

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

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# HOUSING AUTHORITY OF THE CITY OF TACOMA

5 Year Plan for Fiscal Years 2000 - 2004  
Annual Plan for Fiscal Year 2001

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

**PHA Plan  
Agency Identification**

**PHA Name:** HOUSING AUTHORITY OF THE CITY OF TACOMA

**PHA Number:** WA005

**PHA Fiscal Year Beginning: (mm/yyyy)** JULY 2001

**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 2001**  
[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.

**This Annual Plan has been developed in collaboration with Tacoma Housing Authority (THA) 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 many 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 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.**

**This 2001 Annual Plan proposes several changes such as developing public and private partnerships and setting aside up to twenty percent of Section 8 Housing Choice Vouchers for private profit and non-profit development.**

**THA’s proposed Capital Improvements are itemized and proposed demolition activities are described. We are 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.**

**The Housing Authority must implement a Volunteer Community Service Program under QHWRA. The Program, as designed by HUD would require certain adult residents to volunteer community service eight (8) hours each month or participate in an economic self sufficiency program. THA recognizes administration of the Program will be burdensome to THA without any financial consideration from HUD.**

**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.**

**We look forward to achieving greatness!**

**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 (wa005a01)
- B. FY 2001 Capital Fund Program Annual Statement (wa005b01)
- 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 2001 Capital Fund Program 5 Year Action Plan (wa005c01)
- C. Public Housing Drug Elimination Program (PHDEP) Plan (wa005d01)
- D. Comments of Resident Advisory Board or Boards (must be attached if not Included in PHA Plan text) (wa005e01)
- 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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
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
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
X	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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
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
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 (PHDEP) 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 903.7 9 (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	Supply	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	4	5	5	5	5
Income >50% but <80% of AMI	6,379	3	2	4	3	3	4
Elderly	4,646	4	4	4+	4	3+	3
Families with Disabilities	N/A	5	3	4	5	4	5
Race/Ethnicity White households	77%	5	5	4	5	4	5
Race/Ethnicity Black households	11%	5	4	4	5	4	5
Race/Ethnicity Asian households	7%	4	3	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: **2000**
- 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.

<b>Housing Needs of Families on the Waiting List</b>			
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	1524	100%	90%
Extremely low income <=30% AMI	1372	90%	N/A
Very low income (>30% but <=50% AMI)	137	9%	N/A
Low income (>50% but <80% AMI)	15	1%	N/A
Families with children	1372	90%	N/A
Elderly families	122	8%	N/A
Families with Disabilities	30	2%	N/A
Race/ethnicity-White	838	55%	N/A
Race/ethnicity-Black	396	26%	N/A
Race/ethnicity-Asian	260	17%	N/A
Race/ethnicity-N.Amer.	30	2%	N/A
Characteristics by Bedroom Size (Public Housing Only)			
1BR	688		
2 BR	571		
3 BR	130		
4 BR	105		
5 BR	39		
5+ BR	1		
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	1897	100%	12%
Extremely low income <=30% AMI	1600	84%	N/A
Very low income (>30% but <=50% AMI)	232	12%	N/A
Low income (>50% but <80% AMI)	26	.01%	N/A
Families with children	1657	87%	N/A
Elderly families	151	8%	N/A
Families with Disabilities	82	4%	N/A
Race/ethnicity-White	961	51%	N/A
Race/ethnicity-Black	678	36%	N/A
Race/ethnicity-Asian	193	10%	N/A
Race/ethnicity-N.Amer.	49	3%	N/A
Race/ethnicity-Other	17	1%	N/A
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
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)? <b>13 MONTHS</b>			
Does the PHA expect to reopen the list in the PHA Plan year? Yes			
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.

The agency is using diversity in its approach to addressing housing needs of the community and specifically on its waiting list. Extensive effort has been initiated to assure the best possible use of its Section 8 tenant based program, including plans to project base up to 20% of its inventory, primarily to non-profits providing housing and related services within the community. The HOPE VI program will allow for a net increase of affordable housing. A No Net Loss Agreement has been entered into with residents of the Hillside Terrace Development where some demolition is occurring. A Committee has been formed to help mitigate impacts from Section 8 Project base Opt-Outs. The Committee is comprised of City of Tacoma, HUD, THA Low-Income Housing Coalition, etc.

#### **(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)

**Operate five miles outside of City limits of Tacoma**

**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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2001 grants)</b>		
a) Public Housing Operating Fund	2,037,845	
b) Public Housing Capital Fund	4,390,131	
c) HOPE VI Revitalization	35,000,000	
d) HOPE VI Demolition	780,000	
e) Annual Contributions for Section 8 Tenant-Based Assistance	12,870,672	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	363,000	
g) Resident Opportunity and Self-Sufficiency Grants	450,000	
h) Community Development Block Grant	263,000	Revitalization
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
CGP 707/708/709	4,532,997	Revitalization
<b>3. Public Housing Dwelling Rental Income</b>	3,946,930	Operations
<b>4. Other income (list below)</b>	300,000	Operations
<b>5. Non-federal sources (list below)</b>		
Department of Ecology/THA	100,000	Construction
<b>Total resources</b>	<b>65,034,575</b>	

### **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 History**

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.
- 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)

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)

**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 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

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

**Note: Tacoma Housing Authority will select families based on the following Income Targeting:**

- **Not less than 85% of new households receiving a Section 8 Voucher must have incomes at or below 30% of the area median income (A.M.I.) (extremely low income).**
- **Not more than 15% will be targeted toward incomes between 31% or 50% of A.M.I.**
- **To accomplish these targets, THA will maintain two income based waiting lists, each by date of application: (i) those households with incomes at or below 30% of A.M.I.; (ii) those households with incomes between 31% and 50% A.M.I.**

**Out of every 20 new vouchers granted, THA will assign 17 (85%) to households from the first waiting list and 3 (15%) to persons from the second waiting list.**

**If no applicant is available from one waiting list, THA will assign a voucher to applicants from the other waiting lists. No Section 8 voucher will remain unused.**

**Additional Preferences:**

**THA will give preference to persons within each of the above two income based waiting lists based upon the following factors in the following order:**

- **For one-bedroom units – Applicants at least 62 years of age or disabled;**
- **For one-bedroom units – Nearly elderly applicants (50 plus);**
- **For one-bedroom units – other persons eligible for one-bedroom units;**
- **Displaced applicants: Individuals or families displaced by government action or whose dwelling has been extensively damaged or destroyed as a result of fire or disaster, declared or otherwise formally recognized pursuant to federal disaster relief laws; victims of domestic violence, hate crimes or in need of witness relocation;**
- **Chronological date of application.**

**THA will set-aside 90 Housing Choice vouchers to house persons from programs established to meet the housing needs of families/individuals 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) 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)
- 95<sup>th</sup> 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**

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)

### **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:

#### **2001 Annual Plan-Management**

The operations of THA are overseen by a Board of Commissioners and by administrative staff. The Board consists of five (5) citizens of Tacoma appointed by statute. Consistent with QHWRA, one (1) commissioner is a resident of Salishan (THA's largest family development).

The Executive Director reports to the Board, and reporting to him are directors of the departments described below:

Property Management - Public Housing functions are geographically separated into four areas, each supported by property management, leasing and occupancy personnel, maintenance, and inspection services. Senior sites are locally assisted by resident keyholders/managers. Work orders are centralized. Our computer and technology support personnel report to this department.

Affordable Housing - Section 8 functions are supported by a manager who oversees leasing and occupancy, inspection services, and receptionists.

Finance – Financial support is in-house, including purchasing and inventory control.

Development – The department coordinates and inspects all modernization, revitalization and property acquisition and development activity.

Resident Services – All programs associated with resident supportive services are administered through this department. Many positions are grant-funded.

### **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.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	1480	20%
Section 8 Vouchers	2884	24%
Section 8 Certificates	0	0
Section 8 Mod Rehab	84	30%
Special Purpose Section 8 Certificates/Vouchers (list individually)		
HOME Certificates	72	50%
TEEN Parent Program	5	0%
Homeless Vouchers & Certificates	100	50%
Public Housing Drug Elimination Program (PHDEP)	1480	20%
Other Federal Programs(list individually)		
<b>ROSS RSDM-Family</b>	236	20%
<b>ROSS RSDM-Elderly</b>	349	20%

### **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.

- Public Housing Maintenance and Management: (list below)

#### **Maintenance Policy**

- (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.

**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 903.7 9 (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 WA05b01.

-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: Salishan
2. Development (project) number: WA19URD005100
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:

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.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Hillside Terrace</b>
1b. Development (project) number: <b>WA19P005018</b>
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: <b>(2/6/97)</b>
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: <b>10/1/99</b> b. Projected end date of activity: <b>6/30/2002</b>

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.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Salishan</b>
1b. Development (project) number: <b>WA19URD005D99 and WA19P005003</b>
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: <b>(9/10/96)</b>
5. Number of units affected: <b>88</b>
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: <b>10/1/99</b> b. Projected end date of activity: <b>6/30/2002</b>

**8. 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.

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

Total development

## **10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.79(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.

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
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)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> 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)	

<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> 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.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: 1b. Development (project) number:

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

**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.

### **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. )

<b>Services and Programs</b>				
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)
ROSS RSDM	235	Specific criteria	Family Investment Center	Public Housing
Resident Employment Pool	195	Other	Family Investment Center	Public Housing

**(2) Family Self Sufficiency program/s**

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	15	165 (7/1/00)
Section 8	81	81 (7/1/00)

- 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**

**Tacoma Housing Authority is complying with the Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937. The Community Service Requirement is included in the resident responsibilities portion of THA's new lease. The Resident Advisory Board and THA's annual plan team are developing the details of the plan for implementation.**

**At a minimum, the plan will include the following:**

- 1) THA's policy for administration of the community service and economic self-sufficiency requirements for public housing residents.**
- 2) The process for determining which family members are subject to or exempt from the service requirement, and the process for determining any changes to exempt or non-exempt status of family members.**
- 3) THA's plan for providing a written description of the service requirement, and of the process for claiming status as an exempt person and for THA verification of such status.**
- 4) The process for reviewing family compliance with service requirements.**
- 5) Procedures for retaining reasonable documentation of service requirement performance or exemption in participant files.**

**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.

**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 used 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)

**Private Security**

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

**Salishan  
Hillside Terrace**

**Bergerson Terrace  
Senior Apartments**

**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)

**Weed and Seed Program**  
**Maintenance Crew Uniforms**  
**Keyless entry at Senior Buildings**

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

**Salishan**  
**Hillside Terrace**

**Bergerson Terrace**  
**Senior Apartments**

**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.

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:  
**Criteria for significant amendment**  
**Section 8 Admissions Preferences Income Targeting**
  - 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 consider the following changes to its 5-Year Plan and Annual Plan to be “significant” for purposes of triggering the requirements of 24 CFR§903.21, including the requirement for reconvening the Resident Advisory Board to review the changes:

- Any change required by amendment in federal statutes, regulations or HUD notices that, in the opinion of THA, has either substantial programmatic or financial effects on the programs that its administers, or creates substantial obligations or administrative burdens beyond the programs under administration at the start of the Plan Year; or,
- Any change that THA’s Board determines to be significant; or,
- Any change that alters:
  - the eligibility criteria for public housing or Section 8 Vouchers;
  - the criteria that determines the order of preference for public housing and Section 8 Vouchers;
  - how much recipients will have to pay in rent or other fees while receiving public housing or Section 8 Vouchers;
  - any plans for demolition of any housing owned or managed by THA
  - any actions included in the Plan for which HUD requires a 30 day resident comment period.
- Any changes covering topics covered by the Plan for which HUD gave notice to applicants, tenants and program participants.

## **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. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

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.



Annual Statement/Performance and Evaluation Report

Capital Fund Program(CFP) Part 1 Summary

Housing Authority of the City of Tacoma  
902 South L Street, Tacoma, WA 98405

ATTACHMENT "B"

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

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

Capital Grant Number:  
**WA19P00550101**

FFY of Grant Approval  
**2001**

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)	
		Original	Revised(1)	Obligated	Expended
1	Total Non-CGP Funds	75,000.00		0.00	0.00
2	1406 Operations (May not exceed 20% of line 19)	432,679.00		0.00	0.00
3	1408 Management Improvements	307,800.00		0.00	0.00
4	1410 Administration	381,103.00		0.00	0.00
5	1411 Audit	5,000.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	399,019.00		0.00	0.00
8	1440 Site Acquisition	.00		0.00	0.00
9	1450 Site Improvements	534,074.00		0.00	0.00
10	1460 Dwelling Structures	2,145,413.00		0.00	0.00
11	1465.1 Dwelling Equipment - Non Expendable	52,000.00		0.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	20,000.00		0.00	0.00
14	1485 Demolition			0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1495.1 Relocation Costs	20,000.00		0.00	0.00
17	1498 Mod Used for Development	0.00		0.00	0.00
18	1502 Contingency (may not exceed 8% of line 19)	0.00		0.00	0.00
19	Amount of Actual Grant (sum of lines 2 -15)	4,297,088.00	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	90,000.00	90,000.00	0.00	0.00
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

(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)	
<b>PHA-WIDE</b>	<b>OPERATIONS</b>	<b>1406</b>		<b>432,679</b>				
<b>PHA-WIDE</b>	<b>MANAGEMENT IMPROVEMENTS</b>	<b>1408</b>		<b>307,800</b>				
	1. Provide Staff Training & Education for Modernization Staff		5	7,500				
	2. Security patrol of residents PHA Wide			90,000				
	3. Establishment and Implementation of an Economic Development Program PHA-wide			122,300				
	4. Coordination of Family Support Services at Dixon Village			43,000				
	5. Purchase Records Management System			10,000				
	6. Training for resident Council Officers			10,000				
	7. Computer software - PHA-wide - CFP portion only			25,000				
<b>PHA-WIDE</b>	<b>ADMINISTRATIVE COSTS</b>	<b>1410</b>		<b>381,103</b>				
	1. Technical and Non-technical Salaries	1410.2		<b>246,859</b>				
	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 @ 100%		1	37,115				
	FINANCE DIRECTOR @ 10%		1	5,484				
	ACCOUNTING SPECIALIST @ 20%		1	8,854				
	ACCOUNTING SPECIALIST @ 5%		1	2,214				
	PURCHASING CLERK @ 5%		1	1,848				
	MIS SPECIALIST @ 15%		1	5,341				
	HUMAN RESOURCE ADMINISTRATOR @ 2%		1	946				
	2. Employee Benefits (40% of salaries)	1410.9	12	98,744				
	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	<b>AUDIT</b>	<b>1411</b>		<b>5,000</b>				
PHA-WIDE	<b>FEES AND COSTS</b>	<b>1430</b>		<b>399,019</b>				
	1. A/E fees for Salishan and Hillside Terrace	1430.1		269,642				
	2. A/E fees for Bergerson Terrace			10,000				
	4. Consulting fees	1430.2		50,000				
	5. Fees & Permits for non-residential	1430.6		1,000				
	6. Inspection Cost	1430.7		58,377				
	7. Sundry Expenses (Reproduction)	1430.19		10,000				
PHA-WIDE	<b>NON-DWELLING EQUIPMENT</b>	<b>1475</b>		<b>20,000</b>				
	15. Common-area furniture for Bergerson Terrace			5,000				
	3. Tools and Equipment for Mod Staff		9	10,000				
	16. Technology upgrades for Mod Staff		1	5,000				
PHA-WIDE	<b>RELOCATION COSTS</b>	<b>1495</b>		<b>20,000</b>				
WA19P005020	<b>BERGERSON TERRACE</b> <i>Section 8 - \$75,000 - site work</i>	<b>1450</b>		<b>75,000</b>				
WA19P00518	<b>HILLSIDE TERRACE</b> <b>- DWELLING STRUCT</b>	<b>1460</b>	27 units	<b>2,679,487</b>				
	2. Interior Revitalization			<b>2,145,413</b>				
	a. Replace heaters, stair handrails, closet doors, window coverings			2,145,413				
	b. Insulate walls, lower ceilings, upgrade							
	c. Replace kitchen cabinets, countertops, sinks,							
	d. Repaint interiors, new floor coverings							
	e. Reconfigure units							
	<b>Site work</b>	<b>1450</b>		<b>534,074</b>				
	<b>Dwelling Equipment</b>	<b>1465</b>		<b>52,000</b>				
	Stoves and Refrigerators			52,000				Moved from 1997
PHA-WIDE	<b>CONTINGENCY</b>	<b>1502</b>		<b>0</b>				

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

Annual Statement - 2001  
 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	03/31/2003			09/30/2004		
WA19P005020 Bergerson	03/31/2003			09/30/2004		
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 Bergerson Terrace

Annual Statement/Performance and Evaluation Report

Attachment wa005b02

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:  
**WA19R00550101**

FFY of Grant Approval  
**2001**

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			0.00	0.00
2	1406 Operations (May not exceed 20% of line 19)			0.00	0.00
3	1408 Management Improvements			0.00	0.00
4	1410 Administration			0.00	0.00
5	1411 Audit			0.00	0.00
6	1415 Liquidated Damages			0.00	0.00
7	1430 Fees and Costs			0.00	0.00
8	1440 Site Acquisition			0.00	0.00
9	1450 Site Improvements			0.00	0.00
10	1460 Dwelling Structures			0.00	0.00
11	1465.1 Dwelling Equipment - Non Expendable			0.00	0.00
12	1470 Nondwelling Structures			0.00	0.00
13	1475 Nondwelling Equipment			0.00	0.00
14	1485 Demolition			0.00	0.00
15	1490 Replacement Reserve			0.00	0.00
16	1495.1 Relocation Costs			0.00	0.00
17	1499 Development -Replacement Housing Funds	93,043.00		0.00	0.00
18	1502 Contingency (may not exceed 8% of line 19)			0.00	0.00
19	Amount of Actual Grant (sum of lines 2 -15)	93,043.00	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:

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.

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)	
<b>WA19P005026</b>	REPLACEMENT HOUSING FUNDS Hillside Terrace	<b>1499</b>		93,043				
<b>PHA-WIDE</b>	<b>CONTINGENCY</b>	<b>1502</b>		<b>0</b>				Moved from 1997
Signature of Executive Director and Date: X				Signature of Public Housing Director/Office of Native American Programs Administrator and Date: X				

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
WA19P005026 Hillside Terrace	03/31/2003			09/30/2004		
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





**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			<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Revision No: ____
A. Development Number/Name	Work Stmt. for Year 1 FFY- 2001	Work Statement for Year 2 FFY- 2002	Work Statement for Year 3 FFY- 2003	Work Statement for Year 4 FFY- 2004	Work Statement for Year 5 FFY- 2005	
WA19P005003/SALISHAN WA19P005004/SALISHAN WA19P005005/SALISHAN WA19P005007/SALISHAN WA19P005026/SALISHAN WA19P005006/911 N K STREET WA19P005014/2306 SIXTH AVE WA19P005009/3201 S FAWCETT WA19P005008/1202 S "M" STREET WA19P005018/HILLSIDE TERRACE WA19P005020/BERGERSON TERRACE WA19P005022/SCATTERED SITES WA19P005024/SCATTERED SITES WA19P005025/SCATTERED SITES	<b>See Annual Statement</b>	\$40,000	\$40,000	\$40,000	\$40,000	
<b>B. Physical Improvements Subtotal</b>		\$40,000	\$40,000	\$40,000	\$40,000	
<b>C. Management Improvements</b>		\$0	\$0	\$0	\$0	
<b>D. HA-Wide Nondwelling Structures and Equipment</b>		\$0	\$0	\$0	\$0	
<b>E. Administration</b>		\$375,696	\$375,696	\$375,696	\$375,696	
<b>F. Other</b>						
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	
<b>G. Operations</b>		\$344,707	\$344,707	\$344,707	\$344,707	
<b>H. Demolition</b>						
<b>I. Replacement Reserve</b>						
<b>J. Development Activities</b>		\$3,102,372	\$3,102,372	\$3,102,372	\$3,102,372	
<b>K. Total CGP Funds</b>		\$4,326,794	\$4,326,794	\$4,326,794	\$4,326,794	
<b>L. Total Non-CGP Funds</b>		\$46,798,003	\$46,798,003	\$46,498,003	\$46,498,003	
<b>M. Grand Total</b>		\$51,124,797	\$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				

Facsimile form HUD-52834 (10/96)  
 ref Handbook 7485.3

**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 3 2002			Work Statement for Year 3 2003		
	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	\$3,102,372	WA 5-3; 5-4; 5-5; 5-7; 5-26, Salishan: Funds Used for Development Mod	45 units	\$3,102,372
	Salishan appliances	40 units	\$40,000	Salishan appliances	40 units	\$40,000
Subtotal of Estimated Cost			\$3,142,372	Subtotal of Estimated Cost \$3,142,372		

**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 2004			Work Statement for Year 5 2005		
	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	\$3,102,372	WA 5-3; 5-4; 5-5; 5-7; 5-26, Salishan: Funds Used for Development Mod	45 units	\$3,102,372
	Salishan Appliances	40 units	\$40,000	Salishan appliances	40 units	\$40,000
Subtotal of Estimated Cost			\$3,142,372	Subtotal of Estimated Cost \$3,142,372		

**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 2002		Work Statement for Year 3 2003				
	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	<b>Management Improvements</b>		<b>\$0</b>	<b>Management Improvements</b>		<b>\$0</b>	
	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	
	<b>Nondwelling Structures &amp; Equipment</b>		<b>\$0</b>	<b>Nondwelling Structures &amp; Equipment</b>		<b>\$0</b>	
	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	
	<b>Administration</b>		<b>\$375,696</b>	<b>Administration</b>		<b>\$375,696</b>	
	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	
	<b>Other</b>		<b>\$459,019</b>	<b>Other</b>		<b>\$459,019</b>	
	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

**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 2004			Work Statement for Year 5 2005		
	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	<b><u>Management Improvements</u></b>		<b>\$0</b>	<b><u>Management Improvements</u></b>		<b>\$0</b>
	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
	<b><u>Nondwelling Structures &amp; Equipment</u></b>		<b>\$0</b>	<b><u>Nondwelling Structures &amp; Equipment</u></b>		<b>\$0</b>
	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
	<b><u>Administration</u></b>		<b>\$375,696</b>	<b><u>Administration</u></b>		<b>\$375,696</b>
	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
	<b><u>Other</u></b>		<b>\$459,019</b>	<b><u>Other</u></b>		<b>\$459,019</b>
	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		<b>\$834,715</b>	Subtotal of Estimated Cost		<b>\$834,715</b>



OM

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

Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)
<b>PHA-WIDE</b>	<b>AUDIT</b>	<b>1411</b>		<b>5,000</b>	<b>5,000</b>		
<b>PHA-WIDE</b>	<b>FEES AND COSTS</b>	<b>1430</b>		<b>456,836</b>	<b>456,836</b>		
	1. A/E fees for Salishan and Hillside Terrace	1430.1		251,568	251,568		
	2. A/E fees for Bergerson Terrace			75,891	75,891		
	4. Consulting fees	1430.2		50,000	50,000		
	5. Fees & Permits for non-residential	1430.6		11,000	11,000		
	6. Inspection Cost	1430.7		58,377	58,377		
	7. Sundry Expenses (Reproduction)	1430.19		10,000	10,000		
<b>PHA-WIDE</b>	<b>NON-DWELLING EQUIPMENT</b>	<b>1475</b>		<b>20,000</b>	<b>20,000</b>		
	15. Common-area furniture for 6th Ave Senior Buildings			5,000	5,000		
	3. Tools and Equipment for Force Account		9	10,000	10,000		
	16. Computer Equip. for Mod Staff		1	5,000	5,000		
<b>PHA-WIDE</b>	<b>RELOCATION COSTS</b>	<b>1495</b>		<b>60,000</b>	<b>40,000</b>		
<b>WA19P005020</b>	<b>BERGERSON TERRACE</b>						
	Section 8 - \$75,000 - replace flooring and subflooring		21 units	75,000	0		
<b>WA19P005020</b>	<b>BERGERSON TERRACE</b>	<b>1450</b>		<b>0</b>	<b>667,694</b>		
	Water proof foundation walls, regrade site, erosion control, renovate playground, site lighting, security			0	667,694		
	Section 8 \$75,000			0	75,000		
	Drug Elim 2000 \$8,200.00				8,200		
<b>WA19P005014</b>	<b>6th Avenue Modernizaiton Site Improvements</b>	<b>1450</b>	1 lump sum	<b>923,694</b>	<b>246,000</b>		
	1. Install additional site lighting			25,000	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						

Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)
<b>WA19P005014</b>	<b>6th Avenue Modernization Dwelling Structures</b> Comprehensive interior Modernization a. Upgrade common area restrooms b. Upgrade stairwells c. Upgrade boiler d. Upgrade elevator/add elevator e. Install fire sprinkler 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	<b>1460</b>	6 units	<b>877,694</b> 877,694	<b>200,000</b> 200,000		

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Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)
WA19P005014	<b>6th Avenue Modernizaiton DWELLING EQUIPMENT</b> Replace stoves and refers.	1465.1	21 units	<b>21,000</b> 21,000	<b>21,000</b> 21,000		
WA19P05007	<b>SALISHAN EMERGENCY ROOFING PROJECT</b>	<b>1460</b>		0	300,000		
WA19P00518	<b>HILLSIDE TERRACE - DWELLING STRUCT</b> 2. Interior Revitalization 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 coveings e. Reconfigure units	<b>1460</b>	27 units	<b>892,410</b> 892,410	<b>842,410</b> 842,410		
WA19P005003	<b>SALISHAN - NON DWELLING STRUCTURES</b> 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	<b>1470</b>		<b>20,000</b> 10,000	<b>0</b> 0		
WA19P005018	<b>HILLSIDE TERRACE - NON DWELLING STRUCTURES</b> A. Remodel non dwelling structure to accommodate site based Prop. Mgmt 1. Reconfigure walls, rooms 2. Remodel Bathrooms 3. Add window, door	<b>1470</b>		10,000	0		
WA19P005027	<b>MOD FUNDS USED FOR DEVELOPMENT</b> Add 4 dwelling units at 2302 6th Ave Hillside Terrace - acquire additional property	<b>1499</b>		<b>400,000</b> 200,000 200,000	<b>200,000</b> 0 200,000		
PHA-WIDE	<b>CONTINGENCY</b>	<b>1502</b>		<b>0</b>			

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Status of Proposed Work (2)

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\_\_\_\_\_  
Administrator and Date:

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

Status of Proposed Work (2)

---

use for 1450 Bergerson

Status of Proposed Work (2)

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Portion work moved to 1999 (708)

Status of Proposed Work (2)

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Moved from 1997 (706)

Moved to future CGP

Work moved to 1998 (707)

Moved work to 1999 (708)

**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		

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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 Bergerson Terrace 1450
Drug Elimanition Grant FY 2000	8,200.00 Bergerson Terrace site lighting/security
Total Non CFP	<u>83,200.00</u>

Comprehensive Grant Program(CGP) Part 1 Summary

Housing Authority of the City of Tacoma  
902 South L Street, Tacoma, WA 98405

Comprehensive Grant Number:  
WA19P005-707

FFY of Grant Approval  
1998

Original Annual Statement  Reserve for Disasters/Emergencies  Revised Annual Statement /Revision Number 4

Performance and Evaluation Report for the Program Year Ending \_\_\_\_

Final Performance and Evaluation Report

12/31/2000

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised(1)	Obligated	Expended
1	Total Non-CGP Funds	172,048.00	186,440.00	186,440.00	84,797.00
2	1406 Operations (May not exceed 10% of line 19)			0.00	0.00
3	1408 Management Improvements	257,688.01	248,709.50	248,709.50	245,229.14
4	1410 Administration	403,001.88	404,552.00	404,552.00	404,552.00
5	1411 Audit	2,000.00	2,000.00	2,000.00	2,000.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	695,956.93	695,956.93	695,956.93	423,891.13
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvements	127,253.62	127,253.62	127,253.62	16,430.50
10	1460 Dwelling Structures	2,160,955.37	2,166,851.76	2,166,851.76	1,083,614.52
11	1465.1 Dwelling Equipment - Non Expendable	67,568.00	68,369.00	68,369.00	60,074.00
12	1470 Nondwelling Structures	20,970.00	20,970.00	20,970.00	0.00
13	1475 Nondwelling Equipment	98,055.01	98,786.01	98,786.01	85,718.23
14	1485 Demolition	2,111.35	2,111.35	2,111.35	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	109,967.83	109,967.83	109,967.83	94,585.17
17	1498 Mod Used for Development	0.00	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)	3,945,528.00	3,945,528.00	3,945,528.00	2,416,094.69
20	Amount of line 19 Related to LBP Activities				
21	Amount of line 19 Related to Section 504 Compliance	114,802.00	114,802.00	114,802.00	114,802.00
22	Amount of line 19 Related to Security				
23	Amount of line 19 Related to Energy Conservation Measures				

Signature of Executive Director and Date:

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

X

X

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

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)	
<b>PHA-WIDE</b>	<b>MANAGEMENT IMPROVEMENTS</b>	<b>1408</b>		<b>309,500.00</b>	<b>314,422.00</b>	<b>242,328.17</b>	<b>224,343.17</b>	
	1. Provide Staff Training & Tuition for job Related College Courses			15,000.00	15,000.00	8,849.80	10,417.90	
	2. Security of residents PHA Wide			80,000.00	80,000.00	77,792.81	77,792.81	
	3. Develop & Maintain resident job training programs - economic dev.			150,000.00	154,922.00	154,921.50	135,368.40	
	4. Records Management Needs Assessment & Implementation			20,000.00	20,000.00	0.00	0.00	
	5. Computer Software Upgrade			20,000.00	20,000.00	764.06	764.06	
	6. Upgrade property mgmt. Staff skills to manage mod units			7,500.00	7,500.00	0.00	0.00	
	7. Update Preventative Maintenance Plan			17,000.00	17,000.00	0.00	0.00	
<b>PHA-WIDE</b>	<b>ADMINISTRATIVE COSTS</b>	<b>1410</b>		<b>385,552.00</b>	<b>387,484.00</b>	<b>398,484.56</b>	<b>398,484.56</b>	
	1. Technical and Non-technical Salaries	1410.2		<b>281,160.00</b>	<b>265,867.00</b>	<b>276,868.25</b>	<b>276,868.25</b>	
	EXECUTIVE DIRECTOR @ 2%			1,900.00	1,900.00			
	DEPUTY EXECUTIVE DIR/COO @ 20%			15,508.00	15,508.00			
	DIRECTOR REVITALIZATION @ 80%			51,146.00	35,853.00			
	PROJECT MANAGER @ 100%			51,782.00	51,782.00			
	PROJECT MANAGER @ 30%			29,782.00	29,782.00			
	MOD BUDGET ANALYST @ 100%			42,945.00	42,945.00			
	MODERNIZATION CLERK @ 100%			32,917.00	32,917.00			
	CLERK TYPIST @ 70%			18,423.00	18,423.00			
	ADMIN. SECR. @ 45%			16,340.00	16,340.00			
	EXECUTIVE SECRETARY @ 2%			677.00	677.00			
				1,432.00	1,432.00			
	PROP MANAGEMENT DIRECTOR @ 2%							
	FINANCE DIRECTOR @ 6%			3,837.00	3,837.00			
	MIS MANAGER @ 6%			3,440.00	3,440.00			
	MIS SPECIALIST @10%			3,319.00	3,319.00			
Signature of Executive Director and Date:				Signature of Public Housing Director/Office of Native American Programs Administrator and Date:				
x				x				

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 Rev. No 3: 6/30/00

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)	
	MA IV ACCT @ 5%			2,005.00	2,005.00			
	MA IV ACCT @ 10%			4,010.00	4,010.00			
	PURCHASING ASST. @ 5%			1,697.00	1,697.00			
	PROJECT MANAGER @ 20%			11,000.00	11,000.00			
	2. Employee Benefits	1410.9		89,392.00	95,609.00	95,609.00	95,609.00	
	3. Publication of CGP Materials	1410.14		5,000.00	3,226.00	3,225.86	3,225.86	
	4. Sundry Expenses (Advertising)	1410.19		10,000.00	22,782.00	22,781.45	22,781.45	
	5. Legal	1410.4		8,000.00	6,068.00	6,067.44	6,067.44	
<b>PHA-WIDE</b>	<b>AUDIT</b>	<b>1411</b>		<b>2,000.00</b>	<b>2,000.00</b>	<b>2,000.00</b>	<b>2,000.00</b>	
<b>PHA-WIDE</b>	<b>FEES AND COSTS</b>	<b>1430</b>		<b>706,364.00</b>	<b>761,588.00</b>	<b>435,320.74</b>	<b>226,896.14</b>	
	1. A/E Fees for Salishan	1430.1		483,848.00	196,527.00	100,098.00	36,355.17	
	2. Consulting Fees	1430		50,000.00	50,000.00	27,738.00	23,643.00	
	3. Inspection Cost	1430.7		50,251.00	72,468.00	72,468.37	60,849.08	
	4. Update Salishan Master Plan	1430.1		45,000.00	40,185.00	36,045.00	12,340.00	
	5. Utility Analyses	1430.1		47,265.00	-	0.00	0.00	
	6. Sundry Expenses (Reproduction)	1430.19		10,000.00	10,000.00	10,000.00	6,791.56	
	7. Space Analyses for 902 L st.	1430.1		20,000.00	50,000.00	20,340.00	13,126.45	
	8. A/E Fees for 6th and Fawcett				112,670.00	109,017.70	32,379.65	
	9. Hillside Terrace A/E Services				224,923.00	54,798.67	36,596.23	
	10. A/E Fees for M Street Radio				4,815.00	4,815.00	4,815.00	
<b>PHA-WIDE</b>	<b>NON-DWELLING STRUCTURES</b>	<b>1470</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>PHA-WIDE</b>	<b>NON-DWELLING EQUIPMENT</b>	<b>1475</b>		<b>98,200.00</b>	<b>98,200.00</b>	<b>13,027.04</b>	<b>4,256.13</b>	
	1. Moss Inhibitor Sprayer			7,500.00	7,500.00	-	-	
	2. Civil Equipment			6,500.00	6,500.00	-	-	
	3. Line Printer for CCS Reports			2,000.00	2,000.00	1,810.00	1,810.00	
	4. Auto Cad with Zip Drive			-	-	-	-	Moved to future CGP
	5. Upgrade Computers			11,000.00	11,000.00	10,766.26	1,995.35	
	6. Two Step Vans for Maint. Use (Sec. 8 Reimb)			5000	50,000.00	0.00	0.00	
	7. Hydro Machine (Sec. 8 Reimb)			3500	3,500.00	0.00	0.00	
	8. Sewer Video Camera (Sec. 8 Reimb)			2500	2,500.00	0.00	0.00	
Signature of Executive Director and Date:				Signature of Public Housing Director/Office of Native American Programs Administrator and Date:				
X				X				

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 Rev. No 3: 6/30/00

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)	
	9. 52' Walk Behind Mower (Sec. 8 Reimb)			5200	5,200.00	0.00	0.00	
	10. Comp. Staff Furniture			10000	10,000.00	450.78	450.78	
	11. Tools and Equipment for Maintenance				3,800.00	3,800.00	3,800.00	
	12. Emergency Boiler Repair at 6th Avenue the installation of roofs			6,000.00	6,000.00	2,827.94	2,827.94	
<b>PHA-WIDE</b>	<b>RELOCATION COSTS</b>	<b>1495</b>		<b>83,151.00</b>	<b>120,457.00</b>	<b>120,456.80</b>	<b>94,484.47</b>	
<b>WA19P005003</b>	<b>SALISHAN</b>			174000	594,519.00	541,264.56	532,030.56	
<b>WA19P005004</b>	<b>Dwelling Structures</b>	1460		144000	555,285.00	532,030.56	532,030.56	
<b>WA19P005005</b>	1. Replace heating systems (Environmental Justice Grant)			30000	30,000.00			
<b>WA19P005007</b>	2. Thirty roof replacements			144000	205,285.00	184,111.96	184,111.96	
	3. Salishan Emergency Roof Replacements				350,000.00	347,918.60	347,918.60	
	<b>Dwelling Equipment</b>	<b>1465</b>		<b>0.00</b>	<b>9,234.00</b>	<b>9,234.00</b>	<b>0.00</b>	
	1. Refrigerators and Ranges				9,234.00	9,234.00	0.00	
<b>WA19P005006</b>	<b>911 N K Street Site Improvements</b>	<b>1450</b>		<b>434,470.00</b>	<b>219,354.00</b>	<b>219,354.33</b>	<b>219,354.33</b>	
	1. Upgrade irrigation system				<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
	2. Expand and upgrade parking lot							
	3. Install site subdrainage							
	4. Upgrade patio							
	<b>Dwelling Structures</b>	<b>1460</b>		<b>391,470.00</b>	<b>183,978.00</b>	<b>183,978.33</b>	<b>183,978.33</b>	Portion moved from 1996
	<b>1. Interior Modernization</b>		43 units					
	a. Upgrade common area restrooms							
	b. Upgrade stairwells							
	c. Upgrade or replace boiler							
	d. Upgrade elevators							
	e. Install fire sprinkler system							
	f. Upgrade fire alarm							
	g. Renovate laundry room							
Signature of Executive Director and Date:				Signature of Public Housing Director/Office of Native American Programs Administrator and Date:				
X				X				

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 Rev. No 3: 6/30/00

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)	
<b>WA19P005006</b>	h. Replace hall carpeting l. Upgrade apartment entry doors j. Replace lights, switches, electrical outlets and phone jacks k. Replace kitchen counter tops, sinks and faucets  l. Repaint apartment interiors and refinish kitchen cabinets and interior doors m. Replace range hoods n. Replace bathroom sinks and faucets o. Replace window coverings p. Replace floor coverings q. Renovate roofing r. Replace corridor handrails s. Renovate community rooms, corridors, lobby, and lounges t. Upgrade wheelchair ramps u. Upgrade ventilation system v. Install garbage disposals and w. Install draftstops in attic x. Install cleanouts to sewer drains y. Add resident manager office  <b>Dwelling Equipment</b> 1. Replace refrigerators and ranges	<b>1460</b>						
		<b>1465.1</b>	43 units	<b>43,000.00</b> 43,000.00	<b>35,376.00</b> 35,376.00	<b>35,376.00</b> 35,376.00	<b>35,376.00</b> 35,376.00	
<b>WA19P005009</b>	<b>3201 South Fawcett</b> (Total cost estimated at \$1,200,000)			<b>1,209,291.00</b>	<b>515,624.00</b>	<b>78,750.00</b>	<b>0.00</b>	
	<b>Site Improvements</b> 1. Re-landscape 2. Upgrade irrigation system 3. Upgrade parking lot	<b>1450</b>		<b>49,200.00</b>	<b>49,200.00</b>	<b>0.00</b>	<b>0.00</b>	
Signature of Executive Director and Date:				Signature of Public Housing Director/Office of Native American Programs Administrator and Date:				
X				X				

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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)	
WA19P005009	<b>Dwelling Structures</b> Funded from Sec. 8 Reimb.	1460		1,115,791.00	420,350.00	52,360.00	10,535.51	
	<b>1. Interior Modernization</b>	1460		13,800.00	13,800.00			
	a. Upgrade common area restrooms b. Upgrade stairwells c. Upgrade boiler d. Upgrade elevators e. Install fire sprinkler system f. Upgrade fire alarm g. Renovate laundry room h. Replace hall carpeting i. Upgrade apartment entry doors j. Replace lights, switches, electrical outlets and phone jacks k. Replace kitchen counter tops, sinks and faucets  l. Repaint apartment interiors and refinish kitchen cabinets and interior doors m. Replace range hoods n. Replace bathroom sinks and faucets o. Replace window coverings p. Replace floor coverings q. Renovate roofing r. Renovate community rooms, corridors, lobby, and lounges s. Upgrade entrance and exits per ADA requirements t. Upgrade ventilation system u. Install garbage disposals and v. Install cleanouts to sewer drains w. Renovate office area and add resident manager office x. Replace water supply pipe	1460	30 units	1,115,791.00	420,350.00	52,360.00	10,535.51	
Signature of Executive Director and Date:				Signature of Public Housing Director/Office of Native American Programs Administrator and Date:				
X				X				

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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)	
	<b>Dwelling Equipment</b> 1. Replace refrigerators and ranges 2. Install garbage disposals and	1465.1	30 units	25,500.00	27,274.00	21,390.00	579.00	
	<b>Non-dwelling Equipment</b> 1. Community room furniture	1475		5,000.00	5,000.00	5,000.00	5,000.00	
WA19P005013	<b>401 NORTH G STREET</b>							
	<b>Non-dwelling Equipment</b> 1. Community room furniture	1475		5,000.00	5,000.00	329.00	329.00	
WA19P005020	<b>BERGERSON TERRACE</b>			490,007.00	949,691.00	14,317.50	14,317.50	
	<b>Site Improvements</b> 1. Re-landscape 2. Grade, overlay and re-stripe parking lot 3. Install additional playground equipment 4. Replace sidewalks 5. Dig out area around existing community room to prevent access to roof 6. Remove large trees 7. Install automated irrigation system 8. Repaint handrails and guardrails	1450		284,000.00	284,000.00	7,310.50	7,310.50	
	9. Install additional site lighting (Drug	*		7,007.00	7,007.00	7,007.00	7,007.00	
	10. Credit for materials: Allied Building	*		73,451.00	73,451.00	0.00	0.00	
WA19P005020	<b>Dwelling Structures</b> 1. Waterproof foundation walls 2. Replace windowsills & coverings 3. Replace heaters 4. Replace flooring & subflooring 5. Replace entry & closet doors, including hardware and locks on outer	1460		199,000.00	658,684.00	0.00	0.00	
						0.00	0.00	
WA19P005022	<b>SCATTERED SITES</b> <b>6750 E 'B' Street</b>			-	-	0.00	0.00	
	<b>Dwelling Structures</b>	1460	1	45,000.00	45,000.00	0.00	0.00	
Signature of Executive Director and Date:				Signature of Public Housing Director/Office of Native American Programs Administrator and Date:				
X				X				

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 Rev. No 3: 6/30/00

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)	
WA19P005024	1. Refinish decks 2. Replace roof gutters 3. Remodel kitchen and bath cabinets, 4. Repair mold damage in bedroom and 5. Install window screens 6. Replace kitchen floor coverings 7. Repaint interior 8. Replace aluminum windows with vinyl	1460	2	90,000.00	-	0.00	0.00	
	<b>SCATTERED SITES</b> 5801 E Roosevelt 2146 S. Sheridan <b>Dwelling Structures</b>			90,000.00	-	0.00	0.00	
WA19P005025	4. Repair or replace severely damaged roofs and gutters 6. Repair severe mold damage 7. Install exhaust fans in bathroom, 8. Replace severely damaged screen door 9. Install additional smoke detectors 10. Replace outlets in kitchen with GFI 11. Install front door bells 14. Repaint exterior 15. Replace cracked tub surrounds 16. Repaint interior 18. Upgrade hollow interior doors 19. Replace kitchen floor coverings	1460	1	-	5,000.00	0.00	0.00	
	<b>SCATTERED SITES</b> 6932 s. Madison <b>Dwelling Structures</b>			-	5,000.00	0.00	0.00	
WA19P005008	1. Replace windows	1460			14,500.00	14,104.50	14,104.50	
	<b>M STREET</b> 1. Elevator Repair 2. Emergency hinges for doors to bring up to fire code <b>NON-DWELLING STRUCTURES</b> 1. 902 L Street Remodel	1470		0.00	150,000.00	12,232.50 1,872.00	12,232.50 1,872.00	
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.  
 Rev. No 3: 6/30/00

Part II: Supporting Pages

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

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)	
<b>PHA-WIDE</b>	<b>MANAGEMENT IMPROVEMENTS</b>	<b>1408</b>		<b>257,688.01</b>	<b>248,709.50</b>	<b>248,709.50</b>	<b>245,229.14</b>	
	1. Provide Staff Training & Tuition for job Related College Courses		18,715.79	14,852.55	14,852.55	13,342.55		
	2. Security of residents PHA Wide		77,792.81	77,792.81	77,792.81	77,792.81		
	3. Develop & Maintain resident job training programs - economic dev.		154,405.73	149,290.46	149,290.46	147,320.10		
	4. Records Management Needs Assessment & Implementation		0.00	0.00	0.00	0.00	Moved to 708 (1999)	
	5. Computer Software Upgrade		6,773.68	6,773.68	6,773.68	6,773.68	Moved remaining to 708 (1999)	
	6. Upgrade property mgmt. Staff skills to manage mod units		0.00	0.00	0.00	0.00	Moved to 708 (1999)	
	7. Update Preventative Maintenance Plan		0.00	0.00	0.00	0.00	Moved to 708 (1999)	
<b>PHA-WIDE</b>	<b>ADMINISTRATIVE COSTS</b>	<b>1410</b>		<b>403,001.88</b>	<b>404,552.00</b>	<b>404,552.00</b>	<b>404,552.00</b>	
	1. Technical and Non-technical Salaries		1410.2	<b>276,867.00</b>	<b>278,417.12</b>	<b>278,417.12</b>	<b>278,417.12</b>	
	EXECUTIVE DIRECTOR @ 2%			1,900.00	1,900.00			
	DEPUTY EXECUTIVE DIR/COO @ 20%			15,508.00	15,508.00			
	DIRECTOR REVITALIZATION @ 80%			35,853.00	37,403.12			
	PROJECT MANAGER @ 100%			51,782.00	51,782.00			
	PROJECT MANAGER @ 30%			29,782.00	29,782.00			Exclusion from 10% limit
	MOD BUDGET ANALYST @ 100%			42,945.00	42,945.00			
	MODERNIZATION CLERK @ 100%			32,917.00	32,917.00			
	CLERK TYPIST @ 70%			18,423.00	18,423.00			
	ADMIN. SECR. @ 45%			16,340.00	16,340.00			
	EXECUTIVE SECRETARY @ 2%			677.00	677.00			
	PROP MANAGEMENT DIRECTOR @ 2%			1,432.00	1,432.00			
	FINANCE DIRECTOR @ 6%			3,837.00	3,837.00			
MIS MANAGER @ 6%		3,440.00	3,440.00					
MIS SPECIALIST @10%		3,319.00	3,319.00					
Signature of Executive Director and Date:				Signature of Public Housing Director/Office of Native American Programs Administrator and Date:				
X				X				

Part II: Supporting Pages

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

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)	
	MA IV ACCT @ 5%			2,005.00	2,005.00			
	MA IV ACCT @ 10%			4,010.00	4,010.00			
	PURCHASING ASST. @ 5%			1,697.00	1,697.00			
	PROJECT MANAGER @ 20%			11,000.00	11,000.00			
	2. Employee Benefits	1410.9		95,609.00	95,609.00	95,609.00	95,609.00	
	3. Publication of CGP Materials	1410.14		2,546.56	2,546.56	2,546.56	2,546.56	
	4. Sundry Expenses (Advertising)	1410.19		21,911.88	21,911.88	21,911.88	21,911.88	
	5. Legal	1410.4		6,067.44	6,067.44	6,067.44	6,067.44	
<b>PHA-WIDE</b>	<b>AUDIT</b>	<b>1411</b>		<b>2,000.00</b>	<b>2,000.00</b>	<b>2,000.00</b>	<b>2,000.00</b>	
<b>PHA-WIDE</b>	<b>FEES AND COSTS</b>	<b>1430</b>		<b>695,956.93</b>	<b>695,956.93</b>	<b>695,956.93</b>	<b>423,891.13</b>	
	1. A/E Fees for Salishan	1430.1		125,609.00	125,609.00	125,609.00	87,327.05	
	2. Consulting Fees	1430		27,840.40	37,340.40	37,340.40	22,444.00	
	3. Inspection Cost	1430.7		81,968.37	72,488.37	72,488.37	69,670.46	
	4. Update Salishan Master Plan	1430.1		12,340.00	12,340.00	12,340.00	12,340.00	
	5. Utility Analyses	1430.1		0.00	0.00	0.00	0.00	
	6. Sundry Expenses (Reproduction)	1430.19		8,594.80	8,594.80	8,594.80	7,846.98	
	7. Space Analyses for 902 L st.	1430.1		79,240.00	84,055.00	84,055.00	25,035.60	
	8. A/E Fees for 6th and Fawcett			109,017.70	109,017.70	109,017.70	85,020.29	
	9. Hillside Terrace A/E Services			246,531.66	246,511.66	246,511.66	114,206.75	
	10. A/E Fees for M Street Radio			4,815.00	-	-	-	moved to 708
<b>PHA-WIDE</b>	<b>NON-DWELLING EQUIPMENT</b>	<b>1475</b>		<b>96,958.37</b>	<b>96,958.37</b>	<b>96,958.37</b>	<b>85,389.21</b>	
	1. Moss Inhibitor Sprayer			0.00	0.00	0.00	0.00	Moved to future CFP
	2. Civil Equipment			0.00	0.00	0.00	0.00	Moved to future CFP
	3. Line Printer for CCS Reports			1,810.00	1,810.00	1,810.00	1,810.00	
	4. Auto Cad with Zip Drive			0.00	0.00	0.00	0.00	Moved to future CGP
	5. Upgrade Computers			10,671.42	10,671.42	10,671.42	10,600.49	
	10. Comp. Staff Furniture			450.78	450.78	450.78	450.78	Remaining work to 708
	11. Tools and Equipment for Remote Sites			8,336.45	8,336.45	8,336.45	3,800.00	
	12. Emergency Boiler Repair at 6th Avenue			2,839.94	2,839.94	2,839.94	2,827.94	
	13. Miscellaneous equipment needed for the installation of roofs			0.00	0.00	0.00	0.00	
	14. THA Wide Communication System - Radios			65,900.00	65,900.00	65,900.00	65,900.00	Mgmt needs ass. revised to radio
	15. One step van for Maint use			6,949.78	6,949.78	6,949.78	0.00	
<i>Non-CGP</i>	6. Two Step Vans for Maint. Use (Sec. 8			47,790.00	47,790.00	47,790.00	47,790.00	Remaining \$ to 708

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Part II: Supporting Pages

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

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)	
<b>Non-CGP</b>	7. Hydro Machine (Sec. 8 Reimb)			0.00	0.00	0.00	0.00	Moved to 708 1999
<b>Non-CGP</b>	8. Sewer Video Camera (Sec. 8 Reimb)			0.00	0.00	0.00	0.00	Moved to 708 1999
<b>Non-CGP</b>	9. 52' Walk Behind Mower (Sec. 8 Reimb)			0.00	0.00	0.00	0.00	Moved to 708 1999
<b>PHA-WIDE</b>	<b>RELOCATION COSTS</b>	<b>1495</b>		<b>109,967.83</b>	<b>109,967.83</b>	<b>109,967.83</b>	<b>94,585.17</b>	
<b>WA19P005003</b>	<b>SALISHAN</b>			<b>931,353.12</b>	<b>950,418.71</b>	<b>950,418.71</b>	<b>861,930.89</b>	
<b>WA19P005004</b>	<b>Dwelling Structures</b>	<b>1460</b>		<b>884,849.77</b>	<b>901,365.36</b>	<b>901,365.36</b>	<b>829,380.89</b>	
<i>NONCGP</i>	1. Replace heating systems (Environmental Justice Grant)			30,000.00	30,000.00	30,000.00	30,000.00	
<b>WA19P005005</b>	2. Thirty roof replacements			178,476.96	178,476.96	178,476.96	178,476.96	
<b>WA19P005007</b>	3. Salishan Emergency Roof Replacement/Repairs			652,843.81	669,359.40	669,359.40	650,903.93	
	4. Renovation work 2 Single Family Units-Youth Build			53,529.00	53,529.00	53,529.00	0.00	
<i>NON CGP - Youth Build Grant</i>	4. Renovation work 2 Single Family Units-Youth Build			14,392.00	14,392.00	14,392.00	0.00	
	5. Demo 4 units	<b>1485</b>		<b>2111.35</b>	<b>2,111.35</b>	<b>2,111.35</b>	<b>0.00</b>	Retainage from 706 1997
	6. Emerg. Lawn repair FIC	<b>1450</b>		<b>0.00</b>	<b>2,550.00</b>	<b>2,550.00</b>	<b>2550.00</b>	portion moved from 708
<b>WA19P005006</b>	<b>911 N K Street Site Improvements</b>	<b>1450</b>		<b>244,844.33</b>	<b>244,844.33</b>	<b>244,844.33</b>	<b>224,790.68</b>	
	1. Upgrade irrigation system			1,125.00	1,125.00	1,125.00	0.00	
	2. Expand and upgrade parking lot							
	3. Install site subdrainage							
	4. Upgrade patio							
	5. Repair/paing fencing S/Wside			1,125.00	1,125.00	1,125.00	0.00	
	<b>Dwelling Structures</b>	<b>1460</b>		<b>208,343.33</b>	<b>208,343.33</b>	<b>208,343.33</b>	<b>189,414.68</b>	Portion moved from 1996 705
	<b>1. Interior Modernization</b>		43 units					
	a. Upgrade common area restrooms							
	b. Upgrade stairwells							
	c. Upgrade or replace boiler							
	d. Upgrade elevators							
	e. Install fire sprinkler system							
	f. Upgrade fire alarm							
	g. Renovate laundry room							
	h. Replace hall carpeting							
	i. Upgrade apartment entry doors							
	j. Replace lights, switches, electrical outlets and phone jacks							

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)	
	k. Replace kitchen counter tops, sinks and faucets l. Repaint apartment interiors and refinish kitchen cabinets and interior doors m. Replace range hoods n. Replace bathroom sinks and faucets o. Replace window coverings p. Replace floor coverings q. Renovate roofing r. Replace corridor handrails s. Renovate community rooms, corridors, lobby, and lounges t. Upgrade wheelchair ramps u. Upgrade ventilation system v. Install garbage disposals and dishwashers w. Install draftstops in attic x. Install cleanouts to sewer drains y. Add resident manager office							
<b>WA19P005006</b>	<b>Dwelling Equipment</b>	<b>1465.1</b>		<b>35,376.00</b>	<b>35,376.00</b>	<b>35,376.00</b>	<b>35,376.00</b>	
	1. Replace refrigerators and ranges		43 units	35,376.00	35,376.00	35,376.00	35,376.00	
<b>WA19P005009</b>	<b>3201 South Fawcett</b> (Total cost estimated at \$1,200,000)			<b>116,657.62</b>	<b>116,657.62</b>	<b>116,657.62</b>	<b>0.00</b>	
	<b>Site Improvements</b>	<b>1450</b>		<b>34,800.00</b>	<b>34,800.00</b>	<b>34,800.00</b>	<b>0.00</b>	
	1. Re-landscape 2. Upgrade irrigation system 3. Upgrade parking lot							
	<b>Dwelling Structures</b>	<b>1460</b>		<b>48,898.00</b>	<b>48,898.00</b>	<b>48,898.00</b>	<b>2,451.30</b>	
<i>Non CGP</i>	<i>Funded from Sec. 8 Reimb.</i>	<i>1460</i>		<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>funds used for 6th Ave</i>
	<b>1. Interior Modernization</b>	<b>1460</b>	30 units	48,898.00	48,898.00	48,898.00	2,451.30	
	a. Upgrade common area restrooms b. Upgrade stairwells c. Upgrade boiler d. Upgrade elevators e. Install fire sprinkler system f. Upgrade fire alarm g. Renovate laundry room h. Replace hall carpeting							

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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)	
	i. Upgrade apartment entry doors j. Replace lights, switches, electrical outlets and phone jacks k. Replace kitchen counter tops, sinks and faucets l. Repaint apartment interiors and refinish kitchen cabinets and interior doors m. Replace range hoods n. Replace bathroom sinks and faucets o. Replace window coverings p. Replace floor coverings q. Renovate roofing r. Renovate community rooms, corridors, lobby, and lounges s. Upgrade entrance and exits per ADA requirements t. Upgrade ventilation system u. Install garbage disposals and dishwashers v. Install cleanouts to sewer drains w. Renovate office area and add resident manager office x. Replace water supply pipe							
	<b>Dwelling Equipment</b>	<b>1465.1</b>		<b>32,192.00</b>	<b>32,192.00</b>	<b>32,192.00</b>	<b>24,698.00</b>	
	1. Replace refrigerators and ranges 2. Install garbage disposals and dishwashers		30 units	32,192.00	32,192.00	32,192.00	24,698.00	
	<b>Non-dwelling Equipment</b>							
	1. Community room furniture	<b>1475</b>		<b>767.62</b>	<b>767.62</b>	<b>767.62</b>	<b>0.00</b>	Remaining moved to 708
<b>WA19P005013</b>	<b>401 NORTH G STREET</b>							
	<b>Non-dwelling Equipment</b>							
	1. Community room furniture	<b>1475</b>		<b>329.02</b>	<b>329.02</b>	<b>329.02</b>	<b>329.02</b>	Remaining moved to 708
<b>WA19P005014</b>	<b>2302 6th Avenue</b>			<b>652,141.82</b>	<b>639,106.57</b>	<b>639,106.57</b>	<b>0.00</b>	
<i>Non CGP</i>	<i>Funded from Sec. 8 Reimb.</i>	<i>1460</i>		<i>13,800.00</i>	<i>13,800.00</i>	<i>13,800.00</i>	<i>0.00</i>	<i>funds used for 6th Ave</i>
	<b>Sitework</b>	<b>1450</b>		<b>77,400.00</b>	<b>74,850.00</b>	<b>74,850.00</b>	<b>0.00</b>	From 709 2000
	1. Install additional site lighting 2. Install perimeter fencing 2. Install site subdrainage 4. Upgrade parking lot 5. Re-landscape							

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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)	
	6. Replace exterior sanitary sewer 7. Install H/C ramp at common room door							
<b>WA19P005014</b> <b>6th Ave cont.</b>	<b>Dwelling Structures</b> a. Upgrade common area restrooms b. Upgrade stairwells c. Upgrade boiler d. Upgrade elevator e. Install fire sprinkler system f. Upgrade fire alarm	<b>1460</b>		<b>574,741.82</b>	<b>564,256.57</b>	<b>564,256.57</b>	<b>0.00</b>	
<b>WA19P005020</b>	<b>BERGERSON TERRACE</b> <b>Site Improvements</b> 1. Re-landscape 2. Grade, overlay and re-stripe parking lot 3. Install additional playground equipment 4. Replace sidewalks 5. Dig out area around existing community room to prevent access to roof 6. Remove large trees 7. Install automated irrigation system 8. Repaint handrails and guardrails 9. Install additional site lighting (Drug Elem) 9. <i>Install additional site lighting</i> 10. <i>Credit for materials: Allied Building</i>	<b>1450</b>		<b>361,568.45</b> <b>7,310.50</b>	<b>361,423.50</b> <b>7,310.50</b>	<b>361,423.50</b> <b>7,310.50</b>	<b>14,317.50</b> <b>7,310.50</b>	Remaining work moved to future CGP
<i>NON CGP</i> <i>NON CGP</i>				7,310.50	7,310.50	7,310.50	7,310.50	
<i>NON CGP</i>		*		7,007.00	7,007.00	7,007.00	7,007.00	
<b>WA19P005020</b>	<b>Dwelling Structures</b> 1. Waterproof foundation walls 2. Replace windowsills & coverings 3. Replace heaters 4. Replace flooring & subflooring 5. Replace entry & closet doors, including hardware and locks on outer 6. Replace windows and siding	<b>1460</b>		<b>347,250.95</b>   518.00  346,732.95	<b>347,106.00</b>   347.09  346,758.91	<b>347,106.00</b>   347.09  346,758.91	<b>0.00</b>   0.00  0.00	Work moved to 708 1999 Work moved to 708 1999 Work moved to 708 1999 Remaining work moved to 7081999  From 2000 CFP
<b>WA19P005022</b>	<b>SCATTERED SITES</b> <b>6750 E 'B' Street</b> <b>Dwelling Structures</b> 1. Refinish decks 2. Replace roof gutters 3. Remodel kitchen and bath cabinets, counter	<b>1460</b>	<b>1</b>	<b>70,826.00</b> <b>70,826.00</b>	<b>70,837.00</b> <b>70,837.00</b>	<b>70,837.00</b> <b>70,837.00</b>	<b>45,000.00</b> <b>45,000.00</b>	

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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)	
WA19P005024	4. Repair mold damage in bedroom and 5. Install window screens 6. Replace kitchen floor coverings 7. Repaint interior 8. Replace aluminum windows with vinyl			11,021.00	11,021.00	11,021.00	2,343.15	
	<b>SCATTERED SITES</b> <b>5801 E Roosevelt</b> <b>2146 S. Sheridan</b> <b>Dwelling Structures</b>	1460	2	11,021.00	11,021.00	11,021.00	2,343.15	
WA19P005025	4. Repair or replace severely damaged roofs and gutters 6. Repair severe mold damage 7. Install exhaust fans in bathroom, kitchens 8. Replace severely damaged screen door 9. Install additional smoke detectors 10. Replace outlets in kitchen with GFI 11. Install front door bells 14. Repaint exterior/exterior 15. Replace cracked tub surrounds 18. Upgrade hollow interior doors 19. Replace kitchen floor coverings							
	Dwelling Equipment <b>SCATTERED SITES</b> <b>6932 s. Madison</b> <b>Dwelling Structures</b>	1465		0.00	801.00	801.00		
	1. Replace windows	1460	1	920.00	920.00	920.00	920.00	
WA19P005008	<b>M STREET/902 S. L</b> <b>Dwelling Structures</b>	1460		35,074.50	35,074.50	35,074.50	14,104.50	
	1. Elevator Repair 2. Emergency hinges-doors per fire code			12,232.50	12,232.50	12,232.50	12,232.50	
WA19P005008 WA19P005018	<b>NON-DWELLING STRUCTURES</b>	1470		20,970.00	20,970.00	20,970.00	0.00	
	1. 902 L Street Remodel 2. Hillside Terrace - Remodel Non-dwelling Structure for site based Prop. Mgmt a. Reconfigure walls, rooms b. Remodel Bathrooms c. Add window, door			2,070.00	2,070.00	2,070.00	0.00	moved remaining to 708/709
	Non dwelling equipment	1475		0.00	731.00	731.00	0.00	work from 2000 709

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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)	
<b>WA19P005023</b>	<b>DIXON VILLAGE</b> Emergany lawn repair	<b>1450</b>		<b>6,618.12</b> 6,618.12	<b>6,618.12</b> 6,618.12	<b>6,618.12</b> 6,618.12	<b>6,570.00</b> 6,570.00	
<b>PHA-WIDE</b>	<b>CONTINGENCY</b>	<b>1502</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	

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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	03/31/2000	12/31/2000		09/30/2001	12/31/2001	
WA19P005003 004-005-007 Salishan	03/31/2000	12/31/2000		09/30/2001	12/31/2001	
WA19P005006 911 N. "K" Street	03/31/2000	12/31/2000		09/30/2001	12/31/2001	
WA19P005006 M STREET 902 S. L St	03/31/2000	12/31/2000		09/30/2001	12/31/2001	
WA19P005009 3201 S. Fawcett	03/31/2000	12/31/2000		09/30/2001	12/31/2001	
WA19P005013 STREET	03/31/2000	12/31/2000		09/30/2001	12/31/2001	
WA19P005020 BERGERSON	03/31/2000	12/31/2000		09/30/2001	12/31/2001	
WA19P005022 SCATTERED	03/31/2000	12/31/2000		09/30/2001	12/31/2001	
WA19P005024 SCATTERED	03/31/2000	12/31/2000		09/30/2001	12/31/2001	
WA19P005025 SCATTERED	03/31/2000	12/31/2000		09/30/2001	12/31/2001	

Signature of Executive Director and Date:

X

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

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 1998 ANNUAL STATEMENT

## TACOMA HOUSING AUTHORITY

SOURCE OF NON-CGP FUNDS	<u>Amount</u>	<u>Distribution</u>
Section 8 Reimbursement to CGP for Admin. Bldg. (\$13,410 moved to 1999)	61,590.00	
To Fund Non Dwelling Equipment Needs		
- Two Step Vans for Maint. Use		47,790
To Account 1460          6th Avenue		<u>13,800</u>
		61,590
Drug Elimination Grant	7,007.00	
Site lighting at Bergerson Terrace		7,007.00
Environmental Justice Grant	30,000.00	
Heating Systems for Salishan		30,000.00
Youth Build Grant	14,392.00	
Salishan 2 single family units renovation		14,392.00
Value of credit for building materials issued by Allied Building Products	73,451.00	
To Account 1460 Bergerson Terrace		<u>73,451.00</u>
	<u>186,440.00</u>	<u>186,440.00</u>



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)	
<b>PHA-WIDE</b>	<b>OPERATIONS</b>	<b>1406</b>		<b>0</b>				
<b>PHA-WIDE</b>	<b>MANAGEMENT IMPROVEMENTS</b>	<b>1408</b>		<b>315,000.00</b>	<b>315,000.00</b>	<b>168,499.79</b>	<b>146,514.10</b>	
	1. Provide Staff Training & Education for Modernization Staff		9	15,000.00	15,000	0.00	0.00	
	2. Security of residents PHA Wide			80,000.00	80,000	80,000.00	79,860.87	
	3. Establishment and Implementation of an Economic Development Program PHA-wide			127,000.00	127,000			
	4. Technical Assistance for Resident Council Officers			5,000.00	5,000	45,318.17	45,318.17	
	5. Family Support Services at Dixon Village					0.00	0.00	
	6. Computer Software for Modernization			43,000.00	43,000	43,000.00	21,153.44	
	7. Database software to track information on revitalized units			5,000.00	5,000	0.00	0.00	
	8. Computer software - PHA-wide			1,500.00	1,500	0.00	0.00	
	9. Maintenance & fuel for mod. Vehicles		4	35,000.00	35,000	0.00	0.00	
				3,500.00	3,500	181.62	181.62	
<b>PHA-WIDE</b>	<b>ADMINISTRATIVE COSTS</b>	<b>1410</b>		<b>405,454.00</b>	<b>384,281.00</b>	<b>78,362.12</b>	<b>69,635.69</b>	
	1. Technical and Non-technical Salaries	1410.2		<b>373,454.00</b>	<b>314,081.00</b>	<b>28,810.76</b>	<b>28,810.76</b>	
	EXECUTIVE DIRECTOR @ 2%		1	1,898.00	2,305.15			
	PROP MANAGEMENT DIRECTOR @ 2%		1	1,468.00	1,782.91			
	DIRECTOR OF REVITALIZATION @ 83%		1	54,419.00	66,092.80			
	SR PROJECT MANAGER @ 100%		1	52,946.00	64,303.82			
	MOD BUDGET COORD. @ 100%		1	37,100.00	-			
	MODERNIZATION CLERK MA-IV @ 100%		1	37,115.00	45,076.80			
	MODERNIZATION CLERK MA-II @ 100%		1	28,322.00	-			
	ADMIN. SECRETARY @ 50%		0.5	18,838.00	-			
	FINANCE DIRECTOR @ 5%		1	2,743.00	3,331.42			
	MA-IV ACCT @ 6%		1	2,467.00	2,996.21			
	MA-IV ACCT @ 11%		1	4,523.00	5,493.26			
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.

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)	
	ASSET MGR @ 5%		1	2,484.00	-			
	PURCHASING ASST. @ 5%		1	1,818.00	2,207.99			
	MA-IV PAYROLL CLERK @ 5%		1	2,056.00	2,497.05			
	HR ASSISTANT @ 9%		1	3,957.00	4,805.84			
	MIS MANAGER @ 15%		1	9,258.00	-			
	MIS SPECIALIST MA-IV @ 15%		1	5,341.00	6,486.74			
	2. Employee Benefits (40% of salaries)	1410.9	17	106,701.00	106,701.00	3,759.58	3,759.58	
	3. Publication of CGP Materials	1410.14		7,000.00	7,000.00	0.00	0.00	
	4. Sundry Expenses (Advertising)	1410.19		10,000.00	45,000.00	44,582.11	36,905.19	
	5. Legal	1410.4		15,000.00	15,000.00	1,769.25	1,769.25	
	6. Copier Maintenance	141018			3,200.00	3,200.00	2,150.49	
<b>PHA-WIDE</b>	<b>AUDIT</b>	<b>1411</b>		<b>5,000.00</b>	<b>5,000</b>	0.00	0.00	
<b>PHA-WIDE</b>	<b>FEES AND COSTS</b>	<b>1430</b>		<b>445,836.00</b>	<b>470,104.00</b>	<b>32,325.19</b>	<b>26,531.16</b>	
	1. A/E fees for Salishan and Hillside	1430.1		220,391.00	220,391.00	0.00	0.00	
	2. A/E fees for Bergerson Terrace			25,677.00	49,945.00	26,703.50	26,092.26	
	3. Civil design planning			70,391.00	70,391.00	0.00	0.00	
	4. Consulting fees	1430.2		50,000.00	50,000.00	0.00	0.00	
	5. Fees & Permits for non-residential	1430.6		11,000.00	11,000.00	0.00	0.00	
	6. Inspection Cost	1430.7		58,377.00	58,377.00	0.00	0.00	
	7. Sundry Expenses (Reproduction)	1430.19		10,000.00	10,000.00	5,621.69	438.90	
<b>PHA-WIDE</b>	<b>NON-DWELLING EQUIPMENT</b>	<b>1475</b>		<b>92,500.00</b>	<b>92,500.00</b>	<b>339.31</b>	<b>339.31</b>	
	1. Common-area furniture for Fawcett Senior Buildings			5,000.00	5,000.00			
	3. Computer Equip for Modernization Staff		9	7,500.00	7,500.00	339.31	339.31	
	4. Laptop computer for Revitalization activities		1	5,000.00	5,000.00	0.00	0.00	
	5. Telephone system upgrade			40,000.00	40,000.00	0.00	0.00	
Signature of Executive Director and Date:				Signature of Public Housing Director/Office of Native American Programs Administrator and Date:				
X				X				

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(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)	
	6. Computerized blueprint archiving		1	35,000.00	35,000.00	0.00	0.00	
	2. Computer equipment - PHA-wide			32,500.00	32,500.00	4,034.00	4,034.00	
	7. Color printer for Modernization Staff		1	2,500.00	2,500.00	743.42	438.51	
	8. Tools and Equipment for Mod Staff				105	105.00	105.00	
<b>PHA-WIDE</b>	<b>RELOCATION COSTS</b>	<b>1495</b>		<b>60,000.00</b>	<b>60,000.00</b>	<b>22,641.54</b>	<b>22,641.54</b>	
<b>WA19P005004</b>	<b>SALISHAN</b>			<b>200,000.00</b>	<b>200,000.00</b>			
	<b>Demolition</b>	<b>1485</b>		<b>200,000.00</b>	<b>200,000.00</b>	<b>186.25</b>	<b>186.25</b>	Work moved from 1997 cgp
	Section 8 - \$75,000: for use other than Faris Drive, location 026							
<b>WA19P005018</b>	<b>HILLSIDE TERRACE</b>			<b>1,000,000</b>	<b>1,000,000</b>	<b>29.29</b>	<b>29.29</b>	
	<b>Site Improvements</b>	<b>1450</b>		<b>200,000</b>	<b>200,000</b>	<b>29.29</b>	<b>29.29</b>	
	1. Rough and finish grading							
	2. Hydroseeding							
	3. Replace sidewalks and entryways							
	4. Install new parking lot with speed bumps							
	5. Stripe parking lot							
	6. Create bike paths							
	7. Install dumpster pads and enclosures							
	8. Install perimeter fencing, secured mailboxes, litter containers							
	9. Increase site lighting							
	10. Replace benches and tables, playground equipment, basketball court							
	11. Replace water and sewer lines							
	12. Install storm drains							
	<b>Dwelling Structures</b>	<b>1460</b>		<b>800,000.00</b>	<b>800,000.00</b>	<b>0.00</b>	<b>0.00</b>	
	1. Replace heaters, stair handrails, closet doors, window coverings.							
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.  
 Rev. No. 1

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)	
WA19P005020	2. Insulate walls, lower ceilings, upgrade bathrooms 3. Replace kitchen cabinets, countertops, sinks, faucets	1450		116,000.00	116,000.00	3,915.00	3,915.00	Worked moved from 1997
	116,000.00			116,000.00	3,915.00	3,915.00		
WA19P005026	<b>BERGERSON TERRACE Site Improvements</b> 1. Install parking lot lighting, landscaping 2. Grade, overlay, and re-stripe parking lot 3. Replace sidewalks 4. Install playground equipment 5. Dig out area around existing community room to prevent roof access	1450						
	<b>SALISHAN Site Improvements</b>							
WA19P005026	<b>SALISHAN Development 1 - Faris Drive</b> Mod Funds Used For Development	1498		1,896,506.00	1,896,506.00			Moved from 1997
	<b>DIXON VILLAGE Site Improvements</b> 1. Dixon Village Landscaping			1,896,506.00	1,896,506.00		0.00	
PHA-WIDE	<b>CONTINGENCY</b> Additional \$75,000 from Section 8 reimb. to CGP for Admin. Bldg.	1502		0	0			
Signature of Executive Director and Date:				Signature of Public Housing Director/Office of Native American Programs Administrator and Date:				
X				X				

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(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	
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)
<b>PHA-WIDE</b>	<b>OPERATIONS</b>	<b>1406</b>		<b>0</b>			
<b>PHA-WIDE</b>	<b>MANAGEMENT IMPROVEMENTS</b>	<b>1408</b>		<b>353,953.00</b>	<b>353,953.00</b>	<b>242,582.21</b>	<b>146,514.79</b>
	1. Provide Staff Training & Education for Modernization Staff		9	15,000.00	15,000.00	0.00	89.00
	2. Security of residents PHA Wide			80,000.00	80,000.00	80,000.00	73,860.87
	3. Establishment and Implementation of an Economic Development Program PHA-wide			127,000.00	127,000.00	119,582.21	38,504.59
	4. Technical Assistance for Resident Council Officers			5,000.00	5,000.00	0.00	0.00
	5. Family Support Services at Dixon Village			43,000.00	43,000.00	43,000.00	34,060.33
	6. Computer Software for Modernization Staff			5,000.00	5,000.00	0.00	0.00
	7. Database software to track information on revitalized units			1,500.00	1,500.00	0.00	0.00
	8. Computer software - PHA-wide			32,953.00	32,953.00	0.00	0.00
	9. Records Management Assessment & Implementation			20,000.00	20,000.00	0.00	0.00
	11. Upgrade prop. Mgmt. Staff skills to manage mod. Units			7,500.00	7,500.00	0.00	0.00
	12. Upgrade Preventative Maintenance Plan			17,000.00	17,000.00	0.00	0.00
<b>PHA-WIDE</b>	<b>ADMINISTRATIVE COSTS</b>	<b>1410</b>		<b>452,695.19</b>	<b>452,695.19</b>	<b>445,895.19</b>	<b>245,374.73</b>
	1. Technical and Non-technical Salaries	1410.2		<b>207,380.00</b>	<b>207,380.00</b>	<b>207,380.00</b>	<b>107,387.43</b>
	EXECUTIVE DIRECTOR @ 2%		1	2,305.15	2,305.15		
	PROP MANAGEMENT DIRECTOR @ 2%		1	1,782.91	1,782.91		
	DIRECTOR OF REVITALIZATION @ 83%		1	66,092.80	66,092.80		
	SR PROJECT MANAGER @ 100%		1	64,303.82	64,303.82		
	MOD BUDGET COORD. @ 100%		1	-	-		
	MODERNIZATION CLERK MA-IV @ 100%		1	45,076.80	45,076.80		
	MODERNIZATION CLERK MA-II @ 100%		1	-	-		
	ADMIN. SECRETARY @ 50%		0.5	-	-		
Signature of Executive Director and Date:				Signature of Public Housing Director/Office of Native American Programs Administrator			
X				X			

Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)
	FINANCE DIRECTOR @ 5%		1	3,331.42	3,331.42		
	MA-IV ACCT @ 6%		1	2,996.21	2,996.21		
	MA-IV ACCT @ 11%		1	5,493.26	5,493.26		
	ASSET MGR @ 5%		1	-	-		
	PURCHASING ASST. @ 5%		1	2,207.99	2,207.99		
	MA-IV PAYROLL CLERK @ 5%		1	2,497.05	2,497.05		
	HR ASSISTANT @ 9%		1	4,805.84	4,805.84		
	MIS MANAGER @ 15%		1	-	-		
	MIS SPECIALIST MA-IV @ 15%		1	6,486.74	6,486.74		
<i>NON CGP FUNDS</i>	<i>Project Mgr/Mod Manager</i>		2	11,250.00	11,250.00		
<i>Youth Build Grant</i>							
	2. Employee Benefits (40% of salaries)	1410.9	17	102,941.42	102,941.42	102,941.42	44,832.24
	3. Publication of CGP Materials	1410.14		3,800.00	3,800.00	0.00	764.02
	4. Sundry Expenses (Advertising)	1410.19		103,114.19	103,114.19	103,114.19	67,400.52
	5. Legal	1410.4		10,000.00	10,000.00	10,000.00	4,992.79
	9. Maintenance & fuel for mod. Vehicles		4	3,500.00	3,500.00	500.00	430.71
	6. Copier Maintenance	141018	1	3,200.00	3,200.00	3,200.00	2,830.64
	7.Unemployment benefits	1410.9	3	18,759.58	18,759.58	18,759.58	16,736.38
<b>PHA-WIDE</b>	<b>AUDIT</b>	<b>1411</b>		<b>5,000.00</b>	<b>5,000.00</b>	0.00	0.00
<b>PHA-WIDE</b>	<b>FEES AND COSTS</b>	<b>1430</b>		<b>470,104.00</b>	<b>470,104.00</b>	<b>241,858.09</b>	<b>124,996.82</b>
	1. A/E fees for Salishan and Hillside Terrace	1430.1		195,544.00	180,242.00	0.00	0.00
	2. A/E fees Bergerson Terrace/Scattered sites			69,945.00	69,945.00	67,024.00	39,670.70
	3. Civil design planning			75,238.00	75,238.00	75,238.00	50,939.52
	4. Consulting fees	1430.2		50,000.00	50,000.00	20,277.40	2,051.20
	5. Fees & Permits for non-residential	1430.6		11,000.00	11,000.00	0.00	0.00
	6. Inspection Cost	1430.7		58,377.00	58,377.00	58,377.00	30,049.34
	7. Sundry Expenses (Reproduction)	1430.19		10,000.00	10,000.00	5,621.69	2,286.06
	8. A&E Fees Admin Bldg			0.00	15,302.00	15,320.00	0.00
<b>PHA-WIDE</b>	<b>NON-DWELLING EQUIPMENT</b>	<b>1475</b>		<b>156,057.58</b>	<b>156,057.58</b>	<b>47,323.83</b>	<b>23,777.57</b>
	1. Common-area furniture for Fawcett Senior Buildings			4,232.38	4,232.38	692.55	692.65
	3. Computer Equip for Modernization Staff		9	7,500.00	7,500.00	4,081.97	4,081.97
	4. Laptop computer for Revitalization		2	6,500.00	6,500.00	6,492.31	6,492.31
	5. Telephone system upgrade			35,000.00	35,000.00	0.00	0.00
	6. Computerized blueprint archiving		1	35,000.00	0.00	0.00	0.00

Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)
	2. Computer equipment - PHA-wide			43,882.96	78,882.96	33,989.58	10,443.22
	7. Color printer for Modernization Staff		1	2,500.00	2,500.00	848.42	848.42
	8. Tools and Equipment for Mod Staff			105.00	105.00	105.00	105.00
	9. Fax machine for Bergerson Field Office		1	1,114.00	1,114.00	1,114.00	1,114.00
	10. Purchase common area furniture Northt G			4,670.98	4,670.98	0.00	0.00
	11. Comp. Staff Furniture			9,549.22	9,549.22	0.00	0.00
	12. Tools and Equipment for remote sites			1,003.04	1,003.04	0.00	0.00
	13. Purchase common area furniture K Street			5,000.00	5,000.00	0.00	0.00
<i>Non CGP Funds</i>	13. Hydro Machine for Maintenance		1	3,500.00	3,500.00	0.00	0.00
	14. Sewer Viedo Camera		1	2,500.00	2,500.00	0.00	0.00
	15. 52" Walk Behind Mower		1	5,200.00	5,200.00	0.00	0.00
<b>PHA-WIDE</b>	<b>RELOCATION COSTS</b>	<b>1495</b>		<b>130,887.30</b>	<b>40,000.30</b>	<b>36,054.90</b>	<b>36,054.90</b>
<b>WA19P005004</b>	<b>SALISHAN</b>			<b>4,906.65</b>	<b>4,906.65</b>	<b>1,542.90</b>	<b>1,542.90</b>
	<b>Demolition</b>	<b>1485</b>		<b>1,000.00</b>	<b>1,000.00</b>	<b>186.25</b>	<b>186.25</b>
	<b>Emergency Lawn Repair FIC</b>	<b>1450</b>		<b>3,906.65</b>	<b>3,906.65</b>	<b>1,356.65</b>	<b>1,356.65</b>
<b>WA19P005018</b>	<b>HILLSIDE TERRACE</b>			<b>277,968.00</b>	<b>187,698.00</b>	<b>29.29</b>	<b>29.29</b>
	<b>Site Improvements</b>	<b>1450</b>		<b>277,968.00</b>	<b>187,698.00</b>	<b>29.29</b>	<b>29.29</b>
	1. Rough and finish grading						
	2. Hydroseeding						
	3. Replace sidewalks and entryways						
	4. Install new parking lot with speed bumps						
	5. Stripe parking lot						
	6. Create bike paths						
	7. Install dumpster pads and enclosures						
	8. Install perimeter fencing, secured mailboxes, litter containers						
	9. Increase site lighting						
	10. Replace benches and tables, playground equipment, basketball court						
	11. Replace water and sewer lines						
	12. Install storm drains						

Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)
<b>WA19P005018</b>	<b>HILLSIDE TERRACE Dwelling Structures</b> 1. Replace heaters, stair handrails, closet doors, window coverings. 2. Insulate walls, lower ceilings, upgrade bathrooms 3. Replace kitchen cabinets, countertops, sinks, faucets	<b>1460</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>WA19P005020</b>	<b>BERGERSON TERRACE Site Improvements</b> 1. Install parking lot lighting, landscaping, add parking stalls 2. Grade, overlay, and re-stripe parking lot 3. Replace sidewalks 4. Install playground equipment 5. Dig out area around existing community room to prevent roof access 6. Retaining walls, fencing	<b>1450</b>		<b>581,962.97</b>	<b>1,073,904.20</b>	<b>75,000.00</b>	<b>0.00</b>
	<b>Dwelling Structures</b> <i>Section 8 - \$75,000+ 2,210.</i>	<b>1460</b>		<i>77,210.00</i>	<i>77,210.00</i>	<i>77,210.00</i>	<i>0.00</i>
	<b>DWELLING EQUIPMENT</b> Replace Stoves and Refrigerators Bergerson	<b>1465</b>	72	<b>57,600.00</b>	<b>49,758.00</b>	<b>0.00</b>	<b>0.00</b>
	<b>NON-DWELLING STRUCTURES</b>	<b>1470</b>		<b>651,676.00</b>	<b>832,563.00</b>	<b>0.00</b>	<b>0.00</b>
<b>WA19P005020</b>	Expand community room - Bergerson			50,000.00	50,000.00	0.00	0.00
<b>WA19P005020</b>	On site maintenance/property mgmt office Bergerson			472,373.00	472,373.00	0.00	0.00
<b>WA19P005008</b>	902 South L Remodel <i>Section 8 portion</i>			129,303.00 <i>0.00</i>	310,190.00 <i>150,000.00</i>	0.00 <i>0.00</i>	0.00 <i>0.00</i>
<b>WA19P005014</b>	<b>6th Avenue Modernization</b> Comprehensive interior Modernization	<b>1460</b>	43 units	<b>1,310,057.31</b>	<b>1,142,607.31</b>	<b>1,142,607.31</b>	<b>0.00</b>

Part 2

Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)
	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 vanity, sinks and faucets and shower heads p. Replace window coverings q. Replace floor coverings z. Install garbage disposals <b>Site Improvements</b>	<b>1450</b>		0	2,550.00	2,550.00	0.00
<b>WA19P005027</b>	<b>Add 4 dwelling units to 6th Avenue</b>	<b>1498</b>		<b>0.00</b>	<b>200,000.00</b>	<b>200,000.00</b>	<b>0.00</b>
<b>WA19P005008</b>	<b>1202 South M Street/902 S. L St</b> Replace Stoves and Refrigerators/M Street	<b>1465</b>	77 apts	<b>57,750.00</b> 57,750.00	<b>49,488.00</b> 49,488.00	<b>0.00</b> 0.00	<b>0.00</b> 0.00
<b>WA19P005026</b>	<b>SALISHAN</b> <b>Development 1 - Faris Drive</b>  Mod Funds Used For Development	<b>1498</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>WA19P005024</b>	<b>SCATTERED SITES</b> 2146 Sheridan	<b>1460</b>		<b>60,678.00</b>	<b>57,335.00</b>	<b>57,255.00</b>	<b>0.00</b>
<b>WA19P005022</b>	6750 East B	1460		60,678.00	37,755.00	37,755.00	0.00
<i>Non CGP funds</i>	<i>Sheridan</i>	1460		0.00	19,580.00	19,500.00	0.00
<i>Youth Build Grant</i>		1460		33,951.00	33,951.00	33,951.00	0.00
<b>WA19P005009</b>	<b>3201 South Fawcett</b>	<b>1460</b>		<b>0.00</b>	<b>17,598.77</b>	<b>17,598.77</b>	<b>0.00</b>
<b>PHA-WIDE</b>	<b>CONTINGENCY</b>	<b>1502</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Status of Proposed Work (2)

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From 1998 (707)

From 1998 (707)

From 1998 (707)

\_\_\_\_\_  
Signature and Date:

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Status of Proposed Work (2)

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From Downsizing Mod staff

Moved to future CGP

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

Status of Proposed Work (2)

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From Mgmt Needs Assess.

Moved partial from 707

Moved partial from 707

Moved partial from 706

Moved from 707

*From 707 1998*

*From 707 1998*

*From 707 1998*

Work moved from 1997 cgp

Status of Proposed Work (2)

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Moved to Future CGP

Worked moved from 1997

*13410 from 1998*

From Physical Needs Assess.

From Mgmt Needs Assess.

From Mgmt Needs Assess.

From Mgmt Needs Assess.

From 2000 CPG



**Annual Statement - 1999**  
**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)			Comments
	Original	Revised /1	Actual/ 2	Original	Revised /1	Actual/ 2	
THA-Wide Management Improvements	03/31/2001	09/30/2001		09/30/2002			
WA19P005020 Bergerson	03/31/2001	09/30/2001		09/30/2002			
WA19P005018 Hillside Terrace	03/31/2001	09/30/2001		09/30/2002			
WA19P005026 Salishan	03/31/2001	N/A		N/A			Moved to future CGP 2002 due to HOPE VI Revitalization Grant
WA19P005024 Scattered sites		09/30/2001		09/30/2002			From 707 1998
WA195005014 6th Avenue	03/21/2002	12/31/2000	12/31/2000	09/30/2002			From 2000 CGP
WA195005009 3202 Fawcett		12/31/2000	12/31/2000	09/30/2002			From 1998 CGP

Signature of Executive Director and Date:

X

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

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 1999 ANNUAL STATEMENT

TACOMA HOUSING AUTHORITY

SOURCE OF NON-CGP FUNDS	Amount	Distribution
Section 8 Reimbursement to CGP for Admin. Bldg. To Account 1460 Bergerson	75,000.00	75,000.00
Section 8 Reimbursement to CGP Moved from 1998 To Fund Non Dwelling Equipment Needs	11,200.00	
- Hydro Machine		3,500.00
- Sewer Video Camera		2,500.00
- 52" Walk Behind Mower		5,200.00
		11,200.00
Section 8 Reimbursement to CGP Moved from 1998 (Remaining from Step Vans) To Account 1460 Bergerson	2,210.00	2,210.00
Section 8 Portion of Admin. Bldg Remodel	150,000.00	150,000.00
Youth Build Grant To Account 1460 Sheridan Wages Project Manager/Mod. Manager	45,201.00	33,951.00 11,250.00 <u>45,201.00</u>
Total	283,611.00	283,611.00



# Attachment wa005d02

## 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 \$ 363,869
- B. Eligibility type (Indicate with an "x") N1 \_\_\_\_\_ N2 \_\_\_\_\_ R X \_\_\_\_\_
- C. FFY in which funding is requested 2001
- 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	835	3,500
Hillside Terrace	159	353
Bergerson Terrace	72	182
Dixon Village	31	156
Senior Apartments	349	349
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 X 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	-0-	NONE	Completed
FY 1999 X	\$335,188	WA19DEP0050199	\$79,898	NONE	12-20-01
FY 2000 X	\$349,336	WA19DEP0050100	\$348,586	NONE	10-04-02

**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 _____ PHDEP Budget Summary	
Budget Line Item	Total Funding
9120 - Security Personnel	\$ 75,000
9150 - Physical Improvements	\$ 10,000
9160 - Drug Prevention	\$112,846
9170 - Drug Intervention	\$152,720
9180 - Drug Treatment	\$ 5,000
9190 - Other Program Costs	\$ 8,303
<b>TOTAL PHDEP FUNDING</b>	<b>\$363,869</b>

## 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: \$ 75,000		
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			5/1/02	5/31/03	\$75,000	\$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

<b>9150 - Physical Improvements</b>					<b>Total PHDEP Funding: \$ 10,000</b>		
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	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Install keyless entry system			8/1/01	5/31/02	\$5,000	\$0	Keyless entry system installed
2. Install closed circuit T.V.			8/1/01	5/31/02	\$5,000	\$0	Closed circuit T.V. installed

<b>9160 - Drug Prevention</b>					<b>Total PHDEP Funding: \$ 112,846</b>		
Goal(s)	<ol style="list-style-type: none"> <li>1. Gain additional strategies for preventing and controlling drug-related crime in public housing neighborhoods.</li> <li>2. Provide culturally appropriate counseling for families.</li> <li>3. Provide alternative positive activities for youth.</li> <li>4. Involve youth in structured activities.</li> </ol>						
Objectives	<ol style="list-style-type: none"> <li>5. Provide opportunity for residents to attend workshops or conferences directly related to drug prevention, education and elimination efforts.</li> <li>6. Increase number of families who participate in counseling.               <ol style="list-style-type: none"> <li>3a. Increase youth knowledge of dangers of drug use.</li> <li>3b. Increase youth ability to communicate with parents about drug issues.</li> <li>3c. Increase youth knowledge of where to seek help.</li> <li>4a. Increase number of youth involved in video production.</li> <li>4b. Increase work skills in resident youth.</li> </ol> </li> </ol>						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Travel	4,697	All public housing developments	1/1/03	5/31/03	\$3,000	\$0	<ol style="list-style-type: none"> <li>a. At least 2 residents attend workshops or conferences</li> <li>b. Information gained is disseminated to at least 3 public meetings</li> </ol>
2. Salishan Counseling Services	35	All public housing developments	1/1/02	12/31/02	\$27,740	\$14,900	Increase in number of residents who access counseling services
3. Youth Recreation Program (To Be Determined by RFP)	200	All public housing developments	6/1/01	12/30/01	\$6,000	Unknown	<ol style="list-style-type: none"> <li>a. Increase in number of youth who report an increased knowledge of the dangers of drug use</li> <li>b. Increase in number of youth who report an increased ability to communicate with parents about drug issues</li> </ol>

							c. Increase in number of youth who report increased knowledge of where to go for help
4. Youth Cultural Arts Program (To be Determined by RFP)	100	All public housing developments	5/1/02	5/31/03	\$6,000	Unknown	d. Increase in number of youth who report an increased knowledge of the dangers of drug use e. Increase in number of youth who report an increased ability to communicate with parents about drug issues f. Increase in number of youth who report increased knowledge of where to go for help
5. STRIVE!	30	All public housing developments	2/1/02	1/31/03	\$9,600	\$5,000	g. Increase in number of youth involved in video production h. Increase in number of youth who report an increase in work skills
6. Drug Elimination Coordination	4,697	All public housing developments	5/1/02	4/31/03	\$60,506	\$0	Timely and effective grant implementation

<b>9170 - Drug Intervention</b>						<b>Total PHDEP Funding: \$ 152,720</b>	
Goal(s)	<ol style="list-style-type: none"> <li>1. Provide atmosphere in which youth are involved in structured activities and can avoid negative behavior.</li> <li>2. Foster and maintain residents' perception of the community as being safe.</li> <li>3. Honor, respect and help preserve the culture and ethnic origin of families while assisting them in parenting skills, choices and family life.</li> <li>4. Utilize a variety of communications as an intervention tool for residents.</li> <li>5. Provide additional program support for Community Drug Education Gatherings for residents.</li> <li>6. Provide van transportation for residents to participate in drug elimination program activities.</li> </ol>						
Objectives	<ol style="list-style-type: none"> <li>7. Increase youth at Eastside Neighborhood Center making appropriate choices and positive use of time.</li> <li>8. Increase involvement in resident block watch, multi-lingual telephone trees and other crime prevention communication networks.</li> <li>9. Provide family case management for Southeast Asian public housing residents resulting in improved intergenerational communication and parent-youth interaction.</li> <li>4a. Disseminate a Drug Elimination Newsletter, the UPDATE, to all residents.</li> <li>4b. Provide language specific materials and translators for non-English speaking residents.</li> <li>5. Hire a work study student.</li> <li>6. Increase resident involvement in drug elimination program activities.</li> </ol>						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators

1. Eastside Neighborhood Center	200	All public housing developments	1/1/02	12/31/02	\$129,000	\$120,000/ In-kind	Increase in number of youth at Eastside Neighborhood Center making appropriate choices and positive use of time
2. Community Organization/Mobilization Program (To Be Determined by RFP)	100	Hillside Terrace	3/1/02	2/28/03	\$6,600	Unknown	Increase in number of resident households involved in block watch or telephone tree
3. Indochinese Cultural & Service Center	200	All Southeast Asian families in THA's developments	11/1/02	10/31/03	\$10,800	\$12,000	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	4,697	All public housing developments	12/1/01	12/31/02	\$5,000	\$0	a. Publish 6 issues of the UPDATE Newsletter b. Maintain translation pool of at least six bi-lingual residents
5. Van Insurance and Maintenance	250	All public housing developments	6/1/02	5/31/03	\$1,320	\$0	Increase in the number of residents who use the Drug Elimination Van

<b>9180 - Drug Treatment</b>					<b>Total PHDEP Funding: \$ 5,000</b>		
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 (Provider to be determined through RFP process)	100	All public housing developments	1/1/03	12/31/03	\$5,000	\$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

<b>9190 - Other Program Costs</b>					<b>Total PHDEP Funds: \$ 8,303</b>		
Goal(s)	Implement and refine out-come based evaluation plan						

Objectives	<ol style="list-style-type: none"> <li>1. Include residents in evaluation, design and implementation.</li> <li>2. Evaluate performance outcomes to ensure program quality.</li> <li>3. Modify activities as needed to ensure performance results.</li> </ol>						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Employ residents in survey evaluation			5/1/02	9/30/02	\$800	\$0	Priority will be given to residents when hiring interviewers
2. Implement survey			5/1/02	9/30/02	\$6,200	\$0	Survey will be administered to 150 households
3. Pre/post evaluation			1/1/02	12/31/04	\$0	\$0	7 service providers will complete pre/post assessment questionnaires with participants 2x per year
4. Fiscal Reporting and Accounting			1/1/02	6/30/02	\$ 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	\$75,000
9150	Activities 1, 2	\$10,000		
9160	Activities 2, 3,5, 6	\$27,230	Activities 1, 2, 4, 5,6	\$85,616
9170	Activities 1, 4	\$57,500	Activities 1,2, 3, 4, 5	\$95,220
9180			Activity 1	\$5,000
9190			Activities 1, 2, 4	\$8,303
<b>TOTAL</b>		\$94,730		\$269,139

### **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.”

## SUMMARY OF RESIDENT COMMENTS

As the Community Planning Team met and reviewed issues related to the Plan, input from the RAB and other Committee members were discussed and negotiated until consensus was reached. An example of this is the Section 8 tenant selection plan. Regulations allow Section 8 to assist 75% of its new participants from the extremely low income category (30% of median income and below) and 25% from the very low income category (31 to 50% of median income). The Community Planning Team encouraged 100% of the applicants to be from the extremely low income category while the Housing Authority sought to implement the 75 - 25% split. During the Committee meetings, information was provided and negotiations ensued which resulted in a compromise acceptable to all parties who shared in the process. In the coming year, 85% of applicants offered Section 8 assistance will have extremely low incomes and 15% will have incomes between 31 and 50% of median income.

A Public Hearing was advertised forty-five days prior to the Hearing date on Monday, April 16, 2001. In addition, THA conducted special outreach by mailing in excess of 4,000 flyers to all residents and program participants a few days before the Hearing. The Hearing was officially opened by Housing Authority Chairperson, Stanley Rumbaugh. It was well attended with more than 125 residents and Section 8 tenants participating. In addition, community members, THA staff and several other Commissioners were present. The Hearing was conducted in six language groups. A written overview was presented by each interpreter and questions and answers followed. Attendees asked about the tenant selection process for Section 8 and whether it provides a preference for severely disabled applicants. The process set forth in the Annual Plan was discussed, and it was clarified that, while a disability in itself does not automatically provide a preference, there are special needs programs which applicants may be able to access. Attendees asked questions specifically about what would qualify as community service hours. Many attendees do volunteer work for schools, social service agencies, tenant organizations, etc. THA and Committee members responded saying the Program details have not been worked out and not only are people welcome to participate in the process, but when a draft is completed it will be available for review and comment and separate meetings will be held.

Many questions were raised about current events affecting residents, i.e. utility costs and conservation in both public housing and Section 8; THA's proposed new Excess Trash policy; entrepreneurial and FSS programs; HOPE VI demolition and relocation; Section 8 rents and portability; and a few maintenance issues.

The meeting was closed with an explanation that the Plan would be before the Board of Commissioners at its April 25, 2001, regular meeting and any further comments would be accepted through Wednesday, April 18, 2001. A letter was received from the Chairperson of the Salishan Alliance for Community Services which is below.

April 25, 2001

Stanley J. Rumbaugh  
Chair, Board of Commissioners

**Tacoma Housing Authority  
902 South L Street  
Tacoma, WA 98405**

**Subject: Public Housing Agency Plans**

**Dear Mr. Rambraugh:**

**Let me first thank you for your letter of March 2<sup>nd</sup>. Although, you did not address the five problem areas as presented. We will give you credit for taking the first step towards recognizing that a human relation problem does exist. We will take the following wording per your letter, "First, we regret and apologize for any conduct which you believe was rude, iron-fisted, or prejudicial. It is not our intent to offend anyone nor demonstrate any underlying bias", and use this sincerity as incentive for moving forward.**

**With this said, let us begin by thanking you for allowing the SACS to present the following information to the Commissioners. Since it is our belief, that the majority of the Commissioners harbor no hidden agendas and desires to represent themselves as responsible parties, we offer the following comments and suggestions.**

**At the present time, the Tacoma Housing Authority is considering the modification of its 5-Year Plan and its Annual Plan. Of which, the THA staff presented a limited (3-pages) version of this document to the public housing and section 8 tenants on April 17<sup>th</sup>. In observing this process, we can applaud the turnout as it displayed an overall interest by the residents in the THA operations. However, after a thorough review of the Plan and the supportive documents, we must question the limited explanation given and seek further clarification of the fill Plan(s). For as the old saying goes, "the devil lies in the detail."**

**For this reason, our purposes for attending the Commissioners meeting is to examine some of these details, to re-raise those concerns that were expressed at the referenced meeting and have been provided to SACS, and to provide some recommendations. If some of this information sound familiar, it just might be. Because some of these issues have been presented during the past year without SACS receiving acceptable responses. These failures form the second reason for appearing before you. To ensure that the enclosed and discussed discrepancies, concerns and recommendations be addressed in the 5-year and Annual plan(s) in accordance with §903.13 (c)(l).**

**In reviewing the purpose of the 5-Year and Annual Plans, as given under 24 CFR part 903 - Public Housing Agency Plan, we think it important that we provide the HUD requirements for implementing this plan. It states:**

- "The purpose of the plan is to provide a framework for local accountability and an easily identifiable source by which public housing residents, participants in the tenant-based assistance program, and other members of the public may locate basis PHA policies, rules and requirements concerning its operations, programs and services." (§903.1(b))**
- "A PHA must comply with the rules, standards and policies established in the plans. To ensure that a PHA is in compliance with all policies, rules, and standards adopted in the plan approved by Fm, Fm shall, as it deem appropriate, respond to any**

**complaint concerning PHA noncompliance with its plan. If HUD should determine that a PHA is not in compliance with its plan, HUD will take whatever actions it deems necessary and appropriate." (§903.25)**

**Based upon these requirements, it is our understanding that the information provided in the Plan should be given in measurable terms, in order to establish a "framework for accountability." We note that throughout THA Plan, no performance-based numbers are provided, nor are specifics provided for sake of clarity. While this pattern fits the operational mode of THA and its chosen service providers, we feel this method of doing business can no longer be accepted. We are therefore calling for board numbers to be placed in the appropriate categories to allow for the proper measurement of performance and to serve as a means for providing cost-benefits analysis that is directly associated with its service delivery.**

**We are also calling for changes to be made to the Plan to reflect the issues of increased utility cost, the providing of proper maintenance in accordance with HUD requirements, safety concerns for residents and THA employees, and budgetary changes. These items must be addressed more precisely in terms of management, programs, and budget. Of equal importance is the role that SACS will play in the implementation of the planning efforts. So let it be clearly understood, that SACS seeks total involvement per §964.135, which states, "Residents shall be involved and participate in the overall policy development and direction of Public Housing operations." In doing so, we cite §964.135 (e) and (f), and request that the 5-year and Annual Plans clearly reflect that SACS has requested management participation.**

**Based upon the above, we are putting on new lenses. As opposed to observing the past planning process, where it would be easily perceived from our resident status of not having our positions taken seriously of giving no value to our opinions, especially when it came to being in opposition to the prevailing THA opinion. To one where we will assume the position of joint management and in cooperation with THA assist in the development of an operational plan that places our customers (residents) first.**

**In order to accomplish this, everyone must understand that the Plan(s) and budget are flexible. We must also understand that in examining the THA operation, its policies and decisions, and its personnel for their performance, with changes being inevitable. For a failure to accomplish this will certainly push THA into receivership.**

**Sincerely,**

**JoAnne Solitaire  
Chairperson**

## HOUSING AUTHORITY OF THE CITY OF TACOMA PET POLICY AND AGREEMENT

1. This agreement authorizes \_\_\_\_\_, residing at \_\_\_\_\_, to maintain not more than one (1) pet described below, provided all conditions of this agreement are kept and the pet is maintained responsibly and in accordance with applicable state and local public health animal control and animal anti-cruelty laws and regulations.

Pet Type \_\_\_\_\_ Sex \_\_\_\_\_  
Neutered (date) \_\_\_\_\_ Breed \_\_\_\_\_  
Weight \_\_\_\_\_ Color \_\_\_\_\_ Age \_\_\_\_\_  
Name \_\_\_\_\_  
**(Color photo of pet must be attached)**

Tenant agrees to keep no pet other than the one authorized by this agreement. When full grown the pet may not exceed 20 pounds at senior and other apartment style complexes and 40 pounds at Salishan, Dixon Village and Scattered Sites. Large dogs such as Pit Bulls, German Shepherds, Dobermans, Rottweilers, Great Danes, Chows, Dalmatians, or any other large breed of dog which will traditionally exceed 40 pounds when full grown are not allowed.

2. Execution of this agreement acknowledges receipt of a non-refundable fee of \$150.00 to cover reasonable operating costs to the development relating to the presence of a pet.

A Non-Refundable Fee will be charged for:

Dog	\$150.00
Cat	\$150.00
Caged Bird(s)	\$150.00 (birds of prey are not accepted) (Cages may not be attached to ceilings or walls)
Caged Guinea Pigs	\$ 75.00
Caged Hamster	\$ 75.00
Dangerous fish or lizards or exotic pets are not permitted	

3. Dog or cat shall remain inside a tenant's unit unless attended on a leash not longer than six (6) feet. The pet shall be appropriately and effectively restrained and under the control of a responsible individual while on the common areas of the development.
4. Tenant must pick up and dispose of all animal waste in sealed plastic bags and place the bag in the garbage containers.
5. In the case of cats and other pets using litter boxes, the pet owner must change the litter no less than once a week. Litter must be disposed of in plastic bags and must be placed in the garbage container.

6. The Housing Authority may enter a unit to transfer any animal to the proper authority that is left unattended for 24 hours. The Housing Authority accepts no responsibility for pets so removed.
7. The Housing Authority has the right to conduct an inspection of the tenant's unit for compliance with this Agreement once every three months for the first year.
8. At the time of annual re-examination, tenants shall provide written proof of:
  1. current license from city or county;
  2. a certificate signed by a licensed veterinarian or state or local authority empowered to inoculate animals (or designated agent of such an authority), stating the pet has received all inoculations required by applicable state and local law;
  3. pet being neutered/spayed if no evidence exists in tenant file.
9. The pet must be registered with the Authority each year at the time of the tenant's annual re-examination.
10. The pet shall not be allowed to interfere with the peaceful enjoyment of other residents or neighbors by barking, howling, biting, scratching or other such activities.
11. The resident shall comply with all municipal, city, or county codes regarding pet ownership.
12. Other:
  - a. Pet must wear an ID collar at all times
  - b. Resident may not alter patio or yard area
  - c. Residents must provide the Housing Authority with two (2) emergency contact numbers if required for care of pet
  - d. Resident must provide the Housing Authority with the name and address and telephone number of the pet's veterinarian
  - e. Resident must not feed strays. Strays will be considered keeping a pet without permission.
  - f. More than two written neighbor complaints regarding two incidents in a six month period shall result in the removal of the pet
  - g. Pet may not be kept outdoors.
  - h. Resident must own a vacuum cleaner and clean up pet residue (odor, hair, seeds, feathers, water) daily.
  - i. The Tacoma Housing Authority shall not be held responsible for illnesses caused to animal due to routine extermination procedures.

Failure by the resident to adhere to the terms of this Agreement or any pet whose conduct or condition is duly determined by the Housing Authority to constitute a nuisance or a threat to the health and safety of the other occupants or of other persons in the community shall result in a tenant being responsible for permanently removing the pet from the Housing Authority's premises.

Management and resident agree to utilize the Grievance Procedure described in the Lease

Agreement to resolve any dispute between the resident and management regarding the pet.

Contact persons who will keep the pet in case of emergency:

Name \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

Name \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

\_\_\_\_\_  
Property Manager (THA)

\_\_\_\_\_  
Date