

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

HOUSING AUTHORITY OF THE CITY OF TACOMA

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2000

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH
INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

**PHA Plan
Agency Identification**

PHA Name: HOUSING AUTHORITY OF THE CITY OF TACOMA

PHA Number: WA005

PHA Fiscal Year Beginning: (mm/yyyy) JULY 2000

Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)**

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below) **RESIDENT ADVISORY BOARD**

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
 1. **Purchase or otherwise maintain Section 8 Project-based developments**
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:

- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)
- PHA Goal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
- Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.

Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2000

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

Year 2000 – Tacoma Housing Authority’s (THA’S) initial development and implementation of its Five Year and Annual Plans.

In this Annual Plan, developed in collaboration with Housing Authority residents and staff, City of Tacoma staff and service agency representatives, THA identifies many changes it proposes to implement in compliance with The Quality Housing and Work Responsibility Act of 1998 (QHWRA). Development of long range goals and objectives (Five Year Plan) and this Annual Plan are in conformance with QHWRA.

For more than fifteen years legislation has mandated that housing authorities across the nation serve the poorest of poor families; certainly a noble concept, for if not housing authorities, who would meet the permanent housing needs of poor families? Federal preferences changed the face of housing authorities and increased the need for more operating subsidies from HUD during a period when HUD was beginning to reduce federal operating subsidies to housing authorities. QHWRA starts the next major trend in who will be served by housing authorities, and particularly public housing programs. QHWRA is about serving a mix of low income families who, if able, are working, preparing to work, attending school or otherwise striving for economic independence and self sufficiency. If successful, with increased rents from families served, HUD may be able to reduce its subsidies to housing authorities. This allows housing authorities, through their programs, to support

other national programs which encourage self sufficiency, rather than dependence and while Tacoma Housing Authority supports this major direction, it does not support all aspects of QHWRA.

This 2000 Annual Plan proposes changes to THA's tenant selection procedures, i.e. the order in which families on the waiting list are offered housing. It assures that at least 40% of families served by public housing will be extremely low income while giving a preference to working families and others involved in self sufficiency efforts. It assures that at least 75% of families served by the Section 8 program will be extremely low income.

The Plan calls for the establishment of "flat rents". A rent level which may be chosen by resident families rather than the income formula rent setting policy, i.e. 30% of adjusted income or 10% of gross income.

THA's proposed Capital Improvements are itemized and proposed demolition activities are described. Tacoma Housing Authority is committed to making every possible effort in achieving no net loss of units while recognizing that some demolition may be necessary.

THA does not propose designating any of its housing for "elderly only" or "disabled only" families.

In an effort to support working families, the Housing Authority proposes phasing in rent increases over a two year period for certain eligible families. THA also proposes to set its minimum rents at \$0 for both its Public Housing and Section 8 programs.

The Housing Authority will not propose implementation of a Volunteer Community Service Program unless mandated. The Program, as designed by HUD would require certain adult tenants to volunteer community service eight (8) hours each month or participate in an economic self sufficiency program. Administration of the Program would be burdensome to THA without any financial consideration from HUD.

Tacoma Housing Authority is submitting a "Streamlined" Plan, an option available to THA as a result of being recognized by HUD as a "High Performing" housing authority.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- A. Admissions Policy for Deconcentration (WA005a02)
- B. FY 2000 Capital Fund Program Annual Statement (WA005b02)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2000 Capital Fund Program 5 Year Action Plan (WA05e02)
- C. Public Housing Drug Elimination Program (PHDEP) Plan (WA05c02)

D. Comments of Resident Advisory Board or Boards (must be attached if not Included in PHA Plan text) (WA05d02)

Other (List below, providing each attachment name)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.79 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Suppl-y	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	8,137	5	5	5	5	5	5
Income >30% but <=50% of AMI	5,913	5	5	5	5	5	5
Income >50% but <80% of AMI	6,379	3	3	4	3	3	4
Elderly	4,646	3	3	3+	4	3+	3
Families with Disabilities	N/A	5	4	4	5	4	5
Race/Ethnicity White households	77%	5	4	4	5	4	5
Race/Ethnicity Black households	11%	5	4	4	5	4	5
Race/Ethnicity Asian households	7%	5	4	5	5	5	5
Race/Ethnicity Hispanic households	4%	5	4	5	5	5	5
Race/Ethnicity –Native American households	2%	5	4	4	5	4	5

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: **1995**
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:

Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1065		8%
Extremely low income <=30% AMI	868	82%	N/A
Very low income (>30% but <=50% AMI)	162	15%	N/A
Low income (>50% but <80% AMI)	35	3%	N/A
Families with children	547	55%	N/A
Elderly families	78	7%	N/A
Families with Disabilities	248	25%	N/A
Race/ethnicity-White	453	53%	N/A
Race/ethnicity-Black	215	25%	N/A
Race/ethnicity-Asian	164	19%	N/A
Race/ethnicity-N.Amer.	17	2%	N/A
Race/ethnicity-Other	4	1%	N/A
Characteristics by Bedroom Size (Public Housing Only)			
1BR	440	45%	6%
2 BR	370	38%	6%
3 BR	62	6%	7%
4 BR	91	9%	2%
5 BR	23	2%	0%

Housing Needs of Families on the Waiting List			
5+ BR	1	0%	0%
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? N/A			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2993	100%	12%
Extremely low income <=30% AMI	2422	81%	N/A
Very low income (>30% but <=50% AMI)	538	18%	N/A
Low income (>50% but <80% AMI)	83	.03%	N/A
Families with children	2563	86%	N/A
Elderly families	410	14%	N/A
Families with Disabilities	367	12%	N/A
Race/ethnicity-White	1500	50%	N/A
Race/ethnicity-Black	1161	39%	N/A
Race/ethnicity-Asian	231	8%	N/A
Race/ethnicity-N.Amer.	101	3%	N/A
Race/ethnicity-Other			N/A
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			

Housing Needs of Families on the Waiting List			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? one			
Does the PHA expect to reopen the list in the PHA Plan year? N/A			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly

- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	1,776,000	Operations
b) Public Housing Capital Fund	4,326,794	Revitalization
c) HOPE VI Revitalization	35,000,000	Construction
d) HOPE VI Demolition	1,200,000	Demolition
e) Annual Contributions for Section 8 Tenant-Based Assistance	10,000,000	Landlord Payments
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	350,000	Services
g) Resident Opportunity and Self-Sufficiency Grants	150,000	Services
h) Community Development Block Grant	500,000	Revitalization
i) HOME	400,000	Landlord Payments
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CGP 706/707/708	6,609,531	Revitalization
DEG	350,000	Services
3. Public Housing Dwelling Rental Income	3,627,211	Operations
4. Other income (list below)	280,000	Operations
4. Non-federal sources (list below)	1,288,702	Bond Payments
Total resources	66,299,913	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

When families are within a certain number of being offered a unit: (state number)

When families are within a certain time of being offered a unit: (state time)

3 months

Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

Criminal or Drug-related activity

Rental history

Housekeeping

Other (describe) **Credit**

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

Community-wide list

Sub-jurisdictional lists

Site-based waiting lists

Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
 Overhoused
 Underhoused
 Medical justification
 Administrative reasons determined by the PHA (e.g., to permit modernization work)
 Resident choice: (state circumstances below)
 Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action) ~~Action of Housing Owner, Inaccessibility, Property Disposition~~
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
 Veterans and veterans' families
 Residents who live and/or work in the jurisdiction
 Those enrolled currently in educational, training, or upward mobility programs
 Households that contribute to meeting income goals (broad range of incomes)
 Households that contribute to meeting income requirements (targeting)

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

**Fire Victims
Witness Relocation**

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

___ Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action) ~~Action of Housing
Owner, Inaccessibility, Property Disposition~~
- 1 Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - Fire Victims
 - Witness Relocation
 - Families with income between 50% and 80% AMI

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

Note: The Tacoma Housing Authority will select families based on the following preferences within each bedroom size category:

- A. First Preference Category:**
 - 1. Households whose incomes are below 50% of the area median income will receive preference over higher income applicants.**
- B. Second Preference Category:**
 - 1. Applicants at least 62 years of age or disabled for one-bedroom units.**
 - 2. Nearly elderly applicants (50 plus) for one-bedroom units.**
 - 3. Other persons eligible for one-bedroom units.**
 - 4. Displaced applicants: Individuals or families displaced by government action or whose dwelling has been extensively damaged or destroyed as a result of a fire or disaster declared or otherwise formally recognized pursuant to Federal Disaster Relief Laws. Victims of domestic violence, hate crimes, witness relocation.**
 - 5. Applicants with an adult family member enrolled in an employment training program, currently working 20 hours a week or more, or attending school on a full or part time basis. This preference is also extended equally to all elderly families and all families whose head or spouse is receiving income based on their inability to work.**
 - 6. All other eligible applicants.**
- C. Third Preference Category:**
 - 1. Applicants whose incomes are between 50% and 80% of area median.**

Based on the above preferences, applicants at and below 50% of median income will be selected for housing in the order set forth in the second preference category. Applicants in the third preference category will be selected for housing when no applicants are available in the second preference category.

Based on the above preferences, all families in preference A will be offered housing before any families in preference B, and preference B families will be offered housing before any families in preference C.

The date and time of application will be noted and utilized to determine the sequence within the above prescribed preferences.

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

The PHA Application Packet

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below) **We now identify employment as a preference**

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

All public housing developments are occupied by extremely low income families

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
 Other (describe below)

Landlord History

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
 Federal public housing
 Federal moderate rehabilitation
 Federal project-based certificate program
 Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
 Other (list below)

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

Verified difficulty identifying dwelling unit or inability to conduct search effectively

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose Section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

____ Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 - 1 Victims of domestic violence
 - Substandard housing
 - Homelessness
 - High rent burden
- Other preferences (select all that apply)
- Working families and those unable to work because of age or disability
 - Veterans and veterans' families
 - Residents who live and/or work in your jurisdiction
 - Those enrolled currently in educational, training, or upward mobility programs
 - Households that contribute to meeting income goals (broad range of incomes)
 - Households that contribute to meeting income requirements (targeting)
 - Those previously enrolled in educational, training, or upward mobility programs
 - Victims of reprisals or hate crimes
 - Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

Note: The Tacoma Housing Authority will select families based on the following preferences:

- A. First Preference Category:**
 - 1. Households whose incomes are below 30% of the area median income will receive preference over higher income applicants.**
- B. Second Preference Category:**
 - 1. Applicants at least 62 years of age or disabled or one-bedroom units.**
 - 2. Nearly elderly applicants (50 plus) for one-bedroom units.**
 - 3. Other persons eligible for one-bedroom units.**
 - 4. Displaced applicants: Individuals or families displaced by government action or whose dwelling has been extensively damaged or destroyed as a result of a fire or disaster declared or otherwise formally recognized pursuant to Federal Disaster Relief laws. Victims of domestic violence, hate crimes, witness relocation.**

Persons from programs established to meet the housing needs of families/individuals who are participating in targeted special needs programs such as Homeless Programs, Chronically Mentally Ill, Persons with Aids, Teen Parents, etc. in accordance with each Operational Plan.

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)
- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan
6. Relationship of preferences to income targeting requirements: (select one)
- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)
- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)
- b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?
- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA’s income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

- a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

For Social Security Contributions

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income)
(select one)

- Yes for all developments
- Yes but only for some developments **(Not Elderly)**
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR

- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard?
(select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.79 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

STREAMLINED PLAN BASED ON “HIGH PERFORMER” STATUS

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)

- (2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

STREAMLINED PLAN BASED ON "HIGH PERFORMER" STATUS

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
 - PHA main administrative office
 - PHA development management offices
 - Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.79 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment B.

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Salishan Housing Development

- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

Salishan Housing Development and Scattered Sites

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

Hillside Terrace and Salishan Housing Development

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

- Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	Hillside Terrace
1b. Development (project) number:	WA19P00518
2. Activity type: Demolition	<input checked="" type="checkbox"/>
Disposition	<input type="checkbox"/>

3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (2/6/97)
5. Number of units affected: 37
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 10/1/99 b. Projected end date of activity: 12/31/01

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: Salishan Housing Development
1b. Development (project) number: WA19P005003/04/05/07
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
3. Date application approved, submitted, or planned for submission: (86 units in 5/97 and 20 units in 5/98)
5. Number of units affected: 106
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 10/1/99 b. Projected end date of activity: 12/31/01

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
	Occupancy by only the elderly <input type="checkbox"/>
	Occupancy by families with disabilities <input type="checkbox"/>
	Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	
	Approved; included in the PHA’s Designation Plan <input type="checkbox"/>
	Submitted, pending approval <input type="checkbox"/>
	Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(DD/MM/YY)</u>

<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected:</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<p><input type="checkbox"/> Assessment underway</p> <p><input type="checkbox"/> Assessment results submitted to HUD</p> <p><input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)</p> <p><input type="checkbox"/> Other (explain below)</p>
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	

4. Status of Conversion Plan (select the statement that best describes the current status)

Conversion Plan in development

Conversion Plan submitted to HUD on: (DD/MM/YYYY)

Conversion Plan approved by HUD on: (DD/MM/YYYY)

Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

Units addressed in a pending or approved demolition application (date submitted or approved: _____)

Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)

Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)

Requirements no longer applicable: vacancy rates are less than 10 percent

Requirements no longer applicable: site now has less than 300 units

Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

STREAMLINED PLAN BASED ON "HIGH PERFORMER" STATUS

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program

- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas?

(select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size? If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

STREAMLINED PLAN BASED ON “HIGH PERFORMER” STATUS AND SUBMITTING PHDEP PLAN

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?

Yes No: This PHDEP Plan is an Attachment. (Attachment WA05c01)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

STREAMLINED PLAN BASED ON “HIGH PERFORMER” STATUS

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached at Attachment (File name) WA05d01
 Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below: Preferences, Pet Deposits

Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

Note: Tacoma Housing Authority has had a Resident Commissioner since 1989. The Commissioner is appointed by the Mayor.

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
 Candidates could be nominated by any adult recipient of PHA assistance
 Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (City of Tacoma, Washington)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Criteria for Significant Amendment or Modification of the Agency Plan (24 CFR §903.7(r)(ii)):

Tacoma Housing Authority will amend or modify its agency plan upon the occurrence of any of the following events during the first nine months of the term of an approved plan:

- a federal statutory or regulatory change is made effective and, in the opinion of the Authority, has either substantial programmatic or financial effects on the programs administered by the Authority, or creates substantial obligations or administrative burdens beyond the programs under administration at the start of the Plan Year.
- Any other event that the Authority's Board determines to be a significant amendment or modification of the approved Annual Plan.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

HOUSING AUTHORITY OF THE CITY OF TACOMA

DECONCENTRATION POLICY

It is the policy of the Housing Authority of the City of Tacoma to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments.

The Housing Authority will affirmatively market its housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered to higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of the developments, the income levels of census tracts in which the developments are located, and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

Attachment WA05b02

Annual Statement/Performance and Evaluation Report

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

OMB Approval No. 2577-0157(Exp.7/31/98)

Capital Fund Program(CFP) Part 1 Summary

Housing Authority of the City of Tacoma 902 South L Street, Tacoma, WA 98405	Capital Grant Number: WA19P00550100	FFY of Grant Approval 2000
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement /Revision Number ____ Performance and Evaluation Report for the Program Year Ending ____

Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Orginal	Revised(1)	Obligated	Expended
1	Total Non-CGP Funds	75,000.00	0.00	0.00	0.00
2	1406 Operations (May not exceed 20% of line 19)	865,358.00	0.00	0.00	0.00
3	1408 Management Improvements	307,800.00	0.00	0.00	0.00
4	1410 Administration	375,696.00	0.00	0.00	0.00
5	1411 Audit	5,000.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	456,836.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvements	25,000.00	0.00	0.00	0.00
10	1460 Dwelling Structures	1,770,104.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment - Non Expendable	21,000.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	20,000.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	20,000.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	60,000.00	0.00	0.00	0.00
17	1498 Mod Used for Development	400,000.00	0.00	0.00	0.00
18	1502 Contingency (may not exceed 8% of line 19)	0.00	0.00	0.00	0.00
19	Amount of Actual Grant (sum of lines 2 -15)	4,326,794.00	0.00	0.00	0.00
20	Amount of line 19 Related to LBP Activities				
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security				
23	Amount of line 19 Related to Energy Conservation Measures				

Signature of Executive Director and Date: X	Signature of Public Housing Director/Office of Native American Programs Administrator and Date: X
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(1) To be completed for Performance and Evaluation Report or a Revised Annual Statement.
(2) To be completed for the Performance and Evaluation Report.

Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA-WIDE	OPERATIONS	1406		865,358				
PHA-WIDE	MANAGEMENT IMPROVEMENTS	1408		307,800				
	4. Provide Staff Training & Education for Modernization Staff		5	7,500				
	5. Security patrol of residents PHA Wide			90,000				
	12. Establishment and Implementation of an Economic Development Program PHA-wide			122,300				
	17. Coordination of Family Support Services at Dixon Village			43,000				
	11. Purchase Records Management System			10,000				
	1. Computer software - PHA-wide - CFP portion only			35,000				
PHA-WIDE	ADMINISTRATIVE COSTS	1410		375,696				
	1. Technical and Non-technical Salaries	1410.2		242,997				
	EXECUTIVE DIRECTOR @ 10%		1	9,490				
	PROP MANAGEMENT DIRECTOR @ 10%		1	7,342				
	DIRECTOR OF Mod & Econ dev @ 100%		1	65,000				
	MODERNIZATION MANAGER @ 100%		1	52,946				
	MODERNIZATION COORDINATOR @ 100%		1	50,279				
	MODERNIZATION CLERK MA-IV @ 100%		1	37,115				
	FINANCE DIRECTOR @ 10%		1	5,484				
	FINANCE COORDINATOR @ 25%		1	10,000				
	MIS SPECIALIST MA-IV @ 15%		1	5,341				
	2. Employee Benefits (40% of salaries)	1410.9	9	97,199				
	3. Publication of CGP Materials	1410.14		7,000				
	4. Sundry Expenses (Advertising)	1410.19		10,000				
	5. Legal	1410.4		15,000				
	6. Fuel for Mod Vehicles			3,500				
Signature of Executive Director and Date:				Signature of Public Housing Director/Office of Native American Programs Administrator and Date:				
X				X				

Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA-WIDE	AUDIT	1411		5,000				
PHA-WIDE	FEES AND COSTS	1430		456,836				
	1. A/E fees for Salishan and Hillside Terrace	1430.1		251,568				
	2. A/E fees for Bergerson Terrace			75,891				
	4. Consulting fees	1430.2		50,000				
	5. Fees & Permits for non-residential	1430.6		11,000				
	6. Inspection Cost	1430.7		58,377				
	7. Sundry Expenses (Reproduction)	1430.19		10,000				
PHA-WIDE	NON-DWELLING EQUIPMENT	1475		20,000				
	15. Common-area furniture for 6th Ave Senior Buildings			5,000				
	3. Tools and Equipment for Force Account		9	10,000				
	16. Computer Equip. for Mod Staff		1	5,000				
PHA-WIDE	RELOCATION COSTS	1495		60,000				
WA19P005020	BERGERSON TERRACE							
	Section 8 - \$75,000 - replace flooring and subflooring		21 units					
WA19P005014	6th Avenue Modernization Site Improvements	1450	1 lump sum	923,694				
	1. Install additional site lighting			25,000				
	2. Install perimeter fencing							
	3. Install site subdrainage							
	4. Upgrade parking lot							
	5. Re-landscape							
	6. Replace exterior sanitary sewer							
	7. Install H/C ramp at common room door							
	Dwelling Structures	1460	21 units	877,694				
	Comprehensive interior Modernization			877,694				
	a. Upgrade common area restrooms							
	b. Upgrade stairwells							
	c. Upgrade boiler							

Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
WA19P00518	d. Upgrade elevator/add elevator e. Install fire sprikler system f. Upgrade fire alarm g. Install emergency generator h. Renovate laundry room i. Replace hall carpet j. Upgrade apartment entry doors k. Replace lights, switches, electrical outlets and phone jacks l. Replace kitchen counter tops, sinks and faucets m. Repaint apart. Interiors and replace kitchen cabinets and interior doors n. Replace range hoods. o. Replace bathroom, subjsm faycets abd sgiwer geads p. Replace window coverings q. Replace floor coverings r. Replace roofing s. Renovate office area/add resident mgr office t. Install corridor handrails u. Renovate community rooms, corridors, lobby v. Renovate ramps (ADA Approved) w, Create 2nd laundry on 3rd floor x. Repair window framing y. Install storage shelves at common areas z. Install garbage disposals aa. Renovate HVAC (office) ab. Upgrade Ventilation system ac. Install draft stop in attics ae. Replace toilets, faucets and shower lever handles DWELLING EQUIPMENT Replace stoves and refers.	1465.1	21 units	21,000				
	HILLSIDE TERRACE - DWELLING STRUCT 2. Interior Revitilazation	1460	27 units	892,410				

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

Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
WA19P005003	a. Replace heaters, stair handrails, closet doors, window coverings b. Insulate walls, lower ceilings, upgrade c. Replace kitchen cabinets, countertops, sinks, d. Repaint interiors, new floor coverings e. Reconfigure units SALISHAN - NON DWELLING STRUCTURES Maintenance Facility- A. Remodel to accommodate site based Prop. Mgmt 1. Add windows, floor covering 2. Add bathroom, conference room 3. Add walls for managers offices	1470		20,000				Moved from 1997
WA19P005018	HILLSIDE TERRACE - NON DWELLING STRUCTURES A. Remodel non dwelling structure to accommodate site based Prop. Mgmt 1. Reconfigure walls, rooms 2. Remodel Bathrooms 3. Add window, door	1470		10,000				
1498	MOD FUNDS USED FOR DEVELOPMENT Add 4 dwelling units at 2302 6th Ave Hillside Terrace - acquire additional property			400,000				
PHA-WIDE	CONTINGENCY	1502		0				

Annual Statement - 2000
Performance and Evaluation Report
Office of Public and Indian Housing
Part III: Implementation Schedule

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

OMB Approval No. 2577-0157(Exp.7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)		
	Original	Revised /1	Actual/ 2	Original	Revised /1	Actual/ 2
THA-Wide Management Improvements	03/31/2002			09/30/2003		
WA19P005020 Bergerson	03/31/2002			09/30/2003		
WA19P005018 Hillside Terrace	03/31/2002			09/30/2003		
WA19P005003 Salishan	03/31/2002			09/30/2003		
WA19P00514 6th Ave	03/21/2002			09/30/2003		
Signature of Executive Director and Date:				Signature of Public Housing Director/Office of Native American Programs Administrator and Date:		
X				X		

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

Facsimile form HUD-52837 (10/96)
ref Handbook 7485.3

SUPPLEMENTAL INFORMATION TO 2000 ANNUAL STATEMENT

TACOMA HOUSING AUTHORITY

SOURCE OF NON-CGP FUNDS	AMOUNT
Section 8 Reimbursement to CGP for Admin. Bldg.	75,000.00

Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section 1: General Information/History

- A. Amount of PHDEP Grant \$ 335,188
- B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ R X
- C. FFY in which funding is requested 2000
- D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

Tacoma Housing Authority's PHDEP Plan will focus on promoting community resiliency and will emphasize partnerships with area service providers, local law enforcement and residents. THA's strategy is to prevent crime through extensive resident involvement in programs, the use of Crime Prevention Through Environmental Design, and the use of appropriate tenant screening and management practices. There is great emphasis in THA's Drug Elimination Plan on prevention and intervention to reduce drug-related problems and crime. Available funding and community partnerships will be used to support programs that promote community resiliency such as youth and adult education, recreation, cultural activities, social services, counseling and support groups. THA's Drug Elimination Program and crime prevention strategies will be reviewed and modified each year based on results of the annual survey of resident perception of safety in public housing and in consultation with residents.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Salishan	855	3,500
Hillside Terrace	182	353
Bergerson Terrace	72	182
Dixon Village	31	156
Scattered Sites	34	157

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months _____ 12 Months _____ 18 Months _____ 24 Months Other _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995 X	\$375,000	WA19DEP0050195	-0-	GE	Completed
FY 1996 X	\$375,000	WA19DEP0050196	-0-	GE	Completed
FY 1997 X	\$392,080	WA19DEP0050197	-0-	NONE	Completed
FY 1998 X	\$396,240	WA19DEP0050198	\$166,446	NONE	12-07-00
FY 1999 X	\$335,188	WA19DEP0050199	\$333,043	NONE	12-20-01

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

Emphasis in this PHDEP Plan is on prevention and intervention with activities falling under four broad goals: 1) foster and maintain residents’ perception of the community as being safe; 2) honor, respect and help to preserve the culture and ethnic origin of families while assisting them in their parenting skills, choices and family life; 3) provide alternative positive activities with youth, including education, training, jobs, entrepreneurship opportunities, community service, recreation and sports; and 4) implement and refine outcome-based evaluation plan. Tacoma Housing Authority’s drug elimination strategy relies on partnerships with residents, area service providers and local law enforcement. The success of the strategy rests on each partner taking appropriate responsibility for safety in THA’s public housing communities. Residents are key players in the on-going goal of refining the monitoring and evaluation process of PHDEP-funded activities. Residents are employed in the yearly survey evaluation, resident input is gathered at public meetings regarding PHDEP activities, and, as clients, residents complete pre/post assessment questionnaire administered by service providers.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY 2000 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	\$ 0
9120 - Security Personnel	\$ 85,000
9130 - Employment of Investigators	\$ 0
9140 - Voluntary Tenant Patrol	\$ 0
9150 - Physical Improvements	\$ 8,200
9160 - Drug Prevention	\$ 72,916
9170 - Drug Intervention	\$153,348
9180 - Drug Treatment	\$ 5,505
9190 - Other Program Costs	\$ 10,219
TOTAL PHDEP FUNDING	\$ 335,188

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9120 - Security Personnel					Total PHDEP Funding: \$ 85,000		
Goal(s)	Increase effectiveness of security patrols in public housing developments.						
Objectives	1. Increase resident satisfaction with visibility of private security patrols. 2. Increase private security acting respectfully toward residents.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.Private Security Patrols			7/1/01	7/1/02	\$85,000	\$160,000/THA Comp Grant	1. Increase in number of residents who report satisfaction with visibility of private security patrol. 2. Increase in number of residents who report that private security acts respectfully toward residents.

9150 - Physical Improvements					Total PHDEP Funding: \$ 8,200		
Goal(s)	Foster and maintain residents' perception of the community as being safe.						
Objectives	Implement physical improvements in order to assist with crime prevention efforts.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Determine location for lighting and cameras			1/1/01	3/31/01	\$0	\$0	2 public meetings conducted with residents
2. Install security lighting			6/1/01	9/30/01	\$4,100	\$0	Security lighting installed
3. Install surveillance cameras			6/1/01	9/30/01	\$4,100	\$0	Surveillance cameras installed

9160 - Drug Prevention					Total PHDEP Funding: \$ 72,916		
Goal(s)	<ol style="list-style-type: none"> 1. Gain additional strategies for preventing and controlling drug-related crime in public housing neighborhoods. 2. Provide culturally appropriate counseling for families. 3. Provide alternative positive activities for youth. 4. Involve youth in structured activities. 						
Objectives	<ol style="list-style-type: none"> 1. Provide opportunity for residents to attend workshops or conferences directly related to drug prevention, education and elimination efforts. 2. Increase number of families who participate in counseling. 3a. Increase youth knowledge of dangers of drug use. 3b. Increase youth ability to communicate with parents about drug issues. 3c. Increase youth knowledge of where to seek help. 4a. Increase number of youth involved in video production. 4b. Increase work skills in resident youth. 						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Travel	4,348	All public housing developments	1/1/02	12/31/02	\$4,000	\$0	<ol style="list-style-type: none"> a. At least 2 residents attend workshops or conferences b. Information gained is disseminated to at least 3 public meetings
2. Salishan Counseling Services	22	All public housing developments	1/1/01	12/31/01	\$14,765	\$8,238/ In-Kind	Increase in number of residents who access counseling services
3. Girl Scouts Culturally At-Risk	153	Salishan, Dixon Village and Bergerson Terrace	1/1/02	12/31/02	\$5,880	\$12,466	<ol style="list-style-type: none"> a. Increase in number of youth who report an increased knowledge of the dangers of drug use b. Increase in number of youth who report an increased ability to communicate with parents about drug issues c. Increase in number of youth who report increased knowledge of where to go for help
4. STRIVE!	15	All public housing developments	1/1/02	12/31/02	\$9,120	\$6,096	<ol style="list-style-type: none"> a. Increase in number of youth involved in video production b. Increase in number of youth who report an increase in work skills
5. Drug Elimination Coordination	4,348	All public housing developments	8/1/01	3/31/02	\$39,151	\$0	Timely and effective grant implementation

9170 - Drug Intervention					Total PHDEP Funding: \$ 153,348		
Goal(s)	<ol style="list-style-type: none"> 1. Provide atmosphere in which youth are involved in structured activities and can avoid negative behavior. 2. Foster and maintain residents' perception of the community as being safe. 3. Honor, respect and help preserve the culture and ethnic origin of families while assisting them in parenting skills, choices and family life. 4. Utilize a variety of communications as an intervention tool for residents. 5. Provide additional program support for Community Drug Education Gatherings for residents. 6. Provide van transportation for residents to participate in drug elimination program activities. 						
Objectives	<ol style="list-style-type: none"> 1. Increase youth at Eastside Neighborhood Center making appropriate choices and positive use of time. 2. Increase involvement in resident block watch, multi-lingual telephone trees and other crime prevention communication networks. 3. Provide family case management for Southeast Asian public housing residents resulting in improved intergenerational communication and parent-youth interaction. 4a. Disseminate a Drug Elimination Newsletter, the UPDATE, to all residents. 4b. Provide language specific materials and translators for non-English speaking residents. 5. Hire a work study student. 6. Increase resident involvement in drug elimination program activities. 						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Eastside Neighborhood Center	170	All public housing developments	1/1/01	12/31/01	\$129,780	\$120,000/In-kind	Increase in number of youth at Eastside Neighborhood Center making appropriate choices and positive use of time
2. Hilltop Action Coalition	66	Hillside Terrace	1/1/02	12/31/02	\$6,268	\$6,500/ In-kind	Increase in number of resident households involved in block watch or telephone tree
3. Indochinese Cultural & Service Center	145	All Southeast Asian families in THA's developments	1/1/02	12/31/02	\$9,480	\$40,000	Increase in number of residents who report they feel able to discuss drug issues with their parent or child
4. At-Risk Intervention through Communication	4,348	All public housing developments	2/1/01	12/31/01	\$5,000	\$0	<ol style="list-style-type: none"> a. Publish 12 issues of the UPDATE Newsletter b. Maintain translation pool of at least six bi-lingual residents
5. Work Study Student	500	All public housing developments	6/1/01	8/31/01	\$1,500	\$0	Organize 2 Community Drug Education Gatherings (one of them will be National Night Out)
6. Van Insurance and Maintenance	301	All public housing developments	1/1/02	12/31/02	\$1,320	\$0	Increase in the number of residents who use the Drug Elimination Van

9180 - Drug Treatment					Total PHDEP Funding: \$ 5,505		
Goal(s)	Provide access to outpatient drug treatment						
Objectives	1. Increase number of residents who utilize outpatient drug treatment 2. Increase number of residents who complete outpatient drug treatment						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Out-Patient Drug Treatment	68	All public housing developments	1/1/02	12/31/02	\$5,505	\$0	1a. Increase in number of referrals for drug treatment program 1b. Increase in level of outreach to assist residents to accept referrals to drug treatment program 2a. Increase in number of residents completing drug treatment 2b. Increase in number of residents reaching one year drug-free

9190 - Other Program Costs					Total PHDEP Funds: \$ 10,219		
Goal(s)	Implement and refine out-come based evaluation plan						
Objectives	1. Include residents in evaluation, design and implementation. 2. Evaluate performance outcomes to ensure program quality. 3. Modify activities as needed to ensure performance results.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Employ residents in survey evaluation			6/1/01	7/31/01	\$500	\$0	4 of the 8 interviewers hired will be residents
2. Implement survey			4/1/01	9/30/01	\$8,416	\$0	Survey will be administered to 400 residents
3. Pre/post evaluation			1/1/01	12/31/03	\$0	\$0	10 service providers will complete pre/post assessment questionnaires with participants 2x per year
4. Fiscal Reporting and Accounting			1/1/01	6/61/01	\$ 1303	\$0	Timely fiscal reports and draw downs

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g. Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9120	Activity 1	\$42,500	Activity 1	\$42,500
9150	Activities 2, 3	\$8,200		
9160	Activities 2, 5	\$39,235	Activities 1, 3, 4, 5	\$33,681
9170	Activities 1, 4, 5	\$136,280	Activities 2, 3, 6	\$17,068
9180			Activity 1	\$5,505
9190	Activities 1, 2, 4	\$10,219		
TOTAL		\$236,434		\$98,754

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

ATTACHMENT WA05d02
COMMENTS FROM THE RAB

Comments from Donna Miller, Member of the RAB and
Chairperson of the Senior Resident Council of THA

1. Seniors Advocating For Equality (SAFE) didn't have adequate time to prepare a written response before the deadline which was yesterday
 2. SAFE also considers the \$200 move in deposit to be too high for people on fixed incomes
 - a. SAFE also considers the pet deposit fee to be too high for seniors. Requesting a \$150 with (\$50 nonrefindable) for seniors,
 4. Requesting that THA provide in writing that there will be some active participation on the part of THA to find necessary deposit moneys for people who don't have that resource
-

Questions and comments from the RAB – 7/14/2000 meeting regarding revisions

Question: When would Hillside Terrace Work Start?
Answer: Anticipated Fall of 2000

Question: What is scheduled for 1202 S. M Street? Tenant expressed concern for security issues.
Answer: Rescheduled to start after Salishan is rebuilt. However, THA will be addressing security issues this summer.

Question: When will 2302 6th Avenue start?
Answer: Scheduled for fall of 2000.

Attachment WA05e02
Five-Year Action Plan
Part 1: Summary
Capital Fund Program

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

OMB Approval No. 2577-0157(Exp.7/31/98)

Housing Authority of the City of Tacoma TACOMA - PIERCE - WASHINGTON Original Revision No: ____

A. Development Number/Name	Work Stmt. for Year 1 FFY: 2000	Work Statement for Year 2 FFY: 2001	Work Statement for Year 3 FFY: 2002	Work Statement for Year 4 FFY: 2003	Work Statement for Year 5 FFY: 2004
WA19P005003/SALISHAN	See Annual Statement	\$0	\$40,000	\$40,000	\$40,000
WA19P005004/SALISHAN					
WA19P005005/SALISHAN					
WA19P005007/SALISHAN					
WA19P005026/SALISHAN					
WA19P005006/911 N K STREET					
WA19P005014/2306 SIXTH AVE				\$0	
WA19P005009/3201 S FAWCETT					
WA19P005008/1202 S "M" STREET					
WA19P005018/HILLSIDE TERRACE			\$2,130,092		
WA19P005020/BERGERSON TERRACE			\$596,508		
WA19P005022/SCATTERED SITES					
WA19P005024/SCATTERED SITES					
WA19P005025/SCATTERED SITES					
B. Physical Improvements Subtotal			\$2,726,600	\$40,000	\$40,000
C. Management Improvements		\$307,800	\$0	\$0	\$0
D. HA-Wide Nondwelling Structures and Equipment		\$20,000	\$0	\$0	\$0
E. Administration		\$375,696	\$375,696	\$375,696	\$375,696
F. Other					
a. 1430 Fees and Cost		\$399,019	\$399,019	\$399,019	\$399,019
b. 1495.1 Relocation Cost		\$60,000	\$60,000	\$60,000	\$60,000
c. 1502 Contingency		\$0	\$0	\$0	\$0
d. Audit		\$5,000	\$5,000	\$5,000	\$5,000
G. Operations		\$432,679	\$0	\$0	\$0
H. Demolition					
I. Replacement Reserve					
J. Mod Used for Development			\$3,447,079	\$3,447,079	\$3,447,079
K. Total CGP Funds		\$4,326,794	\$4,326,794	\$4,326,794	\$4,326,794
L. Total Non-CGP Funds		\$75,000	\$46,798,003	\$46,498,003	\$46,498,003
M. Grand Total		\$4,401,794	\$51,124,797	\$50,824,797	\$50,824,797

Signature of Executive Director and Date:
X

Signature of Public Housing Director/Office of Native American Programs Administrator and Date:
X

Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program (CFP)

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

OMB Approval No. 2577-0157(Exp.7/31/98)

Work Statement for Year 1	Work Statement for Year 2 2001			Work Statement for Year 3 2002		
	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	WA 5-20 Bergerson Terrace - New community room, site based maintenance shop and administrative office, replace alum windows w/vinyl, waterproof foundation walls, replace heatersreplace flooring and subflooring, replace entry & closet doors, hardware, new kitchens		\$596,508	WA 5-3; 5-4; 5-5; 5-7; 5-26, Salishan: Funds Used for Development Mod	45 units	\$3,447,079
	WA 5-18 Hillside Terrace - Replace heaters, stair handrails closet door, window coverings, replace kitchen cabinets, countertops, repaint interiors, new floor coverings, reconfigure units	52 units	\$2,078,092			
	Hillside Terrace - appliances	52 units	\$52,000	Salishan appliances	40 units	\$40,000
Subtotal of Estimated Cost			\$2,726,600	Subtotal of Estimated Cost \$3,487,079		

Five-Year Action Plan

Part II: Supporting Pages

Physical Needs Work Statement(s)

Comprehensive Grant Program(CGP)

U. S. Department of Housing

and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0157(Exp.7/31/98)

Work Statement for Year 1	Work Statement for Year 4 2003			Work Statement for Year 5 2004		
	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	WA 5-3; 5-4; 5-5; 5-7; 5-26, Salishan: Funds Used for Development Mod	45 units	\$3,447,079	WA 5-3; 5-4; 5-5; 5-7; 5-26, Salishan: Funds Used for Development Mod	45 units	\$3,447,079
	Salishan Appliances	40 units	\$40,000	Salishan appliances	40 units	\$40,000
Subtotal of Estimated Cost			\$3,487,079	Subtotal of Estimated Cost \$3,487,079		

Five-Year Action Plan

Part III: Supporting Pages

Management Needs Work Statement(s)

Comprehensive Grant Program(CGP)

U. S. Department of Housing

and Urban Development

Office of Public and Indian Housing

Work Statement for Year 1	Work Statement for Year 2 2001			Work Statement for Year 3 2002		
	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>Management Improvements</u>		<u>\$307,800</u>	<u>Management Improvements</u>		<u>\$0</u>
	1. PROVIDE STAFF TRAINING & TUITION REIMB. FOR JOB RELATED TRAINING & CONTINUING EDUCATION		\$7,500	1. PROVIDE STAFF TRAINING & TUITION REIMB. FOR JOB RELATED TRAINING & CONTINUING EDUCATION		\$0
	2. SECURITY OF RESIDENTS PHA-WIDE		\$90,000	2. SECURITY OF RESIDENTS PHA-WIDE		\$0
	3. FUND ESTABLISHMENT & IMPLEMENTATION OF AN ECON. DEV. PROGRAM FOR THA-WIDE RESIDENTS.		\$122,300	3. FUND ESTABLISHMENT & IMPLEMENTATION OF AN ECON. DEV. PROGRAM FOR THA-WIDE RESIDENTS.		\$0
	4. TRAINING FOR RESIDENT COUNCIL OFFICERS		\$10,000	4. TRAINING FOR RESIDENT COUNCIL OFFICERS		\$0
	5. PURCHASE RECORDS MANAGEMENT SYSTEM		\$10,000	5. COMPUTER SOFTWARE UPGRADE		\$0
	6. COMPUTER SOFTWARE UPGRADE		\$25,000			
	17. FAMILY SUPPORT SERVICES AT DIXON VILLAGE		\$43,000			
	<u>Nondwelling Structures & Equipment</u>		<u>\$20,000</u>	<u>Nondwelling Structures & Equipment</u>		<u>\$0</u>
	1. PURCHASE COMMON AREA FURNITURE FOR SENIOR BUILDINGS		\$5,000	1. PURCHASE COMMON AREA FURNITURE FOR SENIOR BUILDINGS		\$0
	2. TOOLS AND EQUIPMENT FOR MOD STAFF		\$10,000	2. TOOLS AND EQUIPMENT FOR MOD STAFF		
	3. COMPUTER EQUIPMENT FOR MOD STAFF		\$5,000	3. COMPUTER EQUIPMENT FOR MOD STAFF		\$0
	<u>Administration</u>		<u>\$375,696</u>	<u>Administration</u>		<u>\$375,696</u>
	1. TECHNICAL & NON-TECHNICAL WAGES		\$242,997	1. TECHNICAL & NON-TECHNICAL WAGES		\$242,997
	2. BENEFITS (1410.9)		\$97,199	2. BENEFITS (1410.9)		\$97,199
	3. PUBLISHING CGP MATERIALS (1410.12)		\$7,000	3. PUBLISHING CGP MATERIALS (1410.12)		\$7,000
	4. SUNDRY (1410.19)		\$10,000	4. SUNDRY (1410.19)		\$10,000
	5. LEGAL		\$15,000	5. LEGAL		\$15,000
	6. FUEL FOR MOD VEHICLES		\$3,500	6. FUEL FOR MOD VEHICLES		\$3,500
	<u>Other</u>		<u>\$459,019</u>	<u>Other</u>		<u>\$459,019</u>
	1. INSPECTION FEES & COST (1430)		\$0	1. INSPECTION FEES & COST (1430)		\$0
	2. CONSULTING FEES (1430)		\$50,000	2. CONSULTING FEES (1430)		\$50,000
	3. MISCELLANEOUS FEES & PERMITS (1430)		\$11,000	3. MISCELLANEOUS FEES & PERMITS (1430)		\$11,000
4. ARCHITECTURAL ENGINEERING FEES (1430)		\$328,019	4. ARCHITECTURAL ENGINEERING FEES (1430)		\$328,019	
5. Relocation Costs (1495.1)		\$60,000	5. Relocation Costs (1495.1)		\$60,000	
6. Contingency (1502)		\$0	6. Contingency (1502)		\$0	
7. REPRODUCTION		\$10,000	7. REPRODUCTION		\$10,000	
	Subtotal of Estimated Cost		\$1,162,515	Subtotal of Estimated Cost		\$834,715

Five-Year Action Plan

Part III: Supporting Pages

Management Needs Work Statement(s)

Comprehensive Grant Program(CGP)

U. S. Department of Housing

and Urban Development

Office of Public and Indian Housing

Work Statement for Year 1	Work Statement for Year 4 2003		Work Statement for Year 5 2004			
	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Management Improvements		\$0	Management Improvements		\$0
	1. PROVIDE STAFF TRAINING & TUITION REIMB. FOR JOB RELATED TRAINING & CONTINUING EDUCATION		\$0	1. PROVIDE STAFF TRAINING & TUITION REIMB. FOR JOB RELATED TRAINING & CONTINUING EDUCATION		\$0
	2. SECURITY OF RESIDENTS PHA-WIDE		\$0	2. SECURITY OF RESIDENTS PHA-WIDE		\$0
	3. FUND ESTABLISHMENT & IMPLEMENTATION OF AN ECON. DEV. PROGRAM FOR THA-WIDE RESIDENTS.		\$0	3. FUND ESTABLISHMENT & IMPLEMENTATION OF AN ECON. DEV. PROGRAM FOR THA-WIDE RESIDENTS.		\$0
	4. TRAINING FOR RESIDENT COUNCIL OFFICERS		\$0	4. TRAINING FOR RESIDENT COUNCIL OFFICERS		\$0
	5. COMPUTER SOFTWARE UPGRADE		\$0	5. COMPUTER SOFTWARE UPGRADE		\$0
	Nondwelling Structures & Equipment		\$0	Nondwelling Structures & Equipment		\$0
	1. PURCHASE COMMON AREA FURNITURE FOR SENIOR BUILDINGS		\$0	1. PURCHASE COMMON AREA FURNITURE FOR SENIOR BUILDINGS		\$0
	2. TOOLS AND EQUIPMENT FOR MOD STAFF			2. TOOLS AND EQUIPMENT FOR MOD STAFF		
	3. COMPUTER EQUIPMENT FOR MOD STAFF		\$0	3. COMPUTER EQUIPMENT FOR MOD STAFF		\$0
	Administration		\$375,696	Administration		\$375,696
	1. TECHNICAL & NON-TECHNICAL WAGES		\$242,997	1. TECHNICAL & NON-TECHNICAL WAGES		\$242,997
	2. BENEFITS (1410.9)		\$97,199	2. BENEFITS (1410.9)		\$97,199
	3. PUBLISHING CGP MATERIALS (1410.12)		\$7,000	3. PUBLISHING CGP MATERIALS (1410.12)		\$7,000
	4. SUNDRY (1410.19)		\$10,000	4. SUNDRY (1410.19)		\$10,000
	5. LEGAL		\$15,000	5. LEGAL		\$15,000
	6. FUEL FOR MOD VEHICLES		\$3,500	6. FUEL FOR MOD VEHICLES		\$3,500
	Other		\$459,019	Other		\$459,019
	1. INSPECTION FEES & COST (1430)		\$0	1. INSPECTION FEES & COST (1430)		\$0
	2. CONSULTING FEES (1430)		\$50,000	2. CONSULTING FEES (1430)		\$50,000
3. MISCELLANEOUS FEES & PERMITS (1430)		\$11,000	3. MISCELLANEOUS FEES & PERMITS (1430)		\$11,000	
4. ARCHITECTURAL ENGINEERING FEES (1430)		\$328,019	4. ARCHITECTURAL ENGINEERING FEES (1430)		\$328,019	
5. Relocation Costs (1495.1)		\$60,000	5. Relocation Costs (1495.1)		\$60,000	
6. Contingency (1502)		\$0	6. Contingency (1502)		\$0	
7. REPRODUCTION		\$10,000	7. REPRODUCTION		\$10,000	
Subtotal of Estimated Cost		\$834,715	Subtotal of Estimated Cost		\$834,715	