-basing Section 8 assistance (FY 2004)

- Allow owners / agents to conduct their own construction / rehab inspections and the Management entity to complete the initial inspection rather than KCHA – with inspection sampling at annual review (FY 2004)
- Offer moves to Public Housing in lieu of a Section 8 HCV exit voucher (FY 2004)
- Modify eligible unit / housing types to include shared housing cooperative housing, transitional housing and high-rise buildings (FY 2004)
- Allow KCHA to modify the HAP contract to ensure consistency with MTW changes (FY 2004)
- Allow PBS8 rules to defer to PH rules when used in conjunction with a mixed finance approach to housing preservation or when assigned to a redeveloped former PH property (FY 2008)
- Use Public Housing preferences for PBS8 units in place of HCV preferences (FY 2008)
- Modify the definition of Homeless to include overcrowded households entering transitional housing to align with entry criteria for non-profit operated transitional housing (FY 2004)
- Allow KCHA to inspect units at contract execution rather than contract proposal (FY 2009)
- Modify definition of Existing Housing to include housing that could meet HQS within 180 days (FY 2009)
- Allow direct owner referral to a PBS8 vacancy when the unit has remained vacant for more than 30 days (FY 2010)
- Waive the 20% cap on the amount of HCV budget authority that can be project-based – allowing KCHA to determine the size of its PBS8 program (FY 2010)

Metric	Baseline	Benchmark	FY 2011 Results
Staff Hours to Complete RFP Process	60 Hours per contract	75% Reduction	Average savings: 40-45 Hours per contract
# of non-Traditional PBS8 Units in inventory	0	FY 2011: 374 FY 2018: 404	374 Transitional and Permanent Supportive Housing units under contract
Increase in PBS8 units to meet KCHA priorities	0 units	FY 2011: 1,423 FY 2018: 2,202	1423 units contracted, with an added 350 in the pipeline
Reduction in Initial Inspections completed by KCHA Staff at Transitional units	100% completed by KCHA staff	50% completed by KCHA staff	28% of initial inspections completed by KCHA staff - 72% by partner agency staff

**Benchmarks Attained/On Track?** Yes. As of the end of FY 2011, KCHA had allocated nearly 93 percent of the established program target for non-traditional units. With a Project-based program that has grown to include 1,423 units under contract, KCHA appears well on the way to meeting program size benchmarks over the term of its MTW Agreement.

At the same time, KCHA has continued to see efficiencies through streamlined contract

processing and program administration. During FY 2011, KCHA awarded 13 new project-based subsidy contracts – saving an estimated 585 staff hours. In addition, when on-site Transitional Housing staff complete HQS inspections for clients as they move into an apartment, not only does KCHA save staff time, the family does not incur the average three day wait for a KCHA Inspector to complete the task – speeding housing entry of a family in need. During FY 2011 a total of 81 Initial Inspections – 72 percent of those scheduled – were completed directly by Owner/Agents of Transitional Housing facilities. As a result, KCHA staff performed just 28 percent of the initial inspections completed for these units. To date, KCHA’s estimated accumulated savings total more than 2,300 staff hours as a result of these combined efforts.

### ACTIVITY 04-3: Develop Site-based Waiting Lists

**Description:** Under this initiative KCHA has implemented a streamlined waiting list system for its Public Housing program that provides applicants with increased options in choosing the development in which they would reside. While offering individual Site-based waiting list, KCHA also maintains Regional waiting lists and has established a waiting list to accommodate the needs of graduates from the region’s network of transition housing facilities for homeless families. In general, applicants are selected for occupancy using a rotation between the Site-based, Regional and Sound Families applicant pool following a ratio of 1:1:1, however units are not held vacant if a particular waiting list does not have an eligible applicant waiting for assistance. In such instances, a qualified applicant is pulled from the next waiting list in the rotation.

*Statutory Objective: Increase Housing Choice*  
*Plan YR: 2004*  
*2012 MTW Plan Activity No: 3*  
*Modified Benchmarks/Metrics/Data/Authorizations? None*  
*Authorization(s): Attachment C, item C.1 allows KCHA to establish local site waiting lists to increase housing choice.*

Metric	Baseline	Benchmark	FY 2011 Results
# of Applicants accessing PH units from the Site-based waiting list	0 Applicants	33% of Applicants housed from Site-based waiting lists	48% of Applicants housed from Site-based waiting lists

**Benchmarks Attained/On Track?** Yes. Following a significant amount of set-up and organizational work, KCHA’s site-based waiting list is successfully up and running, providing applicants the opportunity to choose where they would prefer to reside. While

the general intent of the program is to allow selection from each waiting list equally, in reality KCHA has seen a higher number of Site-based applicants successfully lease a Public Housing unit than those from the Regional or Sound Families waiting lists. In FY2011, among the 262 applicants housed from KCHA’s Public Housing waiting lists, a total of 126 (48 percent) accessed housing through a Site-based waiting list. Regional applicants accounted for 42 percent of units housed. Though applicants entering a Public Housing unit via the Sound Families waiting list were just 10 percent of new move-ins, this number is limited by the rate of graduation from the associated 12-18 month transitional housing programs. KCHA believes the larger percentage of households entering the Public Housing program as Site-based applicants can be attributed in part to a greater sense of satisfaction applicants experience when provided increased housing choice.

### ACTIVITY 05-4: Payment Standard Changes

**Description:** In FY 2005, KCHA implemented minor changes to Payment Standard regulations – modifying regulations to apply new Payment Standard amounts at the time of the resident’s next annual review. In FY 2007, KCHA expanded this initiative, modifying policies to allow KCHA approval of Payment Standards up to 120% of the FMR without HUD approval. In early FY 2008, in order to allow KCHA to respond to rent diversity in the Puget Sound region’s sub-markets, KCHA decoupled the Payment Standards from HUD’s FMR entirely. The approach assists KCHA efforts to provide adequate subsidy levels that ensure families are not priced out of low-poverty, high-rent areas of the County, while ensuring that allowable rents in lower areas are not above market. KCHA’s MTW Payment Standards are established through an annual analysis of local sub-market conditions, trends and projections. The ability to flexibly respond to changing conditions helps ensure the percent of residents leasing units in low-poverty neighborhoods is not adversely impacted in a tight rental market.

*Statutory Objective: Increase Housing Choice*

*Plan YR: 2005*

*2012 MTW Plan Activity No: 4*

*Modified Benchmarks/Metrics/Data/Authorizations? None*

*Authorization(s): MTW Use of Funds (Attachment D, item A); and Attachment C, item D.2.a allow KCHA to determine Payment Standards locally.*

Metric	Baseline	Benchmark	FY 2011 Results
# of HCV Units in exception rent "high opportunity" neighborhoods	992 units (11.7% of HCV Units)	FY 2011: 1, 043 Units	1,809 Units located in "high opportunity" areas - 18.2% of participating households

**Benchmarks Attained/On Track?** Yes. At the end of October 2011, a total of 1,809 households – 18.2 percent of all tenant and project-based voucher holders – had secured housing in low poverty, high opportunity neighborhoods of King County. KCHA’s use of locally-driven HCV subsidy limits have been a key component of the Agency’s success in increasing access to new markets and deconcentration of poverty in the region. Adjusting for program growth, the share of HCV households renting in targeted exception rent neighborhoods has increased more than 55 percent since FY 2006.

## ACTIVITY 04-5: Modified HQS Inspection Protocols

**Description:** Through a series of Section 8 program modifications, this initiative is designed to streamline the HQS inspection process in order to simplify program administration, improve stakeholder satisfaction and reduce administration costs. Specific policy changes include: (1) ability to release HAP payments when a unit fails an HQS inspection due to only minor deficiencies – initially implemented (2004) to cover only Annual HQS inspections, but modified in 2007 to include inspections completed at initial move-in; (2) Allow KCHA to cluster inspections to reduce repeat trips to the same neighborhood. Under this FY 2006 modification, annual inspections can be completed as early as eight months after initial set-up or delayed until 20 months after initial occupancy in order to align the inspection with other units in the same neighborhood; (3) Allow KCHA staff to self-inspect KCHA-owned units rather than require inspection by a 3<sup>rd</sup> party.

*Statutory Objective: Reduce costs and achieve greater cost effectiveness*

*Plan YR: 2004-2007*

*2012 MTW Plan Activity No: 5*

*Modified Benchmarks/Metrics/Data/Authorizations? None*

*Authorization(s): Attachment C, item D.5 allows KCHA to implement a local system for certifying units meet HQS standards.*

Metric	Baseline	Benchmark	FY 2011 Results
% of Units that fail HQS and require re-inspection	50% of Units re-inspected each month	50% fewer Re-inspections (25% of Inspections qualify as Minor Fails and do not require re-inspection)	10,884 inspections completed: 25.5% failed for minor reasons – a 45.6% reduction in the number of re-inspections required
# of Annual Inspections reset using clustering model's completion within 8-20 months of Initial HQS inspection	0	50 per month	692 Inspections reset through clustering
# of Staff Hours saved through modified HQS procedures and policies	0	700 Hours annually	865 Hours saved in FY 2011

**Benchmarks Attained/On Track?** Yes. During FY 2011, KCHA’s HCV operations continued to achieve significant savings through the realignment of its inspection processes. Savings generated through modified inspection standards that allow KCHA an 8-20 month window for setting annual inspections and to forego re-inspections relating to minor unit deficiencies saved KCHA more than 865 staff hours and produced in FY 2011. Since implementing these changes, KCHA has accumulated savings in excess of 3,530 staff hours. Modification of HQS inspection protocols have allowed KCHA to increase HQS Inspector caseloads more than 21 percent in order to absorb an additional 3,000 units into its HCV inventory - while continuing meet the Agency’s high standards of operational excellence.

### ACTIVITY 07-6: Develop a Sponsor-based Housing Program

**Description:** To reduce barriers to housing for chronically mentally ill, homeless individuals, this initiative established a Sponsor-based housing program. Using MTW block grant proceeds, KCHA provides housing funds directly to contracted service provider partners who use the funds to secure private market rentals that are sub-leased to program participants. Tenant selection and eligibility screening are completed by the service provider using streamlined protocols. Under the South King County “Housing First” program, established in 2007, pilot initiative provided housing for 25 individuals, with significant matching supportive services provided by King County. Since 2007, the program expansion - both in size and scope – has opened doors to stable housing for the County’s most vulnerable at-risk households including chronically homeless, mentally ill individuals and homeless youth living on the street or transitioning out of foster care.

*Statutory Objective: Increase Housing Choice*

*Plan YR: 2007*

*2012 MTW Plan Activity No: 6*

*Modified Benchmarks/Metrics/Data/Authorizations? None*

*Authorization(s): MTW Use of Funds (Attachment D, item A); Single Fund Budget (Attachment C, item B.1 and Attachment D, item C.1); and Attachment C, item B.2 allow funding to support this initiative.*

Metric	Baseline	Benchmark	FY 2011 Results
# of Households assisted under Sponsor-based model	0	FY 2008: 25 Households FY 2011: 140 Households	At the end of the fiscal year 142 units were available for occupancy under program – of those 133 were leased by eligible households

**Benchmarks Attained/On Track?** Yes. KCHA’s initial program allotment of 25 units was successfully leased by the end of FY 2008. At the end of FY 2011 KCHA had contracted with

support service providers to provide 142 units of housing for eligible households. However, budget cuts continue to affect many of KCHA’s partner agencies – adversely impacting their ability to extend services support and maintain full occupancy of available units. At the end of FY 2011, KCHA’s Sponsor-based program assisted 133 of the County’s most vulnerable, at-risk households - providing low-barrier housing access together with wrap-around support services designed to allow residents to stabilize and attain tools leading to self-sufficiency. Detailed information regarding the success of the program can be found in the South King County Housing First Pilot Two-Year Outcome report which is attached as Appendix F. The report demonstrates how increased program flexibility can positively impact housing choice and facilitate coordination between housing and services funding and relieve downstream tax payer costs.

## ACTIVITY 04-7: Streamlining PH and S8 Forms/Data processing

**Description:** Policy modifications under this proposal are designed to simplify program administration by removing non-value added activity from the business process and by eliminating or replacing HUD forms and verification requirements that provide little or no value. Through the use of lean engineering techniques, KCHA reviewed office protocols and identified ways in which tasks could be accomplished more effectively, while requiring less intrusion into the lives of program participants. Under this initiative, KCHA has implemented changes to:

*Statutory Objective: Reduce costs and achieve greater cost effectiveness*

*Plan YR: 2004-2010*

*2012 MTW Plan Activity No: 7*

*Modified Benchmarks/Metrics/Data/Authorizations? None*

*Authorization(s): Attachment C, items C.4, C.9, D.1 and D.2 allow KCHA to modify program protocols, replace standardized forms, and modify policies as described above.*

- Exclude payments made to a landlord by a state agency (DSHS) on behalf of a tenant from the income and rent calculation under the Section 8 program
- Allow Section 8 residents to self-certify income of \$50 or less received as a pass-through DSHS childcare subsidy
- Modify Section 8 policy to require notice to move prior to the 20<sup>th</sup> of the month in order to have paperwork processed during the month
- Allow applicant households to self-certify membership in the family at the time of admission
- Extend the term over which verifications are considered valid to 180 days
- Allow Section 8 applicant households to self-certify preference eligibility when income is below 75 percent of 30 percent of AMI
- Modify the definition of Income to exclude (1) income from assets whose value is less than \$50,000; and (2) income from Resident Service Stipends less than \$500 per month

- Allow Public Housing Applicant households to qualify for a preference when household income is below 30 percent of AMI
- Eliminate verification of SSNs for all household members under age 18 (restored due to EIV/PIC reporting requirements)
- Apply any decrease in Payment Standard at the time of the next annual review or update – rather than using HUD’s 2-year phase in approach.
- Modify the HQS inspection process to allow streamlined processing of inspection data
- Allow Section 8 residents who are at \$0 HAP to self-certify income at the time of review
- Streamline procedures for processing interim rent changes resulting from wholesale reductions in State entitlement programs

Metric	Baseline	Benchmark	FY 2011 Results
Average # of HCV Units managed per FTE	157 Units/FTE	165 Units per FTE	188 HCV Units per FTE
# of forms / processes modified or eliminated using MTW flexibility	0	FY 2012: 15	12 forms / processes modified to date
# of Staff Hours saved through streamlining	0	FY 2012: 2,000 hours	N/A – FY 2012 survey will determine outcome

**Benchmarks Attained/On Track?** Yes. KCHA’s Section 8 program, which assisted more than 10,000 households in FY 2011, has benefited substantially from efforts to remove non-value added activity from staff workloads. Streamlining of essential Section 8 program protocols has been the key to KCHA’s success in increasing HCV program size without a substantial increase in personnel. In FY 2011, KCHA’s HCV staff caseloads\* grew to 188 units per employee - nearly 14 percent above prior year’s target of 165 - increasing the cost effectiveness of KCHA operations. To date, KCHA has identified and implemented policies that reduce program administration in 12 areas indicated above and additional work is underway to reach its FY 2012 goal of 15. In FY 2012, KCHA intends to survey HCV and PH staffs in order further determine how simplification and streamlining measures implemented under the demonstration have impacted employee production.

*\*Does not include savings attributed to HQS Inspection staff as savings from this work group are tabulated separately*

## ACTIVITY 07-8: Remove cap on Voucher Utilization

**Description:** In order to increase housing choice and respond to the growing demand for affordable housing in the region, this initiative was implemented using MTW block grant funding. The initiative allows use of KCHA’s MTW block grant to award HCV assistance to households in excess of the annual HUD established baseline. KCHA’s initial FY 2007 commitment allowed up to 350 additional households to enter the HCV program. In FY 2011, increased concerns relating to federal financial support of the HCV program resulted in a temporary reduction in KCHA’s commitment to this initiative as described below.

*Statutory Objective: Increase Housing Choice*

*Plan YR: 2007*

*2012 MTW Plan Activity No: 8*

*Modified Benchmarks/Metrics/Data/Authorizations? Yes, benchmark temporarily adjusted as described below.*

*Authorization(s): Single Fund Budget (Attachment C, item B.1.b and Attachment D, item C.1) allows KCHA to fund additional vouchers.*

Metric	Baseline	Benchmark	FY 2011 Results
# of Households assisted above KCHA's HUD established baseline	0	FY 2011: up to 275 Households	At the end of FY 2011 KCHA was assisting 43 households above the HUD baseline

**Benchmarks Attained/On Track?** Yes. KCHA continues to utilize MTW program flexibility to support housing voucher distribution above HUD’s established baseline. However, during FY 2011 projected reductions in HUD funding of the HCV program resulted in the need to scale back the number of households assisted under this initiative. As a result, at the end of FY 2011, total additional households assisted in excess of KCHA’s HUD’s established baseline had dropped to 43. In early FY 2012, with greater certainty as to funding levels over the next year, and in response to the rising need for “deep subsidy” housing units in the County, KCHA intends to again increase the number of households assisted under this initiative to 275 units over baseline by the end of the fiscal year.

## ACTIVITY 04-9: Rent Reasonableness Modifications

**Description:** Under HUD regulations, completion of a Rent Reasonableness review is required annually, in conjunction with each recertification completed under the program. KCHA’s MTW-revised policies consider that if an owner has not requested a rent increase, it is unlikely a RR review will find that the current rent does not fall within established guidelines. Therefore, much of the time expended to complete annual RR reviews is of little value. In eliminating the requirement to complete RR inspections where no increase in rent has been requested, KCHA has the potential to attain considerable savings in staff time and expense. As a result, KCHA has streamlined the Rent Reasonableness process by (1) allowing KCHA to complete RR determinations only when the Landlord requests a rent increase– rather than annually; and (2) allowing KCHA to perform Rent Reasonableness inspections at KCHA-owned properties – rather than contracting with a 3rd party.

*Statutory Objective: Reduce costs and achieve greater cost effectiveness*

*Plan YR: 2004*

*2012 MTW Plan Activity No: 9*

*Modified Benchmarks/Metrics/Data/Authorizations? None*

*Authorization(s): Attachment C, Items C.2 .b and C.2.c allow KCHA to modify HUD’s process for determining Rent Reasonableness as described above.*

Metric	Baseline	Benchmark	FY 2011 Results
# of Recertifications requiring RR reviews	9,268 Recertifications that required RR review	75% reduction in the # of RR reviews required	1,164 RR reviews completed – 87% fewer than those required under pre-MTW protocols
Staff Hours to complete RR Reviews	1,545 Hours (@ 10min/RR)	75% reduction in Staff Hours associated with RR reviews	194 Hours to complete RR reviews – 87% fewer than those required under pre-MTW protocols

**Benchmarks Attained/On Track?** Yes. Although the level of KCHA gains from this initiative will vary with the number of owners who request a rent increase each year, KCHA has continued to generate significant savings since implementing the described changes. In FY 2011, a total of 8,798 Recertifications were completed. However, a rent increase request triggered the need for a RR review in just 1,164 (18.7%) of the contract renewals. As a result, FY 2011 savings totaled 1,272 staff hours – an 85.4 percent reduction in RR reviews completed compared to that required following standard pre-MTW protocols. Accumulated savings over the last five years have reached 5,301 hours.

## ACTIVITY 08-10: EASY Rent Policy

**Description:** Implemented in FY 2008, KCHA’s EASY Rent policy included PH, HCV and PBS8 program and policy changes for Elderly and Disabled households living on a fixed income. The initiative was designed to streamline KCHA operations through the implementation of triennial reviews and modified income and deduction calculations. To be eligible for EASY Rent, clients must derive 90 percent of their income from a fixed source such as Social Security, SSI, GAU, or pension benefits. In exchange for elimination of the standard \$400 Elderly Family deduction and limited Medical/Handicapped Assistance deductions, rents were set at 28.3 percent of adjusted gross income. Recertification reviews are performed on a three year cycle, with only annual adjustments to rent based upon COLA adjustments to Social Security and SSI completed in the intervening years. In FY 2010, in conjunction with WIN Rent program changes discussed below, KCHA further modified the EASY Rent program guidelines – reducing the percent of income charged for rent to 28 percent and establishing deductions for Medical/Handicapped expenses in \$2,500 bands, with a cap on deductions at \$10,000. Per KCHA’s MTW Program Agreement, a Hardship Policy is incorporated into the EASY and WIN Rent policies. The policy is designed to allow KCHA to respond to unique household circumstances and documented cases of hardship.

*Statutory Objective: Reduce costs and achieve greater cost effectiveness*

*Plan YR: 2008*

*2012 MTW Plan Activity No: 10*

*Modified Benchmarks/Metrics/Data/Authorizations? None*

*Authorization(s): Amended Agreement, Section III; Attachment C, items C.4 and C.11 and D.1.c and D.2 allow changes to HUD rent policies as described.*

Metric	Baseline	Benchmark	FY 2011 Results
# of Recertifications completed	FY 2011: PH = 2,120 Section 8 = 10,219	FY 2012: 20% reduction in Full Recertifications	N/A - # of Full Recertifications in FY 2011 established baseline
Staff Hours to complete Full Recertifications	PH: 3.8 Hours each Section 8: 4.9 Hours each	FY 2012: 20% reduction in Staff Hours to complete Full Recertifications	Comparison to FY 2012 actuals to be included in FY 2012 MTW Report

**Benchmarks Attained/On Track?** Yes. Revised policies were implemented in late FY 2008. File audits completed in FY 2010 indicated the need for further staff training and follow-up regarding policy changes and implementation of program requirements. In FY 2011, in tandem with the roll-out of WIN Rent policy changes

for work-able households, KCHA developed an extensive in-house training program in order to ensure clear understanding of new rent policies. During FY 2011, hardship relief was sought by just 30 EASY and WIN Rent households. Of those requesting a Hardship Rent, 10 households were granted modifications to their rent calculation following review of the household's circumstances. An additional 13 households were determined to have experienced no hardship as a result of KCHA's modified policies, thus the households were determined to be ineligible for a hardship rent adjustment. The remaining 7 requests were returned to staff following determination that the request did not fall under the purview of KCHA's established Hardship Policy.

## ACTIVITY 08-11: WIN Rent Policy

**Description:** In FY 2010, KCHA completed a multi-year process that resulted in adoption of revised rent policies for working and work-able households. As a follow-up to the EASY Rent policy adopted in FY 2008, KCHA developed the WIN Rent program in order to eliminate disincentives and establish a rent policy that would encourage economic self-sufficiency for non-elderly, non-disabled households. Under revised WIN Rent rules, deductions (other than childcare for eligible households), flat rents and income disregards are eliminated. Employment income of household members under age 21 is excluded from the rent calculation. Household rent is based upon a series of income bands and rent does not change until household income increases to the next band level. Rent for each income band is set at 28.3 percent of the low end of each income grouping. Deductions are phased out entirely for households with income above \$75,000. For households with little or no income, a true minimum rent of \$25 applies following a 6-month window at a lower (or credit) rent, during which time the family is expected to seek assistance and/or income restoration. Annual Recertification of WIN Rent households is replaced with Recertification every two years. Integrated into the changes are revised interim review policies designed to streamline processing and limit the number of interim reviews required. As adopted, tenant requested interims to reduce rent are limited to two in a 2-year period. These policies are designed to encourage families increase positive graduation rates to private market housing among HCV and PH households. Per

*Statutory Objective: Provide incentives to families with children to increase economic self-sufficiency*

*Plan YR: 2008*

*2012 MTW Plan Activity No: 11*

*Modified Benchmarks/Metrics/Data/Authorizations? None*

*Authorization(s): Amended Agreement, Section III; Attachment C, items C.4 and C.11 and D.1.c and D.2 as described above.*

KCHA’s MTW Program Agreement, a Hardship Policy is incorporated into the WIN Rent policies adopted in July 2010. The policy is designed to allow KCHA to respond to unique household circumstances and documented cases of hardship.

Metric	Baseline	Benchmark	FY 2011 Results
# of Positive Graduations from PH and Section 8	PH: 61 (14 to Homeownership) Section 8: 81(16 to Homeownership: 41 Over-Income)	FY 2012: 10% Increase in Positive Graduations	N/A - Implementation underway in FY 2011
Average Income: Public Housing WIN Rent Households	\$21,392	FY 2015: 5% Increase in Household Income (\$22,461)	N/A - Implementation underway in FY 2011
Average Income: Section 8 WIN Rent Households	\$11,924	FY 2015: 5% Increase in Household Income (\$12,250)	N/A - Implementation underway in FY 2011

**Benchmarks Attained/On Track?** Yes, on track. Staff training is continuing with full implementation expected by the end of FY 2012. KCHA has developed an extensive training program and is encouraging staff feedback in order to ensure clear understanding of the impact of these new policies. Information regarding the outcome of requests for hardship relief among WIN Rent households is included under Activity 08-10 (EASY Rent Policy) shown above.

### ACTIVITY 05 - 18: Modified Rent Cap for Section 8 HCV Set-ups

**Description:** In an effort to provide greater housing choice, this initiative modifies the HUD calculation that caps the percent of income a Section 8 participant may pay toward rent when initially entering into a lease for a unit with a Section 8 subsidy. In lieu of the prior standard, which required tenant rent to be capped at 40 percent of adjusted income, KCHA allows program participants to pay up to 40 percent of GROSS Income toward the rent upon initial lease of a rental unit. The measure is intended to assist residents in leasing a unit under the program and providing participants with greater choice in their living environment.

*Statutory Objective: Increase Housing Choice*

*Plan YR: 2005*

*2012 MTW Plan Activity No: 18*

*Modified Benchmarks/Metrics/Data/Authorizations? None*

*Authorization(s): Attachment C, item D.2 as described.*

Metric	Baseline	Benchmark	FY 2011 Results
# Households allowed to pay up to 40% of Gross Income toward rent at lease-up	0	100% of new participants allowed to pay up to 40% of Gross Income toward rent	All Households provided opportunity to pay up to 40% of Gross Income toward rent

**Benchmarks Attained/On Track?** Yes. This item was implemented in FY 2005. All new lease-ups to the Section 8 program are allowed to pay up to 40 percent of Gross Income toward rent at initial occupancy.

## ACTIVITY 08-15: Combined Program Management

**Description:** This initiative streamlines program administration for units operated in a mixed finance setting – including former PH developments that have undergone substantial revitalization supported with PBS8 funding rather than through the standard mixed finance scenario. In general, where KCHA has substituted PBS8 assistance for some or all of the units in order to facilitate revitalization of a PH development, management practices are intended to mirror the Public Housing program in order to lessen the impact upon KCHA clients. However, in some cases, leveraged funding received is linked to unit occupancy and use restrictions that differ from HUD and/or KCHA requirements. In such cases, this initiative allows KCHA to modify PH, Section 8 and PBS8 program rules as necessary to conform to meet covenants or restrictions of other funding sources such as the LIHTC program or other Federal, State or Local program. Conforming program rules in this manner allows KCHA to operate mixed finance developments under a single set of policies, resulting in more streamlined alternatives to the layered management model, while ensuring to the greatest extent possible that all residents are treated equally – regardless of the program under which any particular apartment is supported. Standard HUD protocols have been modified as follows to allow a single set of consistent policies between overlapping programs:

*Statutory Objective: Reduce costs and achieve greater cost effectiveness*

*Plan YR: 2008*

*2012 MTW Plan Activity No: 15*

*Modified Benchmarks/Metrics/Data/Authorizations? None*

*Authorization(s): Attachment C, item B.2 provides the flexibility described.*

- Modify program eligibility and unit size assignment as needed to meet covenants of LIHTC or other Federal, State or Local program relating to unit eligibility or to meet special targets program goals (i.e. % of units rented to large households, etc.).
- Allow KCHA to cap development eligibility to conform to the lower of 80% of AMI or the maximum income threshold of LIHTC or Federal, State or Local program in order to comply with program requirement of partner Agency/Funder.
- Modify KCHA/ HUD requirements regarding allowable unit use (i.e. use as a dwelling vs. operation of a childcare facility or business) in order to adhere to covenants and use requirements of a mixed finance property or former PH site that has undergone revitalization.

Metric	Baseline	Benchmark	FY 2011 Results
# Units under the Combined Program Management model	0	100% of KCHA's Mixed-Finance Units managed under the model	1,198 units at FYE 2011 – 100% of KCHA's mixed-finance and revitalized PH inventory

**Benchmarks Attained/On Track?** Yes. KCHA has transitioned all mixed-finance and PH revitalized units to this approach. At the end of FY 2011 a total of 1,198 units - with a mix of Public Housing, Project-based Section 8, Tenant-based Section 8 and LIHTC funding sources - operated under the combined program management model. Additional units, such as those currently under construction in KCHA's HOPE VI revitalization projects at Greenbridge and Seola Gardens, are in the pipeline.

## ACTIVITY 08-16: Section 8 Occupancy Requirements

**Description:** This initiative allows households to remain in occupancy in their current unit when their family size exceeds standard occupancy requirements by one member. For example, under standard guidelines, a seven person household living in a 3-bedroom unit would be considered overcrowded and required to move to a larger unit. Under KCHA's MTW-modified policy, the household would not be required to move. Instead, the policy allows the family to remain in the current unit, avoiding the costs and disruption of moving, and retain the subsidy at the current level. This initiative increases the amount of choice provided to the household, while reducing KCHA expenses relating to program administration through a reduction in the number of unit moves processed annually.

*Statutory Objective: Reduce costs and achieve greater cost effectiveness; Increase Housing Choice*

*Plan YR: 2004*

*2012 MTW Plan Activity No: 16*

*Modified Benchmarks/Metrics/Data/Authorizations? None*

*Authorization(s): Attachment C, item D.3 and D.4 as described.*

Metric	Baseline	Benchmark	FY 2011 Results
# of Households allowed to exceed Occupancy Standards (2 per bedroom + 1)	0	100% of households allowed to exceed standards by 1	115 Households occupied units with a family size that exceeded the 2 per bedroom standard by 1
Time to Process HCV moves	3 Hours per File	0 Hours - 100% Reduction in need to process moves due to 2+1 over-crowding	0 Hours to process moves in this category

**Benchmarks Attained/On Track?** Yes. Modified policies were implemented in 2004 and remain in place for all Section 8 program participants. At the end of FY 2011, a total of 115 households retained units although their family size exceeded standard occupancy requirements by a single household member. During FY 2011, allowing these program participants to exercise choice and remain in their current unit allowed KCHA to re-allocate nearly 350 hours of staff time to more urgent needs.

## ACTIVITY 08-17: Single Person Eligibility

**Description:** This initiative seeks to reduce wait list administration by restricting eligibility of single persons who do not otherwise qualify as elderly, near-elderly, disabled or displaced. Under HUD program rules applications are taken from all interested parties and then ranked on the waiting list according to KCHA established priorities. As such “other” single persons can apply for housing, but receive the lowest ranking on the waiting list and are subsequently “bumped” down the waiting list by new applicants who qualify under KCHA’s housing priorities. The amount of administration directed at maintaining applications for those who will rarely, if ever, be selected for tenancy detracts from KCHA’s ability to effectively manage its waiting lists and misleads applicants into thinking they will eventually get to the top of the waiting list.

*Statutory Objective: Reduce costs and achieve greater cost effectiveness*

*Plan YR: 2008*

*2012 MTW Plan Activity No: 17*

*Modified Benchmarks/Metrics/Data/Authorizations? None*

*Authorization(s): Attachment C, item C.2 allows KCHA to modify eligibility criteria and deny applications for single persons as described.*

Metric	Baseline	Benchmark	FY 2011 Results
# of Single-person Applicants who are not otherwise eligible	694	0	0 – No Applications accepted
Hours to administer Ineligible Applications from Single-persons	4,164	0	0 – No Hours to administer Ineligible Applications from this group

**Benchmarks Attained/On Track?** Yes. This initiative is complete. Policy changes implemented in 2008 remain in place.

### ACTIVITY 07-18: Resident Opportunity Plan (ROP)

**Description:** An expanded and locally designed version of the FSS program, KCHA’s ROP program began enrolling households in May 2009. The program seeks to advance families towards self-sufficiency through the provision of case management, support services and program incentives leading to positive transition from Public Housing or Section 8 into private market rental or homeownership. The ROP seeks to provide gains in resident education, job skills, employment and income and includes a youth employment program that connects participating youth with educational and employment development services. The 5-year ROP program is operated in partnership with community partners including Bellevue College and the YWCA. Under the program, participant rent is calculated according to established KCHA policy. In lieu of a standard FSS escrow account, each household receives a monthly stipend upon enrollment and continuing throughout program participation. Deposits to the household savings account may be withdrawn for specific program purposes (as defined by KCHA) or will be made available to residents upon ROP goal completion and graduation from Public Housing or

*Statutory Objective: Provide incentives for families with children to encourage economic self-sufficiency*

*Plan YR: 2007*

*2012 MTW Plan Activity No: 18*

*Modified Benchmarks/Metrics/Data/Authorizations? None*

*Authorization(s): Single Fund Budget (Attachment C, item B.1.b) and Use of Funds (Attachment D, item A) allow KCHA to allocate funding for ROP program operations.*

Section 8 subsidy. Funded through the use of KCHA’s MTW reserves, the ROP program seeks to assist up to 100 households over the 5-year term.

Metric	Baseline	Benchmark	FY 2011 Results
# of Households Enrolled	0	May 2011: 50 Households	50 Households were enrolled prior to May 2011
# of ROP Graduates	0	May 2014: 70 Graduates	4 Households Graduated by the end of FY 2011

**Benchmarks Attained/On Track?** Yes. By May 2011, the ROP program had enrolled a total of 50 households – the YR 2 benchmark established at program implementation. To date, four families have completed program goals and successfully transitioned to non- subsidized housing – including three who have purchased homes of their own. Early ROP graduates have met program goals well under the 5-year target – recording average lengths of participation of just 11 months. However, the short length of stay for these graduates may be reflected in their high level of achievement prior to ROP entry. As a result, KCHA anticipates the average length of stay will increase over time - nearing the 5-year target. Current ROP participants have been enrolled in the program for an average length 21 of months.

### ACTIVITY 07- 21: Utility Allowances – PH and Section 8

**Description:** In conjunction with KCHA’s Rent Policy initiative, KCHA investigated methods of streamlining HUD rules relating to Utility Allowances provided under Public Housing and Section 8 program regulations. KCHA wanted to produce savings through simplified calculations of amounts that could be universally applied to Section 8 and Public Housing units in order to create uniformity between programs and ensure equal treatment of program participants. Working with data available through a Seattle City Light study (completed in late 2009) KCHA was able to identify key factors relating to household energy

*Statutory Objective: Reduce costs and achieve greater cost effectiveness*

*Plan YR: 2007*

*2012 MTW Plan Activity No: 2 1*

*Modified Benchmarks/Metrics/Data/ ? Yes, benchmarks rolled to FY 2012 due to delay in implementation.*

*Authorization(s): Amended Agreement, Section III; Attachment C, Items C.11 and D.2 allow KCHA to develop a local system for establishing Utility Allowances.*

use and produce average anticipated consumption amounts for units in the Puget Sound Region. Factors applied to KCHA’s utility consumption calculation included: Type of Unit (Single vs. Multi-family apartments), Size of Unit and Utility Provider. A supplement is added to calculated allowances for units in which the resident is required to pay water or sewer. Implementation of the revised amounts, re-labeled Energy Assistance Supplements, was rolled out beginning in November 2010. In addition to simplifying utility schedules, KCHA modified HUD rules regarding how allowances are updated (annually rather than with each cumulative 10% increase for PH units). Modified allowances are applied to tenant accounts at the next recertification. As shown below, this initiative has the potential to contribute considerable savings to KCHA. KCHA’s, Hardship Policy adopted in July 2010 applies to changes resulting from implementation of this initiative. The policy is designed to allow KCHA to respond to unique household circumstances and documented cases of hardship. Information regarding the outcome of requests for hardship relief as a result of this initiative is included under Activity 08-10 (EASY Rent Policy) shown above.

Metric	Baseline	Benchmark	FY 2011 Results
Staff Hours to Update Allowance Tables	PH: 364 Hours Section 8: 24 Hours	FY 2012: 75% Reduction	Staff implementation continued throughout FY 2011
Cost to Update Tables	PH: \$10,060 Section 8: \$960	FY 2012: 75% Reduction	Staff implementation continued throughout FY 2011
Costs to determine Individual Client UAs	PH: \$9,883 @ 10 min per file Section 8: \$98,248 @ 22 min per file	FY 2012: 50% Reduction	Staff implementation continued throughout FY 2011

**Benchmarks Attained/On Track?** Full implementation of new EAS amounts proceeded during FY 2011 in tandem with WIN and EASY Rent program and policy modifications. Although the benchmarks for this initiative were scheduled to complete in FY 2011, KCHA’s decision to delay full implementation to allow for increased staff training has resulted in the need to roll these initial benchmarks to FY 2012.

## ACTIVITY 11- 1: Transfer of 509 Public Housing Units to Project-based Subsidy

**Description:** As outlined in its FY 2011 MTW Plan, KCHA intends to dispose of 509 of its smallest and most scattered Public Housing units and replace the current subsidy stream with Section 8 Project-based assistance. These units have a combined backlog of approximately \$ 33 million in critical capital repairs and incur annual operating losses due to their size and locations. In conjunction with the disposition, mobility vouchers will be provided to all current households. KCHA will dispose of the units to a KCHA-controlled non-profit and then project-base vouchers in 100 percent of these former Public Housing units. This model will provide continued assistance for eligible households and allow KCHA to leverage significant additional capital investment to ensure these units remain a viable affordable housing resource for the County’s lowest income residents over the long-term.

*Statutory Objective: Reduce costs and achieve greater cost effectiveness; Increase Housing Choice*

*Plan YR: 2011*

*2012 MTW Plan Activity: 1 1 - 1*

*Modified Benchmarks/Metrics/Data/Authorizations? None*

*Authorization(s): Single-fund Budget; Attachment C, item D.7, and item D.1.e and Attachment D, item E.1 allow KCHA to develop a local program for project-basing Section 8 vouchers.*

Metric	Baseline	Benchmark	FY 2011 Results
# of Units to be Preserved	509	Year 3: 100% of Identified Units Preserved	N/A – KCHA continued to work with HUD to gain required Disposition approval
# of Households provided opportunity to move using HCV	0	Year 2: 100% of Households provided opportunity to move using HCV	N/A – KCHA continued to work with HUD to gain required Disposition approval
Total \$ in Capital Repair needs at selected sites	\$30 million	Year 5: 40% Reduction in identified Capital Repair needs	N/A – KCHA continued to work with HUD to gain required Disposition approval

**Benchmarks Attained/On Track?** Yes. During FY 2011, KCHA continued to work with HUD to gain approval of the disposition application submitted in January 2011. Though formal approval remained pending at the end of the fiscal year, on February 22<sup>nd</sup>, 2012 KCHA received notification from HUD that approval had been granted. The Agency anticipates moving this program forward in earnest during FY 2012.

**SECTION VII.  
SOURCES AND USES  
OF MTW FUNDS**

**A. SOURCES AND USES OF MTW FUNDS**

As an MTW Block Grant agency, KCHA combines all Public Housing Operations, Capital and Section 8 program resources into a single fund with full funding flexibility. The tables below, presented in the format required under KCHA's MTW Agreement with HUD, compare anticipated sources and uses of funds shown in KCHA's FY 2011 MTW Annual Plan with actual expenditures during the fiscal year beginning January 1, 2011 and ending December 31, 2011.

**Table VII.A.1: SOURCES OF MTW Funds**

	Planned Amount	Actual Amount
HCV Block Grant	\$ 89,417,000	\$ 89,240,589
Public Housing Subsidy	\$ 6,906,000	\$ 8,294,470
Public Housing Rental Income	\$ 5,897,000	\$ 5,553,672
Public Housing non-Rental Income	\$ 166,000	\$ 274,219
Public Housing Capital Fund	\$ 7,293,000	\$ 2,145,202
Interest Income	\$ 325,000	\$ 407,275
<u>MTW Reserves</u>	<u>\$ 3,848,000</u>	<u>\$ 24,171,751</u>
<b>Total</b>	<b>\$ 113,852,000</b>	<b>\$ 130,087,128</b>

**Table VII.A.2: USES OF MTW Funds**

	Planned Amount	Actual Amount
HCV Program Operations	\$ 75,960,000	\$ 75,373,473
Sponsor-based Program Operations	\$ 1,485,000	\$ 1,230,156
Public Housing Program Operations	\$ 10,064,000	\$ 9,319,680
Public Housing Rehabilitation	\$ 12,938,000	\$ 12,501,573
Resident Services Activities	\$ 2,322,000	\$ 1,861,540
Site and Facility Utilities	\$ 2,688,000	\$ 2,356,300
Provision/Acquisition of New Affordable Housing	\$ 6,557,000	\$ 3,815,965
Debt Repayment	\$ 960,000	\$ 1,175,372
MTW Program Administration	\$ 513,000	\$ 337,673
Loan Funds for Redevelopment Activities	\$ 0	\$ 3,000,000
Collateralization of MTW Reserves to Leverage KCHA Partnership Debt	\$ 0	\$ 16,139,767
Misc. Development Costs	\$ 265,000	\$ 1,658,386
Other Misc. Operations	\$ 100,000	\$ 1,317,293
<b>Total</b>	<b>\$ 113,852,000</b>	<b>\$ 130,087,178</b>

As detailed in KCHA's FY 2011 MTW Annual Plan, "Planned" Sources and Uses of funds cannot be precisely established due to timing differences between the MTW Annual Plan's submission to HUD and final approval of the consolidated Annual Budget by KCHA's Board of Commissioners. As a result, some variation between "Planned" and "Actual" amounts naturally occurs and is reflected in the tables above. In particular, the following impacted KCHA's year-end results:

- ❑ Public Housing Operating Fund subsidy exceeded forecasts due to a change in HUD's methodology for calculating formula income, higher than anticipated formula expenses, and a lower than expected loss due to prorate.
- ❑ Public Housing rental income was lower than projected as reductions in Washington State entitlement programs resulted in a loss of income to 2,834 KCHA households and a commensurate drop in formula rent.
- ❑ During 2011, KCHA made a strategic decision to allocate an increased level of MTW resources to the rehabilitation of existing Public Housing.
- ❑ \$3 million was loaned to a Low Income Housing Tax Credit partnership for the rehabilitation of Green River Homes, a 60-unit Public Housing complex located in the City of Auburn. This was not anticipated in the MTW Plan.
- ❑ \$16.1 million of MTW funds were used either as loan collateral or for repayment of debt related to the rehabilitation of several Public Housing projects. This use of funds was not anticipated in the MTW Plan.
- ❑ Miscellaneous development costs exceeded expectations as there were unbudgeted opportunities for strategic land purchases surrounding the Greenbridge and Riverton Terrace projects.
- ❑ Other miscellaneous operations included funds for the completion of KCHA's migration to a new financial software system.

**B. SOURCES AND USES OF STATE AND LOCAL FUNDS**

<b>VII.B.1: SOURCES OF STATE and LOCAL Funds</b>		
	<b>Planned Amount</b>	<b>Actual Amount</b>
Washington State Dept of Commerce	\$ 1,031,000	\$ 3,316,161
Puget Sound Energy	\$ 1,375,000	\$ 1,074,462
<b>Total</b>	<b>\$ 2,406,000</b>	<b>\$ 4,390,623</b>

<b>VII.B.2: USES OF STATE and LOCAL Funds</b>		
	<b>Planned Amount</b>	<b>Actual Amount</b>
Home Repair & Weatherization	\$ 2,406,000	\$ 4,390,623
<b>Total</b>	<b>\$ 2,406,000</b>	<b>\$ 4,390,623</b>

## C. SOURCES AND USES OF CENTRAL OFFICE COST CENTER FUNDS

<b>Table VII.C.1: SOURCES of CENTRAL OFFICE COST CENTER Funds</b>		
	<b>Planned Amount</b>	<b>Actual Amount</b>
Fees Charged for Management of Housing Units	\$ 3,562,000	\$ 3,783,445
Construction Management Fees	\$ 501,000	\$ 1,774,701
Fees Charged to Section 8 Program	\$ 2,508,000	\$ 2,456,617
Fees Charged to PH AMPS for Regional Maintenance Support	\$ 2,373,000	\$ 2,246,166
CFP Grant Income	\$ 1,875,000	\$ 72,629
Cash Transfers from Locally-owned Properties	\$ 0	\$ 3,686,000
Other Sources of Revenue	\$ 506,000	\$ 1,517,323 <sup>6</sup>
<b>Total</b>	<b>\$ 11,325,000</b>	<b>\$ 15,536,881</b>

<sup>6</sup>Includes \$893,000 funding for new computer system.

**Table VII.C.2: USES of CENTRAL OFFICE COST CENTER Funds**

	<b>Planned Amount</b>	<b>Actual Amount</b>
Administrative Salaries	\$ 5,154,000	\$ 5,582,620
Administrative Benefits	\$ 1,560,000	\$ 1,526,969
Supplies & Equipment	\$ 367,000	\$ 430,613
Professional Services	\$ 704,000	\$ 363,323
Travel & Training	\$ 338,000	\$ 250,451
Communications	\$ 351,000	\$ 109,276
Insurance	\$ 40,000	\$ 114,733
Other Administrative Expenses	\$ 268,000	\$ 397,852
Maintenance Salaries	\$ 1,344,000	\$ 1,363,457
Maintenance Benefits	\$ 486,000	\$ 511,855
Utilities	\$ 77,000	\$ 77,672
Other Facility Expenses	\$ 82,000	\$ 113,442
Other Capital Purchases	\$ 300,000	\$ 2,834,597
Transfer to Vehicle Replacement Fund	\$ 25,000	\$ 0
Debt Service Payment on CO Building	\$ 116,000	\$ 105,345
<b>Total</b>	<b>\$ 11,212,000</b>	<b>\$ 13,782,205</b>

## D. CHANGES IN COST ALLOCATIONS FROM 1937 ACT REGULATIONS

To date, KCHA has not implemented any changes from 1937 Act Regulations regarding cost allocations.

## E. USES OF SINGLE FUND FLEXIBILITY

Single fund budget flexibility has been the essential tool in KCHA's efforts to advance the goals of the MTW demonstration. With the ability to blend funding resources, KCHA has developed new programmatic approaches that can effectively respond to the local housing needs of the Puget Sound region. Today, as a result, KCHA is leaner, financially stronger and assists more households than would be possible under HUD's traditional funding constraints. The following is a listing of major initiatives where single fund budget authority has assisted KCHA in developing and sustaining innovative housing solutions for the region's low-income households:

- ❑ KCHA's Sponsor-based (formerly known as Provider-based) program, implemented in 2007, enables the County's most vulnerable households – chronically, mentally-ill individuals who would not likely find success in a traditional subsidized housing environment - to access safe, secure housing with wrap-around supportive services under a “housing first” model that is designed to break the cycle of homelessness.
- ❑ KCHA's Resident Opportunity Plan (ROP), approved for implementation by the Board of Commissioners in 2009, is assisting almost 50 households gain the tools needed to move up and out of subsidized housing.
- ❑ KCHA's Client Assistance Fund provides emergency financial assistance to qualified residents in support of self-sufficiency efforts. Funding is intended to provide residents with emergency financial assistance to cover unexpected costs such as medical or educational needs, utility or car repairs and eviction prevention when no other resource is available to address urgent needs. Under the program design, funding is disbursed to qualified program participants through a

designated KCHA agency partner, responsible for eligibility screening according to established guidelines. During FY 2011, KCHA assisted 59 households and awarded emergency grants totaling \$49,763 through the Client Assistance Fund.

- ❑ Redevelopment of distressed Public Housing. To date, single-fund flexibility of the MTW program has enabled KCHA to undertake the repairs necessary to preserve more than 1,000 units of public housing over the long-term. This includes the continued use of the initial and second 5-year increments of Replacement Housing Factor (RHF) funds from the former Springwood and Park Lake I developments, including units not yet removed from IMS/PIC, for the redevelopment of Birch Creek. In late 2011, KCHA initiated steps leading to the disposition of 509 public housing units in 22 different communities, and the planned substitution of project-based vouchers to stabilize this housing and leverage private capital to address significant repair needs. As FY 2011 drew to a close, the Agency was awaiting the HUD approval necessary to move to the next phase of the preservation project.
  
- ❑ Acquisition and preservation of affordable housing throughout the Puget Sound region. In early 2010 KCHA utilized MTW's single-fund flexibility to support the acquisition of Westminster Apartments, preserving an additional 60 units of affordable housing for extremely low income seniors in the City of Shoreline. Throughout FY 2011, the Authority continued to seek opportunities to acquire additional housing in proximity to existing KCHA properties using MTW resources to preserve affordable housing at risk of loss to for-profit commercial development. To date, these efforts have resulted in the preservation of more than 184 units, located in 6 separate communities in the Puget Sound region.

Single-fund flexibility is also being utilized to reduce outstanding financial liabilities and ensure the long-term viability of KCHA's inventory. The Housing Authority has short-term lines of credit at both HOPE VI sites which are scheduled to be retired with the proceeds from land sales. These loans will be outstanding for longer than originally planned due to ongoing weaknesses in the local market for new homes. MTW reserves backstop these liabilities, address risk concerns of lenders and allow KCHA continued access to private capital markets.

## F. USES OF MTW RESERVES

One of the most important elements of the MTW Demonstration Program is that it frees participating housing authorities from single year financial planning cycles for revenues and expenditures. This enables Housing Authorities to establish multi-year business plans and strategically budget resources to achieve long term growth and complex operational goals. It also provides an incentive for the implementation of operational efficiencies and policy innovations that increase operating stability and enable the reallocation of resources to support core mission goals.

KCHA has been successful in implementing operational and policy initiatives that have enabled significant reinvestment in core mission priorities. These re-investments, intended to be implemented over a multi-year period, support the long term MTW goals outlined in Section IV of this Report:

- ❑ KCHA is utilizing operational savings to accelerate capital repairs to its affordable housing inventory in order to preserve existing housing and address a substantial backlog of critical repairs (Strategy 1). These renovations also improve the energy efficiency of KCHA's housing and reduce long-term operating costs. Finally, conversion of units to UFAS standards as part of KCHA's inventory upgrade initiative has increased housing choice for households with mobility impairments (Strategy 3).
- ❑ The Authority recently opened its HCV waiting list, accepting nearly 25,000 applications in two weeks- more than double the previous record. To respond to the escalating need for deep-subsidy housing assistance for the region's extremely low-income households, KCHA's Board of Commissioners has continued to authorize issuance of up to 275 vouchers above KCHA's HUD base-line ( Strategy 2) . A number of these vouchers are being project-based through multi-year HAP agreements in partnership with local government capital funding awards to assist in underwriting housing production in low poverty areas of the region (Strategy 3).

- ❑ KCHA is also utilizing MTW reserves to purchase existing Class B multifamily properties that are adjacent to existing public housing complexes or in low poverty neighborhoods. Use of MTW reserves to fund new purchases eliminates the need to finance these acquisitions and enables KCHA to activate replacement public housing subsidies, expanding the supply of units available to extremely low-income households in the region (Strategy 2). MTW funds are also being used to purchase existing expiring use federally subsidized properties, preserving these valuable “hard unit” resources for those most in need.
- ❑ KCHA has designed a local “sponsor-based” leased housing program to enable service providers to successfully lease housing for “hard-to-house” populations such as chronically homeless mentally ill individuals and homeless youth (Strategy 4). These “housing first” programs leverage significant local service funding to provide wrap-around services. In order to secure long term commitments of service dollars, it was necessary for KCHA to enter into multi-year funding commitments with its non-profit partners.
- ❑ To reduce financing costs across a number of programs serving low income households KCHA is utilizing MTW reserves to restructure or issue debt by collateralizing, retiring or replacing high interest loans (Strategy 7). In addition, pursuant to HUD’s request, KCHA is retiring outstanding CFFP obligations as part of its initiative to dispose of a number of public housing properties. Use of MTW reserves for this purpose enables KCHA to proceed with the repositioning of a portion of its inventory to assure long-term viability (Strategy 1).
- ❑ KCHA is expanding and modernizing its on-site community facilities to bolster programs designed to increase academic and life success for youth living in our subsidized housing and economic self-sufficiency

for their parents. Seven facilities are in either design or construction (Strategies 6 & 7). These community centers serve as the foundation for family self-sufficiency by providing a delivery platform for a multitude of educational, job training and family stability services. MTW reserves are being utilized in conjunction with other monies to fund these projects.

- Unlike most other housing authorities, KCHA is self-developing its two HOPE VI projects. These large scale developments in King County's poorest neighborhood have required significant public and private investment above and beyond funding available either through HUD's HOPE VI grant program or equity contributions leveraged through the Low Income Housing Tax Credit program. Sales proceeds from finished and unfinished lots on these sites to homebuilders will eventually provide a significant portion of the overall project funding. However, in the interim, KCHA is utilizing MTW reserves to bridge these sale proceeds through direct KCHA loans into the projects and through the collateralization of short-term lines of credit being provided by the private capital market (Strategy 5).

Prudent reserves not only support KCHA's mission critical long-term objectives but also backstop operational exigencies and allow it to maintain access to capital markets. For example, during FY 2011, KCHA saw a significant increase in subsidy needs for its deep subsidy programs as Washington State reacted to continued government budget shortfalls with the elimination of its cash transfer program for single adults and sanctioned thousands of families off the Temporary Assistance to Needy Families (TANF) program. A total of 2,834 KCHA households were affected. This considerable increase in subsidy costs was covered by reserves. KCHA also relies on short-term borrowing to facilitate its property acquisition activities. Significant reserves, as in any business, are critical for continued access to favorable financing and capital markets.

## SECTION VIII. ADMINISTRATIVE

### A. Description of Progress on Correction or Elimination of Observed Deficiencies

This section of the MTW Report template does not apply. The results of monitoring visits, physical inspections or other oversight and monitoring have not identified the any deficiencies.

### B. Results of Agency Evaluations of the MTW Demonstration

KCHA carefully tracks outcomes and impacts of activities made possible through participation in the MTW demonstration to ensure that initiatives continue to meet intended targets and identify areas where course correction may be warranted. Data regarding outcomes and program progress is reported in Section VI of this MTW Annual Report. KCHA remains in discussions with HUD and other MTW Agencies regarding the potential to utilize an outside contractor to conduct a full evaluation of the MTW Demonstration program. However, to date, KCHA has not commissioned external evaluations of its overall MTW program.

### C. Performance and Evaluation Report for Capital Fund Activities not included in the MTW Block Grant

All Capital Funds received and activities are included in KCHA's MTW Block Grant. Current copies of P&E Reports are included as attachments to this MTW Report.

### D. Certification the Agency has met the MTW Statutory Requirements

Included as an attachment to this MTW Report



# KING COUNTY HOUSING AUTHORITY FY 2011 MTW ANNUAL REPORT APPENDICES

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- ❑ **Appendix A:** Resolution No. 5370: Approving the FY 2011 MTW Annual Report
- ❑ **Appendix B:** Certification the Agency has met MTW Statutory Requirements
- ❑ **Appendix C:** On-going MTW Activities – MTW Annual Plan Cross-Reference
- ❑ **Appendix D:** Performance and Evaluation Reports for Capital Fund Activities
- ❑ **Appendix E:** KCHA FY 2011 Designation Plan Outcome Report
- ❑ **Appendix F:** South King County Housing First Pilot Two-Year Outcome Report

*Note: Copies of the Appendices above can be located on KCHA's website – [www.kcha.org](http://www.kcha.org)*

**THE HOUSING AUTHORITY OF THE COUNTY OF KING**

**RESOLUTION NO. 5370**

**APPROVING THE MOVING TO WORK (MTW)  
ANNUAL REPORT FOR FISCAL YEAR 2011**

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**WHEREAS**, on August 8, 2003, the King County Housing Authority (KCHA) entered into 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 2011 (covering January 1, 2011 through December 31, 2011) in a manner that is responsive to and complies with the requirements of KCHA's MTW Agreement; and

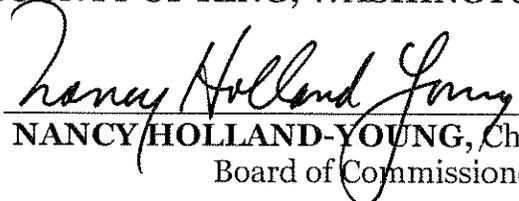
**WHEREAS**, a Board Resolution approving the Report must be included with the Report when it is submitted to HUD;

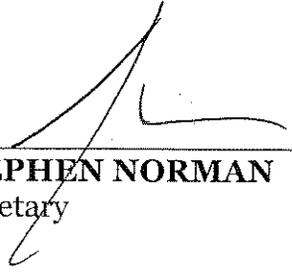
**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING:**

The Board of Commissioners hereby approves KCHA's Fiscal Year 2011 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 SPECIAL MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING THIS 21<sup>st</sup> DAY OF MARCH 2012.**

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

  
\_\_\_\_\_  
**NANCY HOLLAND-YOUNG, Chair**  
Board of Commissioners

  
\_\_\_\_\_  
**STEPHEN NORMAN**  
Secretary

NANCY HOLLAND-YOUNG, *Chair*  
DOUG BARNES  
MICHAEL BROWN  
TERRY MCLLARKY  
RICHARD MITCHELL

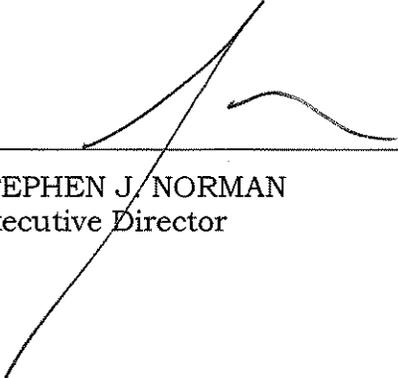
*Executive Director:*  
STEPHEN J. NORMAN

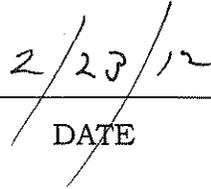
 **KING COUNTY  
HOUSING AUTHORITY**

**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, adhered to the following requirements of the MTW demonstration during FY 2011:

- ❖ 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

  
\_\_\_\_\_  
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	

## 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
	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

Item #	MTW Initiative	Activity Description	MTW Statutory Objective	Plan Year	Status	X Ref to FY11 MTW Plan
	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
	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
<b>MTW Activities Completed</b>						
	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	<b>Single Fund Budget</b>
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.	<b>Single Fund Budget</b>

# 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

Annual Statement/Performance and Evaluation Report  
 Development  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Indian Housing  
 Capital Fund Financing Program  
 Expires 4/30/2011

U.S. Department of Housing and Urban

Office of Public and

OMB No. 2577-0226

Part I: Summary					
<b>PHA Name:</b> HA of King County 600 Andover Park West Tukwila WA, 98188		<b>Grant Type and Number</b> Capital Fund Program Grant No: WA19P002501-11 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant:2011</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <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 <sup>1</sup>	
		Original	Revised <sup>2</sup>	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	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> 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: WA19P002501-10 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

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 Capital Fund Financing Program  
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OMB No.

Expires

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<b>Part I: Summary</b>					
<b>PHA Name:</b> HA of King County 600 Andover Park West Tukwila WA, 98188		<b>Grant Type and Number</b> Capital Fund Program Grant No: WA19P002501-10 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant:2010</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <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 <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	642,905	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 3/9/12		Signature of Public Housing Director	
				Date	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.

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<b>Part I: Summary</b>		
PHA Name: King County Housing Authority	Grant Type and Number Capital Fund Program Grant No: WA19P002501-09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval:

Type of Grant  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/2011       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
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	5,540,533	5,540,333	5,540,533	5,540,533
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.

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Annual Statement/Performance and Evaluation Report  
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 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
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<b>Part I: Summary</b>					
PHA Name: King County Housing Authority		Grant Type and Number Capital Fund Program Grant No: WA19P002501-09 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:        ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	711,723.76	711,723.76	711,723.76	711,723.76
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	5,540,533.00	5,540,533.00	5,540,533.00	5,540,533.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date 3/9/12		Signature of Public Housing Director	
				Date	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> 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: WA19P00250-08 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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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	5,552,459.00	5,552,459.00	5,552,459.00	5,552,459.00
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	5,552,459.00	5,552,459.00	5,552,459.00	5,552,459.00
	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	1,073,523.76	1,073,523.76	1,073,523.76	1,073,523.76

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Part I: Summary					
<b>PHA Name:</b> HA of King County 600 Andover Park West Tukwila WA, 98188		<b>Grant Type and Number</b> Capital Fund Program Grant No: WA19P002501-08 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant:2008</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <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 <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	1,073,523.76	1,073,523.76	1,073,523.76	1,073,523.76
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	5,552,459.00	5,552,459.00	5,552,459.00	5,552,459.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b> 		<b>Date 3/9/12</b>		<b>Signature of Public Housing Director</b>	
				<b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> 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: WA19P002501-07 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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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  
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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	5,262,486	5,262,486	5,262,486	5,262,486
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	5,262,486	5,262,486	5,262,486	5,262,486
	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	1,183,523.76	1,183,523.76	1,183,523.76	1,183,523.76

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Part I: Summary					
<b>PHA Name:</b> HA of King County 600 Andover Park West Tukwila WA, 98188		<b>Grant Type and Number</b> Capital Fund Program Grant No: WA19P002501-07 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant:2007</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <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 <sup>1</sup>	
		Original	Revised <sup>2</sup>	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)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	5,262,486	5,262,486	5,262,486	5,262,486
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		Signature of Public Housing Director	
				Date	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> 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: WA19P002501-06 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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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  
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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	4,849,613.00	4,849,613.00	4,849,613.00	4,849,613.00
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	4,849,613.00	4,849,613.00	4,849,613.00	4,849,613.00
	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	607,082.00	607,082.00	607,082.00	607,082.00

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<b>Part I: Summary</b>					
<b>PHA Name:</b> HA of King County 600 Andover Park West Tukwila WA, 98188		<b>Grant Type and Number</b> Capital Fund Program Grant No: WA19P002501-06 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant:2006</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <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 <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	607,082	607,082	607,082	607,082
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	4,879,613	4,849,613	4,849,613	4,849,613
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	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> 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: WA19P002502-06 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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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	410,310.00	410,310.00	410,310.00	410,310.00
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	410,310.00	410,310.00	410,310.00	410,310.00
	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	0.00	0.00	0.00	0.00

6-5A

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 Capital Fund Financing Program  
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Part I: Summary					
<b>PHA Name:</b> HA of King County 600 Andover Park West Tukwila WA, 98188		<b>Grant Type and Number</b> Capital Fund Program Grant No: WA19P002502-06 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant:2006</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <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 <sup>1</sup>	
		Original	Revised <sup>2</sup>	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)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	410,310	410,310	410,310	410,310
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	

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

Annual Statement/Performance and Evaluation Report  
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U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
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<b>Part I: Summary</b>					
PHA Name: HA of King County 600 Andover Park W. Tukwila, WA 98188		Grant Type and Number Capital Fund Program Grant No: WA19S00250109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-11 <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 <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements	0	0		
4	1410 Administration (may not exceed 10% of line 21)	744,256.00	744,256.00	744,256.00	744,256.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	59,574.57	59,574.57	59,574.57	59,574.57
8	1440 Site Acquisition				
9	1450 Site Improvement	2,359,000.00	2,359,000.00	2,359,000.00	2,359,000.00
10	1460 Dwelling Structures	3,732,933.43	3,732,933.43	3,732,933.43	3,732,933.43
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition	546,792.00	546,792.00	546,792.00	546,792.00
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

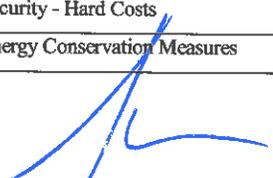
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.



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<b>Part I: Summary</b>					
PHA Name: HA of King County 600 Andover Park West Tukwila, WA 98188		<b>Grant Type and Number</b> Capital Fund Program Grant No: WA19S00250109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 FFY of Grant Approval:	
<b>Type of Grant</b> <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: 12-31-11 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	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)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	7,442,556.00	7,442,556.00	7,442,556.00	7,442,556.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	400,000	400,000	400,000	400,000
Signature of Executive Director 		Date 3-8-12		Signature of Public Housing Director	
				Date	

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









**BALLINGER HOMES**

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

<b>Part I: Summary</b> PHA Name: HA of King County 600 Andover Park West Tukwila WA, 98188	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>WA00200010109E</b> Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant: 2009</b> <b>FFY of Grant Approval:</b>
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Type of Grant  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement  
 Performance and Evaluation Report for Period Ending: **12/31/2011**       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds	30,926	30,926	30,926	30,926.00
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	28,114	28,114	28,114	27,724.14
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	23,100	23,100	23,100	23,100.00
8	1440 Site Acquisition				
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	195,000	210,000	210,000	210,000.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	19,931	19,931	19,931	16,419.72
17	1499 Development Activities <sup>4</sup>				

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

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**BALLINGER HOMES**

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

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

<b>Part I: Summary</b>					
PHA Name: <b>HA of King County                  600 Andover Park                  West                  Tukwila                  WA, 98188</b>		Grant Type and Number Capital Fund Program Grant No: <b>WA00200010109E</b> Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: <b>2009</b> 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 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <b>12/31/2011</b> <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	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)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	281,145	281,145	281,145	277,243.86
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	281,145	281,145	281,145	277,243.86
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: 3-8-12		Signature of Public Housing Director	
				Date	

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









**CASA JUANITA**

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

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

<b>Part I: Summary</b>					
PHA Name: HA of King County 600 Andover Park West Tukwila WA, 98188		Grant Type and Number Capital Fund Program Grant No: WA00200025109E Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: <b>2009</b> 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: <b>12-31-11</b> <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds	54,523	54,523	54,523	54,523
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	49,566	49,566	49,566	46,026.47
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	39,600	39,600	39,600	39,600
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	360,000	360,000	360,000	360,000
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	46,494	46,494	46,494	14,642.28
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.

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**CASA JUANITA**

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

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

<b>Part I: Summary</b>					
PHA Name: HA of King County 600 Andover Park West Tukwila WA, 98188		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>WA00200025109E</b> Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: <b>2009</b> 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: <b>12/31/2011</b> <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	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)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	495,660	495,660	495,660	460,268.75
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	495,660	495,660	495,660	460,268.75
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: 3-8-12		Signature of Public Housing Director	
				Date	

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









**CASCADE APARTMENTS**

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

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

**Part I: Summary**

PHA Name: HA of King County 600 Andover Park West Tukwila WA, 98188	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>WA00200040309E</b> Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: <b>2009</b> FFY of Grant Approval:
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Type of Grant  
 Original Annual Statement      Reserve for Disasters/Emergencies      Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: **12/31/2011**      Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds	18,175	18,175	18,175	18,175
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	16,522	16,522	16,522	15,959.31
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	13,200	13,200	13,200	13,200
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	120,000	120,000	120,000	120,000
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	15,498	15,498	15,498	10,435.11
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

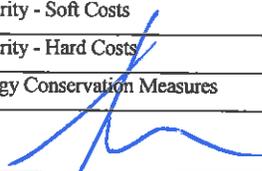
<sup>4</sup> RHF funds shall be included here.

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**CASCADE APARTMENTS**

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

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

<b>Part I: Summary</b>					
<b>PHA Name:</b> HA of King County 600 Andover Park West Tukwila WA, 98188		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>WA00200040309E</b> Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant: 2009</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <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: <b>12/31/2011</b> <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	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)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	165,220	165,220	165,220	159,594.42
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	165,220	165,220	165,220	159,594.42
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				
<b>Signature of Executive Director</b> 		<b>Date: 3-8-12</b>		<b>Signature of Public Housing Director</b>	
				<b>Date</b>	

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









**COLLEGE PLACE**

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

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

<b>Part I: Summary</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>WA00200020309E</b> Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant: 2009</b> <b>FFY of Grant Approval:</b>	
PHA Name: HA of King County 600 Andover Park West Tukwila WA, 98188					
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <b>12/31/2011</b> <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds	15,281	15,281	15,281	15,281
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	13,891	13,891	13,891	13,891
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	11,550	11,550	11,550	11,550
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	96,327.28	96,327.28	96,327.28	96,327.28
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	17,146.72	17,146.72	17,146.72	17,146.72
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.

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**COLLEGE PLACE**

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

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

<b>Part I: Summary</b>					
PHA Name: <b>HA of King County                  600 Andover Park                  West                  Tukwila                  WA, 98188</b>		Grant Type and Number Capital Fund Program Grant No: <b>WA00200020309E</b> Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: <b>2009</b> 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 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <b>12/31/2011</b> <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	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)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	138,915	138,915	138,915	138,915
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	138,915	138,915	138,915	138,915
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: 3-8-12		Signature of Public Housing Director	
				Date	

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







**EASTRIDGE HOUSE**

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

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

<b>Part I: Summary</b>					
PHA Name: HA of King County 600 Andover Park West Tukwila WA, 98188		Grant Type and Number Capital Fund Program Grant No: <b>WA00200045109E</b> Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: <b>2009</b> 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: <b>12-31-11</b> <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds	27,934	27,934	27,934	27,934
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	25,394	25,394	25,394	22,940.64
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,350	20,350	20,350	20,350
8	1440 Site Acquisition				
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	185,000	185,000	185,000	180,000
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	23,191	23,191	23,191	6,117.68
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.

**EASTRIDGE HOUSE**

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

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

<b>Part I: Summary</b>					
PHA Name: HA of King County 600 Andover Park West Tukwila WA, 98188		Grant Type and Number Capital Fund Program Grant No: <b>WA00200045109E</b> Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: <b>2009</b> 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: <b>12-31-11</b> <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	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)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	253,935	253,935	253,935	229,408.32
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	253,935	253,935	253,935	229,408.32
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: 3-8-12		Signature of Public Housing Director	
				Date	

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









**KINGS COURT**

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

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

<b>Part I: Summary</b>		
PHA Name: HA of King County 600 Andover Park West Tukwila WA, 98188	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>WA00200050509E</b> Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant: 2009</b> <b>FFY of Grant Approval:</b>

Type of Grant  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: **12/31/2011**       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds	9,088	9,088	9,088	9,088
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	8,261	8,261	8,261	8,261
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	6,600	6,600	6,600	6,600
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	60,000	60,000	60,000	60,000
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	7,749	7,749	7,749	7,749
17	1499 Development Activities <sup>4</sup>				

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

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

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

<b>Part I: Summary</b>					
PHA Name: HA of King County 600 Andover Park West Tukwila WA, 98188		Grant Type and Number Capital Fund Program Grant No: <b>WA00200050509E</b> Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: <b>2009</b> 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 type="checkbox"/> Final Performance and Evaluation Report					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <b>12/31/2011</b>					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	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)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	82,610	82,610	82,610	82,610
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	82,610	82,610	82,610	82,610
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: 3-8-12		Signature of Public Housing Director	
				Date	

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









**NORTHRIDGE I & II**

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

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

<b>Part I: Summary</b>					
PHA Name: HA of King County 600 Andover Park West Tukwila WA, 98188		Grant Type and Number Capital Fund Program Grant No: <b>WA00200015309E</b> Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: <b>2009</b> 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: <b>12/31/2011</b> <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds	92,600	92,600	92,600	92,600.00
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	<b>1410</b> Administration (may not exceed 10% of line 21)	84,180	84,180	84,180	80,948.05
5	1411 Audit				
6	1415 Liquidated Damages				
7	<b>1430</b> Fees and Costs	69,300	69,300	69,300	69,300.00
8	1440 Site Acquisition				
9	<b>1450</b> Site Improvement	0	30,000	30,000	0
10	<b>1460</b> Dwelling Structures	630,000	635,225.50	635,225.50	635,225.50
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	<b>1495.1</b> Relocation Costs	58,325	58,325	58,325	24,014.16
17	1499 Development Activities <sup>4</sup>				

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

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

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

<b>Part I: Summary</b>						
PHA Name: <b>HA of King County 600 Andover Park West Tukwila WA, 98188</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>WA00200015309E</b> Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: <b>2009</b> FFY of Grant Approval:	
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: <b>12-31-11</b> <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 <sup>1</sup>		
		Original	Revised <sup>2</sup>	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)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	841,805	841,805	841,805	809,487.71	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities	841,805	841,805	841,805	809,487.71	
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: 3-8-12		Signature of Public Housing Director		
				Date		

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









**RIVERTON TERRACE**

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

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

<b>Part I: Summary</b>		
PHA Name: HA of King County 600 Andover Park West Tukwila WA, 98188	Grant Type and Number Capital Fund Program Grant No: <b>WA00200035409E</b> Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: <b>2009</b> FFY of Grant Approval:

Type of Grant  
 Original Annual Statement       Reserve for Disasters/Emergencies  
 Performance and Evaluation Report for Period Ending: **12/31/2011**       Revised Annual Statement (revision no: )  
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds	81,780	81,780	81,780	81,780
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	74,344	74,344	74,344	70,939.92
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	60,000	60,000	60,000	60,000
8	1440 Site Acquisition				
9	1450 Site Improvement	93,900	93,900	93,900	93,900
10	1460 Dwelling Structures	491,700	491,700	491,700	474,846.25
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	23,496	23,496	23,496	9,719.41
17	1499 Development Activities <sup>4</sup>				

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

**RIVERTON TERRACE**

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

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

<b>Part I: Summary</b>					
<b>PHA Name:</b> HA of King County 600 Andover Park West Tukwila WA, 98188		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>WA00200035409E</b> Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant: 2009</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <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: <b>12/31/2011</b> <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	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)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	743,440	743,440	743,440	709,405.58
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	743,440	743,440	743,440	709,405.58
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				
<b>Signature of Executive Director</b> 		<b>Date: 3-8-12</b>		<b>Signature of Public Housing Director</b>	
				<b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.









**SOUTHRIDGE HOUSE**

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

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

<b>Part I: Summary</b>		
PHA Name: HA of King County 600 Andover Park West Tukwila WA, 98188	Grant Type and Number Capital Fund Program Grant No: <b>WA00200055209E</b> Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: <b>2009</b> FFY of Grant Approval:

Type of Grant  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: **12/31/2011**       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds	54,523	54,523	54,523	42,109.58
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	49,566	49,566	49,566	45,188.71
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	39,600	39,600	39,600	25,735.42
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	360,000	360,000	360,000	360,000
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	46,494	46,494	46,494	20,966.83
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.

**SOUTHRIDGE HOUSE**

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

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

<b>Part I: Summary</b>					
PHA Name: <b>HA of King County</b> 600 Andover Park West Tukwila WA, 98188		Grant Type and Number Capital Fund Program Grant No: <b>WA00200055209E</b> Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: <b>2009</b> FFY of Grant Approval:	
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: <b>12/31/2011</b> <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 <sup>1</sup>	
		Original	Revised <sup>2</sup>	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)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	495,660	495,660	495,660	451,890.96
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	495,660	495,660	495,660	451,890.96
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: 3-8-12		Signature of Public Housing Director	
				Date	

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









VALLI KEE

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

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

<b>Part I: Summary</b>					
PHA Name: HA of King County 600 Andover Park West Tukwila WA, 98188		Grant Type and Number Capital Fund Program Grant No: <b>WA00200040109E</b> Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: <b>2009</b> 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 type="checkbox"/> Final Performance and Evaluation Report					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <b>12/31/2011</b>					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds	39,100	39,100	39,100	39,100
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	35,544	35,544	35,544	33,859.46
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	31,400	31,400	31,400	31,400
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	240,000	265,000	265,000	265,000
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	23,496	23,496	23,496	8,338.11
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.

VALLI KEE

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

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

<b>Part I: Summary</b>					
PHA Name: <b>HA of King County</b> <b>600 Andover Park</b> <b>West</b> <b>Tukwila</b> <b>WA, 98188</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>WA00200040109E</b> Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant: 2009</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <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: <b>12/31/2011</b> <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	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)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	355,440	355,440	355,440	338,597.57
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	355,440	355,440	355,440	338,597.57
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				
<b>Signature of Executive Director</b> 		<b>Date: 3-8-12</b>		<b>Signature of Public Housing Director</b>	
				<b>Date</b>	

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









**WAYLAND ARMS**

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

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

<b>Part I: Summary</b>		
PHA Name: HA of King County 600 Andover Park West Tukwila WA, 98188	Grant Type and Number Capital Fund Program Grant No: <b>WA00200055009E</b> Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: <b>2009</b> FFY of Grant Approval:

Type of Grant  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: **12/31/2011**       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds	27,265	27,265	27,265	19,812.68
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	24,783	24,783	24,783	21,451.22
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	19,800	19,800	19,800	19,800
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	180,000	180,000	180,000	163,110.51
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	23,247	23,247	23,247	10,152.48
17	1499 Development Activities <sup>4</sup>				

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

**WAYLAND ARMS**

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

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

<b>Part I: Summary</b>					
PHA Name: HA of King County 600 Andover Park West Tukwila WA, 98188		Grant Type and Number Capital Fund Program Grant No: <b>WA00200055009E</b> Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: <b>2009</b> 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: <b>12-31-2011</b> <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	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)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	247,830	247,830	247,830	214,514.21
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	247,830	247,830	247,830	214,514.21
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: 3-8-12		Signature of Public Housing Director	
				Date	

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









**WELLSWOOD**

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

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

<b>Part I: Summary</b>					
PHA Name: HA of King County 600 Andover Park West Tukwila WA, 98188		Grant Type and Number Capital Fund Program Grant No: <b>WAW00200020709E</b> Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: <b>2009</b> 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: <b>12-31-11</b> <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds	9,088	9,088	9,088	9,088
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	8,261	8,261	8,261	8,261
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	6,600	6,600	6,600	6,600
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	60,000	60,000	60,000	60,000
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	7,749	7,749	7,749	7,749
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.

**WELLSWOOD**

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

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

<b>Part I: Summary</b>					
PHA Name: HA of King County 600 Andover Park West Tukwila WA, 98188		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>WAW00200020709E</b> Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: <b>2009</b> 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: <b>12-31-11</b> <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	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)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	82,610	82,610	82,610	82,610
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	82,610	82,610	82,610	82,610
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: 3-8-12		Signature of Public Housing Director	
				Date	

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









**YARDLEY ARMS**

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

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

<b>Part I: Summary</b>		
PHA Name: HA of King County 600 Andover Park West Tukwila WA, 98188	Grant Type and Number Capital Fund Program Grant No: <b>WA00200035209E</b> Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: <b>2009</b> FFY of Grant Approval:

Type of Grant  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: **12/31/2011**       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds	54,523	54,523	54,523	40,661.72
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	49,566	49,566	49,566	39,402.69
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	39,600	39,600	39,600	30,057.01
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	360,000	360,000	360,000	310,419.81
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	46,494	46,494	46,494	14,150.83
17	1499 Development Activities <sup>4</sup>				

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

**YARDLEY ARMS**

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

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

<b>Part I: Summary</b>					
PHA Name: <b>HA of King County                  600 Andover Park                  West                  Tukwila                  WA, 98188</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>WA00200035209E</b> Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: <b>2009</b> FFY of Grant Approval:	
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: <b>12/31/2011</b> <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 <sup>1</sup>	
		Original	Revised <sup>2</sup>	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)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	495,660	495,660	495,660	394,030.34
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	495,660	495,660	495,660	394,030.34
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: 3-8-12		Signature of Public Housing Director	
				Date	

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









**BOULEVARD MANOR**

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

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

<b>Part I: Summary</b>					
PHA Name: HA of King County 600 Andover Park West Tukwila WA, 98188		Grant Type and Number Capital Fund Program Grant No: <b>WA00200035009R</b> Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: <b>2009</b> 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: <b>12-31-11</b> <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds	146,750	146,750	146,750	146,750
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	146,731	146,731	146,731	146,731
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	14,671	15,119.63	15,119.63	15,119.63
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,305,910	1,305,461.37	1,305,461.37	1,305,461.37
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.

CH

**BOULEVARD MANOR**

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

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

<b>Part I: Summary</b>					
PHA Name: HA of King County 600 Andover Park West Tukwila WA, 98188		Grant Type and Number Capital Fund Program Grant No: <b>WA00200035009R</b> Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: <b>2009</b> 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 type="checkbox"/> Final Performance and Evaluation Report <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <b>12/31/2011</b>					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	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)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,467,312	1,467,312	1,467,312	1,467,331
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: 3-8-12		Signature of Public Housing Director	
				Date	

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









**FOREST GLEN**

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

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

<b>Part I: Summary</b>		
PHA Name: HA of King County 600 Andover Park West Tukwila WA, 98188	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>WA00200020109R</b> Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant: 2009</b> <b>FFY of Grant Approval:</b>

Type of Grant  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: **12/31/2011**       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds	240,066.24	240,066.24	240,066.24	240,066.24
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	150,478	150,478	150,478	115,765.05
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	34,000	34,000	34,000	34,000
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,270,306	1,270,306	1,270,306	1,007,895.82
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	50,000	50,000	50,000	0
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

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

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**FOREST GLEN**

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

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

<b>Part I: Summary</b>					
PHA Name: HA of King County 600 Andover Park West Tukwila WA, 98188		Grant Type and Number Capital Fund Program Grant No: <b>WA00200020109R</b> Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: <b>2009</b> 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: <b>12/31/2011</b> <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	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)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,504,784	1,504,784	1,584,704	1,157,660.87
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: 3-8-12		Signature of Public Housing Director	
				Date	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
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**THE LAKE HOUSE**

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

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

<b>Part I: Summary</b>	
PHA Name: HA of King County 600 Andover Park West Tukwila WA, 98188	Grant Type and Number Capital Fund Program Grant No: <b>WA00200015209R</b> Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: <b>2009</b> FFY of Grant Approval:	

Type of Grant  
 Original Annual Statement       Reserve for Disasters/Emergencies  
 Performance and Evaluation Report for Period Ending: **12/31/2011**       Revised Annual Statement (revision no:      )  
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds	170,640	170,640	170,640	170,640
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	170,624	170,624	170,624	170,624
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000	64,864.81	64,864.81	64,864.81
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,435,621	1,470,756.19	1,470,756.19	1,470,756.19
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

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

**THE LAKE HOUSE**

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

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

<b>Part I: Summary</b>					
PHA Name: HA of King County 600 Andover Park West Tukwila WA, 98188		Grant Type and Number Capital Fund Program Grant No: <b>WA00200015209R</b> Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: <b>2009</b> FFY of Grant Approval:	
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: <b>12/31/2011</b> <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 <sup>1</sup>	
		Original	Revised <sup>2</sup>	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)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,706,245	1,706,245	1,706,245	1,706,245
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: 3-8-12		Signature of Public Housing Director	
				Date	

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









# Designation Plan Status Mixed Population Properities

	Number of Units	Number of Occupied Units as of 12/29/11	Designation Target	Number of Elderly/ Near Elderly	Percentage of Elderly/ Near Elderly	Number over/under pre-implementation	Current Status as of 12/29/11	
<b>NorthEast</b>								
BRIARWOOD	70	70	55	56	80	-2	1	No restrictions on younger households
CASA JUANITA	80	79	62	67	84	4	5	No restrictions on younger households
EASTRIDGE HOUSE	40	40	31	29	73	0	-2	Freeze admission of younger households
FOREST GLEN	40	38	31	30	75	-2	-1	Freeze admission of younger households
NORTHRIDGE I	70	70	55	55	79	-7	0	Monitor for next vacancy
NORTHRIDGE II	70	66	55	54	77	-2	-1	Freeze admission of younger households
PARAMOUNT HOUSE	70	70	55	55	79	-12	0	Monitor for next vacancy
THE LAKE HOUSE	70	70	55	57	81	-5	2	No restrictions on younger households
<b>SouthEast</b>								
GUSTAVES MANOR	35	35	27	29	83	6	2	No restrictions on younger households
MARDI GRAS	61	61	48	57	93	10	9	No restrictions on younger households
PLAZA SEVENTEEN	70	70	55	63	90	7	8	No restrictions on younger households
WAYLAND ARMS	67	65	52	51	76	2	-1	Freeze admission of younger households
<b>SouthWest</b>								
BOULEVARD MANOR	70	69	55	56	80	-11	1	No restrictions on younger households
BRITTANY PARK	43	43	34	33	77	-8	-1	Freeze admission of younger households
CASA MADRONA	70	69	55	59	84	6	4	No restrictions on younger households
MUNRO MANOR	60	60	47	48	80	-5	1	No restrictions on younger households
NIA LLC	40	39	32	30	73	0	-2	Freeze admission of younger households
RIVERTON TERRACE - EGIS	30	30	23	23	77	-3	0	Monitor for next vacancy
SOUTHRIDGE HOUSE	80	78	62	66	83	14	4	No restrictions on younger households
YARDLEY ARMS	67	67	52	54	81	-9	2	No restrictions on younger households



**King County**

**Ten-Year Plan to End Homelessness**  
South King County Housing First Program for  
Chronically Homeless Single Adults  
Two Year Outcomes

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Department of Community and Human Services  
Mental Health, Chemical Abuse and Dependency Services Division

Prepared by  
Debra Srebnik, Ph.D.  
with excerpts from South King County Housing First Program  
Prepared by Deborah Thiele, formerly of King County Housing Authority  
August 2011

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## **Background and Purpose**

Individuals who are chronically homeless with mental illness or substance abuse problems often cycle between homelessness, hospitals, and jails. To address this issue, the , King County Mental Health, Chemical Abuse and Dependency Services Division, United Way of King County, King County Housing Authority, and Seattle-King County Public Health have provided resources for Housing First projects with no “readiness” or abstinence criteria to obtain permanent housing. Integrated psychiatric, substance abuse, and health care services are voluntary, intensive, and typically provided in the community.

The purpose of this report is to present additional results of one such Housing First program -- the South King County (SKC) Housing First Program, operated by Sound Mental Health (SMH). Unique to the SKC program is the use of scattered site, private, market-rate rental apartments, and a “provider-based” subsidy developed by the King County Housing Authority (KCHA). In this model, KCHA contracts with SMH and SMH directly leases the units from the landlord and manages the subsidy. This reduces the extensive paperwork and screening for participants. Also unique was the use of a network of service providers to help identify and engage potential participants, as no single direct referral source was available.

This report documents two year outcomes of the SKC Housing First Program, which focuses on chronically homeless individuals in South King County. Specifically, we are reporting housing retention and changes in utilization of the King County jails, community hospitals, and the Dutch Shisler Sobering Center for individuals who have had the opportunity to be in housing for at least two years. We present one year outcomes for individuals who have had the opportunity to be in housing for at least one year. Earlier reports included qualitative participant and stakeholder feedback, which were not collected for this follow-up report.

## **South King County Housing First Description**

The SKC Housing First Program is operated by SMH, a large licensed mental health and chemical dependency treatment agency. The first tenant moved into housing in November 2006 and the program reached its capacity of 25 participants by mid-July 2007.

### The Housing First Model

The Housing First Model represents a paradigm shift that offers low-barrier access to housing and clinical services. It is characterized by:

- ✓ Services that are voluntary, intensive, and easily accessible on site
- ✓ No "readiness" or sobriety criteria to obtain housing -- individuals are housed directly from the street
- ✓ Housing that is permanent and considered to be the person's home, not residential treatment

- ✓ Housing units that are held for the person up to a 90-day absence
- ✓ Tenants holding leases and having full rights and obligations of tenancy
- ✓ Eviction being viewed as a last resort

The SKC Housing First Program and other Housing First programs emphasize participants being good tenants, and they utilize interventions that target behaviors negatively impacting an individual's ability to remain in the community (e.g., managing day-to-day responsibilities of being in an apartment and conflicts with other tenants). Services focus on harm reduction, relapse prevention, and recovery associated with mental illness, substance use, and medical conditions.

### Housing

As noted in earlier reports, one of the most unique aspects of the SKC Housing First project was the use of private-market rental apartments coupled with a "provider-based" housing subsidy program. In a tight housing market, landlords are less willing to reduce their screening criteria to create the low-barrier housing needed for this population of homeless individuals with complex mental illness and substance abuse problems. For the SKC Housing First project, the KCHA established a "provider-based" subsidy program in which KCHA contracts with a service-provider agency (SMH) so that they can directly master-lease units from the landlord and also sub-lease to program participants. In this way, the program mitigates landlord concerns, reduces the extensive paperwork and screening of participants, and allows for housing placement within three to four weeks of participant acceptance of the program, much faster than most similar programs. To our knowledge, this is the first project in the country to use Section 8 resources in this way.

### Services

For SKC Housing First, integrated mental health, chemical dependency, and primary health care are provided by a single, multidisciplinary agency (SMH) with 24/7 staff coverage and small caseloads assigned to program staff. Through a partnership with Healthcare for the Homeless, the program has a HealthPoint nurse on the team and direct line to HealthPoint clinics to get appointments for SKC Housing First participants. This is unprecedented access to health care for homeless people in South King County.

Services include:

- ✓ Assertive community treatment: intensive case management with caseloads not exceeding 1:15
- ✓ Integrated mental health, chemical dependency, and primary care treatment
- ✓ In-home supports (e.g., help with cleaning, money management, etc.)
- ✓ Assistance with food purchasing, transportation
- ✓ Advocacy for access to food, benefits, and medical care

## King County Ten-Year Plan to End Homelessness/South King County August 2011

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- ✓ Communication/negotiation with landlord, utilities, and community
- ✓ Staff attendance and advocacy at medical/clinic appointments
- ✓ Peer mentors to help engage and support individuals transitioning from the streets into housing
- ✓ Support and linkage to employment opportunities

Support is provided to help participants succeed and adjust to living indoors. For example, some people continue to cook meals in tin cans in their apartment fireplaces. Some sleep on their balconies or pitch tents in their living rooms. Others struggle to understand that the program wants to help deal with problems that arise. For example, one participant disappeared from his unit after not paying his rent. When outreach workers found him, he commented that he thought he would be kicked out so he left before that happened. The team helped him collect his things and come home.

### Staffing and Funding

The SKC Housing First uses braided service dollars from United Way of King County, King County Housing Authority, Seattle-King County Public Health, and King County Mental Health, Chemical Abuse and Dependency Services, to provide the service described above. Services are provided by a multidisciplinary team with a primary case manager and caseloads not exceeding 1:15. Low caseloads mean that clients can always reach a care provider when they have an urgent need. The core staff includes:

- ✓ 1.0 Mental health staff
- ✓ 1.0 Chemical dependency professional
- ✓ 0.5 Peer to peer support staff
- ✓ 1.0 Medical nurse
- ✓ 0.20 Psychiatric staff
- ✓ 0.25 Vocational specialist
- ✓ 0.25 Supervisor

Sound Mental Health also provides crisis services, as well as Projects for Assistance in Transition From Homelessness (PATH), a homeless outreach and engagement program which focuses on coordination, consultation and, housing needs, ready-to-rent classes, services, and permanent housing.

### Eligibility and Participant Recruitment

As noted in earlier reports, another unique aspect of SKC Housing First was having no direct referral source available due to limited shelter and food programs operating in that part of King County that might otherwise serve as referral sources. As such, SMH worked to develop a

**King County Ten-Year Plan to End Homelessness/South King County  
August 2011**

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stronger network of referring service providers while using its existing PATH homeless outreach program as a conduit for most referrals.

The SKC Housing First Program was originally designed to help twenty-five adults (age 18+) who meet the federal definition of chronic homelessness (i.e., homeless for 12+ consecutive months or four episodes in prior three years with a significant disabling physical and/or psychiatric condition that significantly impairs functioning). For SKC Housing First, individuals needed to have mental illness and/or chemical dependency as their disabling condition, though many also had healthcare needs.

The program was leased up with the first 25 individuals within eight months of starting the program -- by July 2007. Funding for the program was increased in May 2008 so that the program could serve a total of 50 individuals. In January 2010, funding was reduced and current capacity is 42 individuals. Over time, some individuals left the program (reasons described in Results section below) such that a total of 76 individuals have moved into it through June 30, 2011. Table 1 and Table 2 show referrals to the program.

Table 1. Referring City

Referring City	First 25	All Housed through June 30, 2011
Kent	8	30
Renton	10	11
Auburn	0	7
Federal Way	3	5
Tukwila	3	5
Des Moines	0	5
Seattle	0	2
Enumclaw	0	1
Not reported	1	10
Total	25	76

**King County Ten-Year Plan to End Homelessness/South King County  
August 2011**

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Table 2. Referral Sources

Referral source	First 25	All Housed through June 30, 2011
Self	6	15
Shelter	6	10
Friends	5	10
SMH Staff	2	11
Advocate Organization	1	1
DSHS Public Assistance (CSO)*	1	4
King County Jails	1	8
Public Health	0	3
Municipals Jails	0	2
Other Law Enforcement	1	2
Inpatient psychiatric unit	0	2
Probation/Parole	0	1
Drug/Alcohol Treatment	0	1
Other Not Listed	2	6
Total	25	76

\*Department of Social and Health Services (DSHS) Community Service Office (CSO)

Table 1 and Table 2 show that referrals come from a wide range of south King County cities and most referrals are by the person themselves, shelters, friends, and SMH staff.

**Results**

The first tenant moved into housing in November 2006 and the program was at capacity at 25 participants by mid-July 2007. As of June 30, 2011, 76 people had participated in the program.

Participant Demographics

Participants were predominantly male, and white/caucasian (n=22; 88 percent), with an average age in the mid-40s. Most had at least a high school education and 13 percent of all served reported having been in the armed services. Participant demographics are shown in Table 3.

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Table 3. Participant Demographics

Demographics	First 25	All Housed through June 30, 2011
N/(% ) female	6 (24%)	20 (26%)
Ethnicity		
-White/Caucasian	22 (88%)	59 (77%)
-Black/African-American	2 (8%)	12 (16%)
-Hispanic	1 (4%)	2 (3%)
-Native American	0 (0%)	2 (3%)
-Asian	0 (0%)	1 (1%)
Age	Ave. =43.7 (SD=10.1)	Ave.=44.4 (SD=9.1)
Education		
-<High school graduation	5 (20%)	18 (23%)
-High school graduate or GED	14 (56%)	36 (47%)
-At least some college	6 (24%)	22 (29%)
Veteran (any armed service history)	6 (24%)	10 (13%)

Income sources at the time participants entered into housing are shown in Table 4. Average monthly income for the first 25 participants was \$154.9 (SD=289.3) and for all 76 was \$307.5 (SD=291.9).

Table 4. Participant Income Sources

Income Sources	Of First 25	Of All Housed through June 30, 2011 (n=76)
GAU/GAX	1	32
SSI/SSDI	3	18
Employment	2	2
Other income	1	2
None	18	22
Total	25	76

Participant Homelessness History

**Participants were homeless an average of nearly four years prior to program enrollment.** The average duration of homelessness during the episode prior to enrollment was 45.2 months (SD=38.2) for the first 25 participants and was nearly unchanged for the full set of 76 participants (average=42.6; SD=42.3).

Participant Disabling Conditions

As shown in Table 5, SKC Housing First participants showed a wide range of disabling conditions.

Table 5. SKC Housing First Participant Disabling and Medical Conditions at Program Entry

Conditions at Entry	First 25	All Housed through June 30, 2011
Federal (HUD) disabling conditions ( <i>in addition to a mental illness</i> ):		
-alcohol/drug	17 (68%)	41 (54%)
-mobility/ADL/functional/physical, sensory	6 (24%)	24 (32%)
-developmental	1 (4%)	5 (7%)
Medical conditions (past 3 months)		
-high blood pressure	6 (24%)	21 (28%)
-asthma	6 (24%)	12 (16%)
-broken bones	4 (16%)	8 (11%)
-liver disease or hepatitis	2 (8%)	10 (13%)
-shortness of breath/emphysema	4 (16%)	4 (5%)
-heart disease/heart murmur	3 (12%)	5 (7%)
-stomach/intestine infection/bleeding	2 (8%)	6 (8%)
-seizure disorder	1 (4%)	6 (8%)
-infections	2 (8%)	4 (5%)
-diabetes	1 (4%)	5 (7%)
-other	6 (24%)	3 (4%)

**All participants had a serious mental illness and most had a co-occurring substance use disorder.** Most (n=17; 68 percent of first 25 and 40; 53 percent of all 76) also had some other type of medical condition, with the most frequent being hypertension, asthma, and broken bones.

Housing Retention

**Nearly all participants were retained at six months.** The six-month retention rate for the first 25 people was 84 percent, and it was 86 percent for the 74 people who had the opportunity to be in housing at least six months. **Nearly three-quarters of participants were retained for a full year.** The one-year retention rate was 68 percent for the first 25 people, and it was 76 percent for the 70 people who had the opportunity to be in housing at least one year. The two-year retention rate was 67 percent for the 54 who had the opportunity to be housed for at least two years. As a point of comparison, a summary of Housing First programs across the country by Housing and Urban Development (HUD) found that 41 percent of participants were continuously in such programs for one year while an additional 43 percent were retained intermittently (HUD 2007).

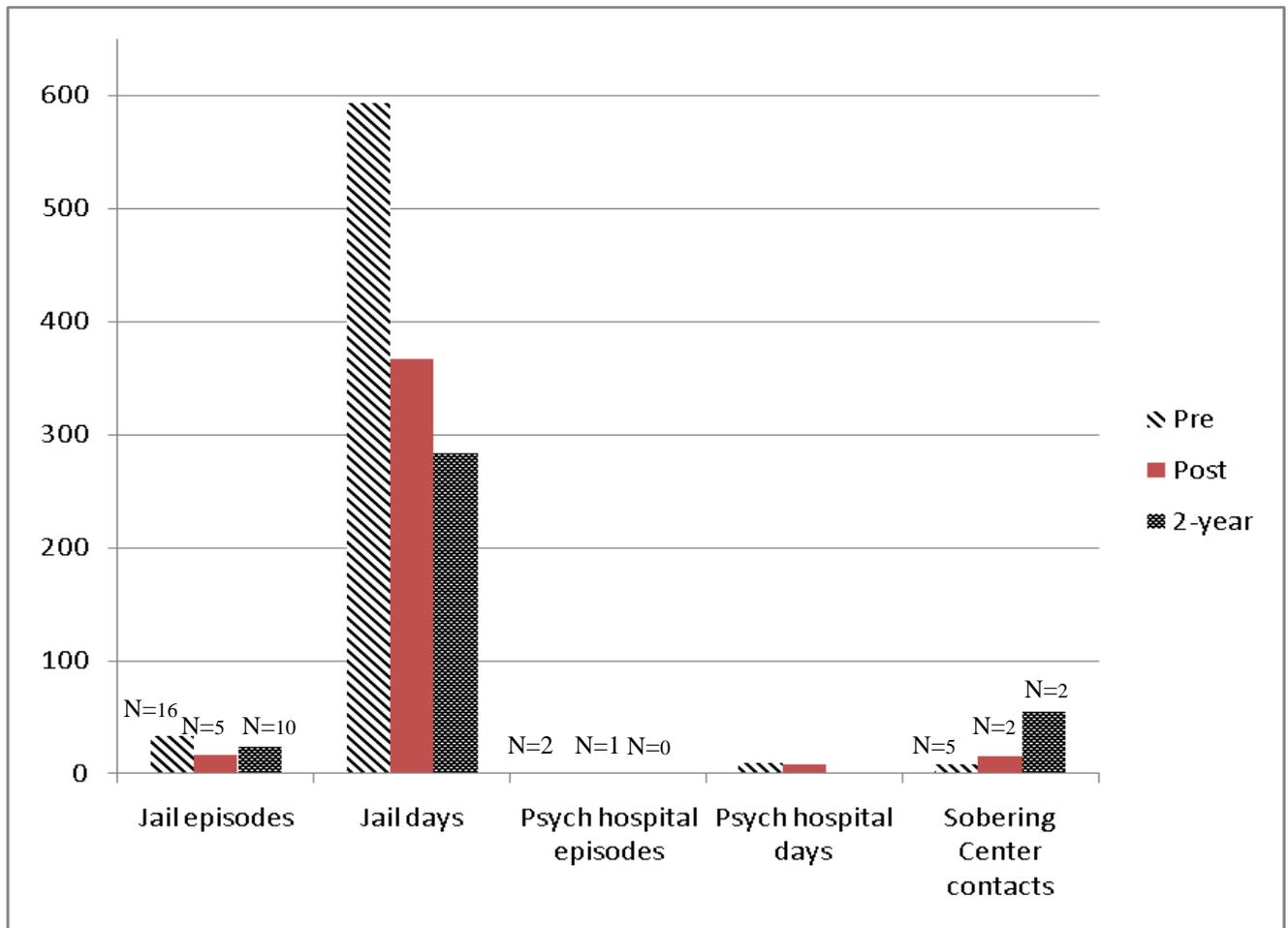
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Of all of those who moved out of the program at any point (N=29), the most common reason was eviction for non-compliance or non-payment (11; 38 percent), followed by voluntary exits (7; 24 percent), jail/prison (5; 17 percent), unknown/disappeared (4; 14 percent), death (2; 7 percent).

Acute Care and Jail Utilization

Of the 54 people who had the opportunity to be in the program for at least two years, the changes in their acute care and jail utilization are shown in Figure 1.

Figure 1. Acute Care and Jail Utilization



King County Jail Bookings and Jail Days

Sixteen of the 54 participants had a total of 33 jail bookings (593 days) during the year prior to their SKC Housing First admission, and five participants had 17 bookings (367 days) during the year following admission. Ten people had 24 bookings (283 days) during the second year following admission. This represents a 48 percent drop in bookings by the first year. There was an increase in bookings over the first year during the second year, but bookings were still 27

percent lower than the year prior to program entry. There was a 38 percent reduction in jail days by the first year and a 52 percent reduction by the second year. The reduction in jail episodes after the first year and jail days after the second year were statistically significant.

#### Admissions and Days in Inpatient Psychiatric Hospitals

Two of the 54 participants had two psychiatric hospitalizations (nine days) during the year prior to SKC Housing First admission, and one participant had one hospitalization (eight days) during the year following admission, and no one had a hospitalization during the second year following admission.

#### Admissions to the Dutch Shisler Sobering Center

Five of the 54 participants had a total of eight Sobering Center contacts during the year prior to program admission, and two participants had 16 contacts during the year following admission. The same two had 54 contacts during the second year following admission.

### **Summary**

The SKC Housing First Program successfully implemented a Housing First Model with low barriers to housing access, rapidly housing individuals directly from being homeless. The model had no “readiness” criteria for individuals to access housing and no abstinence or service requirement once housed. Unique to SKC Housing First are the use of scattered site private market-rate rental apartments and a network of service providers to help identify and engage potential participants, as no single direct referral source was available. Services integrated on-site mental health, chemical dependency, and primary health care from a multidisciplinary team with a 1:15 staff-to-client ratio.

### Results

The first tenant moved into housing in November 2006 and the program has served 76 people through June 30, 2011. Participants were:

- ✓ Predominantly male and white/caucasian
  - ✓ From a range of south King County cities
  - ✓ Complicated by substance use and/or medical conditions in addition to mental illnesses
  - ✓ Homeless for an average of nearly four years prior to admission
- 
- More than 80 percent of participants were retained in housing for at least six months, and nearly three-quarters were retained at least one year.
  - Reductions in jail bookings by the first year and jail days by the second year following admission dropped by half and were statistically significant.

- The number of people having psychiatric hospitalizations and sobering center contact dropped following participation in SKC Housing First, though the reductions were not significant, due, in part, to the very low number of these episodes.

It should be noted that unlike other King County Housing First programs, SKC Housing First participants were not selected on the basis of being high utilizers of acute care services. The SKC Housing First participants have less utilization prior to participation and thus less “opportunity” to reduce utilization. As such, we would not expect dramatic reductions in utilization. The SKC Housing First participants nevertheless significantly reduced jail utilization. In prior reports we also showed that participants showed some reduction in medical inpatient and emergency department utilization.

In summary, the SKC Housing First Program continues to show some promising results, particularly in stabilizing and retaining people in the program and reducing jail utilization.