



8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>The housing needs of low-income, very low-income, and extremely low-income families who reside in NEWHS jurisdiction, taken directly from and in accordance with the applicable Consolidated Plans are:</p> <ul style="list-style-type: none"> <li>• Additional affordable and/or subsidized units so that families can truly afford the unit and meet basic needs</li> <li>• Fair distribution, and development of affordable housing</li> <li>• Promotion of employer sponsored affordable housing</li> <li>• Use current infrastructure of services and facilities to direct location of new residential developments</li> <li>• Educational resources and programs regarding affordable housing</li> <li>• Socioeconomic integration by including affordable units in all new developments</li> <li>• Support and assistance by local government for private and public low-income and mixed-income developments</li> <li>• Development of 2 bedroom units for smaller families</li> <li>• Development of 1 bedroom and studio units for the ‘Baby Boomer’ generation who are now downsizing their units</li> <li>• Units for persons with special needs, particularly physically disabled, developmentally disabled, and chronically mentally ill populations</li> <li>• Rehabilitation of existing sub-standard housing to create safe and decent housing units as 65% of housing stock is more than 30 years old</li> <li>• In a 2000 study by Spokane Partnership for Affordable Housing the current need at the time for median income of 30% or below as over 10 thousand units.</li> </ul>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p>In the fiscal year 2009, Spokane Housing Authority dba Northeast Washington Housing Solutions (NEWHS) will use all reasonable efforts to provide safe, decent, and affordable housing to extremely low-income, and very low-income residents of Spokane, Stevens, Whitman, Pend Oreille, and Lincoln counties.</p> <ul style="list-style-type: none"> <li>• NEWHS has housing units under redevelopment/construction.</li> <li>• NEWHS plans to purchase housing units of mixed income.</li> <li>• Provide opportunities for homeownership through Section 8 Homeownership Program.</li> <li>• Continue to seek opportunities to partner with for-profit and non-profit developers.</li> <li>• Preserve affordable housing through the purchase of Project Based Section 8 units in the affordable housing market.</li> <li>• Continue to expand the tenant-based housing choice voucher program.</li> <li>• NEWHS will be flexible and responsive to the needs of our communities by providing conduit bond financing for low-income housing development and rehab.</li> <li>• NEWHS is committed to addressing the need of special needs and senior low-income households through the use of project-based vouchers.</li> <li>• In addition to providing ongoing rental assistance to 4622 families, NEWHS will continue to assist hundreds of families under several grant-based programs.</li> <li>• Families seeking housing assistance whom we cannot immediately assist will be referred to a number of other community service organizations to help maximize individual success.</li> </ul>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>Spokane Housing Authority has made progress in meeting the mission and goals in our 5-Year Plan in the following ways:</p> <ul style="list-style-type: none"> <li>• Acquired and redevelopments units of affordable housing, leveraging public and private funds <ul style="list-style-type: none"> <li>○ Completed the construction of 50 units of downtown “workforce” family housing using a combination of funding sources including HOME, CDBG, Housing Trust Fund, LIHTC and HTC. Preserved an historic Spokane building</li> <li>○ Refinanced a bond property to provide for \$1.5 million in rehabilitation including energy saving measures to replace aluminum windows and sliders with vinyl units and provide new Energy Star appliances</li> <li>○ Began construction on 35 units of service enriched housing using a combination of funding sources including HOME, CDBG, Housing Trust Fund, LIHTC and HTC. This will also preserve an historic downtown building. Seven units for homeless</li> <li>○ Began development on 50 units of service enriched housing with 38 units for homeless using a combination of funding sources. Received funding from the City of Spokane HOME program and Housing Trust Fund. Applied for LIHTC and await resolution of funding issues. Also will preserve an historic building</li> </ul> </li> <li>• Homeownership program through Section 8 HCV Homeownership program successfully placed 9 families in homes in 2008</li> </ul>

- Facilitated input from neighbors in predevelopment potential NEWHS' properties
  - Met with the Downtown partnership on both the Cornerstone Courtyard Building and the Pearl on Adams for neighborhood input
  - Met with the Hillyard Neighborhood Council and Steering Committee on planning for the Martindale Apartments.
- Completion of Revised Conversion Analysis and Proposed Conversion Plan – submitted to HUD with FY 2006 Annual Plan
- Public Housing has continued to be marketed, including on the NEWHS website.
- Public Housing screening procedures have been maintained
- Continued relationship and association with local law enforcement to enhance safety of NEWHS housing and neighborhoods, including the COPS and SCOPE programs
- Crime Free Multi-Family status at all NEWHS-owned properties has been maintained.
- All Property Management staff obtain Fair Housing training annually.
- NEWHS is a member of the Affordable Housing Management Association
- Facilitated input from neighbors in predevelopment of potential NEWHS' properties
- Welcome Home Program was implemented and was completed successfully.
- Developed Pilot Program with grant funding to assist felons bring released from prison
- Worked closely with CTED (Community, Trade, and Economic Development) in assisting those displaced by closure of a mobile home park.
- Partnered with the Veterans Administration to administer vouchers for homeless, mentally disabled veterans. (Veterans Supportive Housing Program)
- Complete annual customer service surveys
- Solicit for input from RAB and other SHA resident groups
- Use of internet-based screening for initiating tenant application screening process, applications are available online
- Director of Assets participated on a committee for the Continuum of Care planning, regional plan for ending homelessness, and the "Taking Health Care Home" program
- Partnered with two additional area service providers for service enriched
  - Began planning for a 20 unit Permanent Supportive Housing project with Spokane County, Spokane City Human Services Department and Spokane Mental Health. Planning was facilitated by the Washington State Permanent Supportive Housing Institute and Common Ground.
  - Executed MOU's with SNAP and Spokane Mental Health to provide services at two locations under construction or in planning
  - Have worked closely with the local Veterans Administration to utilize VASH Vouchers in NEWHS owned properties.
- Partnered with Girl Scouts to provide on-site programs at NEWHS property
- Continue to identify and recruit training and volunteer jobs with NEWHS, currently with three local organizations that assist in placing volunteers
- Technical assistance support in the amount of \$750 annual support is provided to Parson's Resident Association to continue and enhance its viability
- NEWHS has assisted community residents at two properties to develop residential organizations
- Have expanded marketing of NEWHS owned properties by using internet resources, including NEWHS website, and reaching out to organizations to educate them about Housing Authorities and NEWHS.
- Annually, in April, NEWHS partners with HUD, Northwest Fair Housing Alliance, landlord, realtor and lender associations to provide education regarding ADA and other Fair Housing issues for landlords.
- Host Free Landlord Workshops and are re-establishing quarterly Landlord Brown Bag Lunches.
- Expanded Property Management Services with non-profit and other public entities
- Developed a business plan identifying potential growth areas for NEWHS and associated staffing and training needs.
- Emphasis on customer service training, such as returning phone calls within 24 hours, open during the lunch hour and extended hours of service.
- Developed a resource library and partner with local agencies for free staff training such as customer service and interpersonal skills.
- Rebalancing of caseloads, cross training, streamlined processes, and developed procedures and policies for continuity of performance.
- NEWHS has broadened staff participation in local community coalitions and organizations
- Spokane Housing Authority evaluated marketing tools for SHA, including the 2006 renaming to NEWHS
- NEWHS continues to support Employee-based activities and promotes department based appreciation programs, including an Annual Staff Recognition Event, and department potlucks.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

NEWHS considers a "substantial deviation" or "significant amendment or modification" as a discretionary change in the plan or policy of the housing authority that fundamentally alters the mission, goals, objectives or plans of the agency and which will require the formal approval of the Board of Commissioners. Specifically, the following will be considered to constitute a substantial deviation or significant amendment or modification:

- A material change in the policies regarding the manner in which tenant rent is calculated
- A material change in the admissions policies with respect to the selection of applicants from or organization of the waiting list
- Any change with regard to demolition or disposition, designation, home ownership programs or conversion activities not previously identified in the agency plan.

An exception to this definition will be made only to the extent that the modification is the result of changes in HUD regulatory requirement; such changes will not be considered a substantial deviation or significant amendment or modification to either the five-year or annual plans.

<b>11.0</b>	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"><li>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</li><li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li><li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li><li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li><li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li><li>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</li><li>(g) Challenged Elements</li><li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li><li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li></ul>
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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		Grant Type and Number		FFY of Grant:	
PHA Name:		Capital Fund Program Grant No: WA19P055501-07		2007	
SPOKANE HOUSING AUTHORITY		Replacement Housing Factor Grant No:		2007	
Date of CFFP:		Revised Annual Statement (revision no: )		FFY of Grant Approval:	
		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Type of Grant	Original	Revised <sup>1</sup>	Obligated	Expended
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	170775		170775	170775
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	18975		18975	18975
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				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				
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)	189750		189750	189750
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				

<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 CFF 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  
 Expires 4/30/2011

<b>Part I: Summary</b>		<b>FFY of Grant:</b> 2007	
<b>PHA Name:</b> SPOKANE HOUSING AUTHORITY		<b>FFY of Grant Approval:</b> 2007	
<b>Grant Type and Number</b> Capital Fund Program Grant No: WA19055501-07		<b>Replacement Housing Factor Grant No:</b>	
<b>Date of CFPP:</b>			
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Final Performance and Evaluation Report	
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>	<b>Total Actual Cost<sup>1</sup></b>
		<b>Original</b>	<b>Revised<sup>2</sup></b>
<b>Signature of Executive Director</b>	<i>[Signature]</i>	<b>Signature of Public Housing Director</b>	
	<b>Date</b>	<b>Date</b>	
	2/5/09		
		<b>Obligated</b>	<b>Expended</b>





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		Grant Type and Number Capital Fund Program Grant No: WA19P055501-08 Replacement Housing Factor Grant No: Date of CFP:	FFY of Grant: 2008 FFY of Grant Approval: 2008
<b>SPOKANE HOUSING AUTHORITY</b>			
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies <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	Obligated
1	Total non-CFP Funds		Expended
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	130040	0
3	1408 Management Improvements	37154	0
4	1410 Administration (may not exceed 10% of line 21)	18577	0
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		
16	1495.1 Relocation Costs		
17	1499 Development Activities <sup>4</sup>		
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)	185771	0
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		

<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  
 Expires 4/30/2011

**Part I: Summary**

<b>PHA Name:</b> SPOKANE HOUSING AUTHORITY		<b>Grant Type and Number</b> Capital Fund Program Grant No. WA19055501-08 Date of CFFP: _____		<b>Replacement Housing Factor Grant No.:</b>		<b>FFY of Grant:</b> 2008	
<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )		<input type="checkbox"/> Final Performance and Evaluation Report		<b>FFY of Grant Approval:</b> 2008	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Total Estimated Cost		<input type="checkbox"/> Revised ?		<input type="checkbox"/> Total Actual Cost <sup>1</sup>	
Line Summary by Development Account		Original		Obligated		Expended	
Signature of Executive Director		Date 2/5/09		Signature of Public Housing Director		Date	







**Capital Fund Program—Five-Year Action Plan**

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

<b>Part I: Summary</b>		Locality (City/County & State)		XXOriginal 5-Year Plan <input type="checkbox"/> Revision No:	
PHA Name/Number Spokane Housing Authority WA055		Spokane, WA			
Development Number and Name	Work Statement for Year 1 FFY __08	Work Statement for Year 2 FFY __2009	Work Statement for Year 3 FFY __2010	Work Statement for Year 4 FFY __2011	Work Statement for Year 5 FFY __2012
A. HA-WIDE					
B. Physical Improvements Subtotal	Annual Statement				
C. Management Improvements					
D. PHA-Wide Non-dwelling Structures and Equipment					
E. Administration		18,500	18,500	18,500	18,500
F. Other					
G. Operations		166,500	166,500	166,500	166,500
H. Demolition					
I. Development					
J. Capital Fund Financing - Debt Service					
K. Total CFP Funds		185,000	185,000	185,000	185,000
L. Total Non-CFP Funds					
M. Grand Total		185,000	185,000	185,000	185,000

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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

Part I: Summary		Grant Type and Number		FFY of Grant:		
PHA Name:		Capital Fund Program Grant No. WA 19S05550109		2009		
SPOKANE HOUSING AUTHORITY		Replacement Housing Factor Grant No. _____		FFY of Grant Approval: 2009		
Date of CFFP: _____						
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: )		
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/>		<input type="checkbox"/>		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		Total Estimated Cost		Final Performance and Evaluation Report		
Line	Summary by Development Account	Original	Revised <sup>1</sup>	Obligated	Total Actual Cost <sup>1</sup>	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	235,149				
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>					
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)	235,149				
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					

<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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 Expires 4/30/2011

<b>Part I: Summary</b>	
PHA Name: <b>SPOKANE HOUSING AUTHORITY</b>	Grant Type and Number Capital Fund Program Grant No: WA19S05550109 Replacement Housing Factor Grant No: Date of CFFP: _____
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: Line Summary by Development Account	FFY of Grant: 2009 FFY of Grant Approval: 2009
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	Total Actual Cost <sup>1</sup>
Total Estimated Cost	Revised <sup>2</sup>
Original	Obligated
Date 3-24-09	Expended
Signature of Executive Director 	Signature of Public Housing Director







