

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

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# PHA Plans

5 Year Plan for Fiscal Years 2004 - 2008  
Annual Plan for Fiscal Year 2004

**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: Tallahassee Housing Authority**

**PHA Number: FL073**

**PHA Fiscal Year Beginning: (07/2004)**

**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)

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

- Main business office of the PHA
- PHA development management offices
- Other (list below)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2004 - 2008**  
[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.
- x The PHA's mission is: (state mission here)  
The PHA,s mission is to improve the living condition of low-income families, provide better housing conditions and work with other agencies in the community to improve the economic and social status of the residents families

**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.**

- x PHA Goal: Expand the supply of assisted housing  
Objectives:
- x Apply for additional rental vouchers:
  - x Reduce public housing vacancies:
  - x Leverage private or other public funds to create additional housing opportunities:
  - x Acquire or build units or developments
  - Other (list below)
- x PHA Goal: Improve the quality of assisted housing  
Objectives:
- x Improve public housing management: (PHAS score) 87
  - x Improve voucher management: (SEMAP score) 90
  - x Increase customer satisfaction:
  - x Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

- x Renovate or modernize public housing units:
  - x Demolish or dispose of obsolete public housing:
  - x Provide replacement public housing:
  - x Provide replacement vouchers:
  - Other: (list below)
- x PHA Goal: Increase assisted housing choices
- Objectives:
- x Provide voucher mobility counseling:
  - x Conduct outreach efforts to potential voucher landlords
  - x Increase voucher payment standards
  - x Implement voucher homeownership program:
  - x 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**

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

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

- x PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- x Increase the number and percentage of employed persons in assisted families:
  - x Provide or attract supportive services to improve assistance recipients' employability: ROSS Homeownership Grant

- x 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**

- x PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:
  - x Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
  - x 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:
  - x 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)**

- **To provide a holistic approach to public housing self-sufficiency program**
- **Partner with N.W. Florida Housing Authority in providing homeownership opportunities to person in Gadsden County**
- **Partner with local homeless coalition in providing permanent housing for persons without shelter**
- **Expand training programs to public housing residents**
- **Develop fitness programs to decrease obesity and/or health programs in public housing**
- **Partner with local agencies in providing adult educational motivational programs/self esteem**
- **Leverage Capital Fund Grant monies to be used for capital improvement projects**
- **Construct a Community Center at Springfield Community**
- **Develop stronger partnerships with local law enforcement in combating crime at the properties**

- **Public housing 5h amendments to include lease with the option to purchase of scattered site homes**
- **Partner with the City of Tallahassee Workforce Equity and Big Bend Fair Housing Office to identify and reduce fair housing and discrimination impediments**
- **Develop economic educational opportunities for public housing and Section 8 residents**
- **Redevelop Ebony Gardens Community into a mixed income development**
- **Develop Section 3 Deconstruction Program from Ebony Garden's demolition**

**Annual PHA Plan**  
**PHA Fiscal Year 2004**  
[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 Agency Plan includes all required documentation as well as development changes as it relates to the capital fund grant activities.**  
**1. It incorporates the local Municipalities Consolidated Plan and shows Section8/PH FSS Program objectives.**

**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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**Attachments**

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:**

- Admissions Policy for Deconcentration (fl073a04)
- FY 2004 Capital Fund Program Annual Statement (fl073b04)
- 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 (fl073c04)
- FY 2004 Capital Fund Program 5 Year Action Plan (fl073d04)
- Public Housing Drug Elimination Program (PHDEP) Plan (fl073e04)
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
  - CFP FL29P073501-00 (fl073f04)
  - CFP FL29P073501-01 (fl073g04)
  - CFP FL29P073501-02 (fl073h04)
  - CFP FL29P073501-03 (fl073i04)
  - CFP FL29P073502-03 (fl073j04)
  - Section 8 Housing Needs (fl073k04)

**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

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

<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	Public housing grievance procedures x check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
x	Section 8 informal review and hearing procedures x 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
	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
x	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
x	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
x	Policies governing any Section 8 Homeownership program x check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
x	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 (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
x	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

# **1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

See attachment fl073k04 for Section 8 Housing Needs

## **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.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	2494	5	4	3	4	3	4
Income >30% but <=50% of AMI	55	4	4	3	5	2	4
Income >50% but <80% of AMI	20	3	3	2	5	1	3
Elderly	34	3	2	2	2	1	3
Families with Disabilities	192						
Race/Ethnicity	2/2						
Race/Ethnicity	2/2						
Race/Ethnicity	1/2						
Race/Ethnicity	2/2						

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: 2002
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data  
Indicate year: 2000
- Other housing market study  
Indicate year: 2004
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
x 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	253		135
Extremely low income <=30% AMI	247	98	
Very low income (>30% but <=50% AMI)	5	2	
Low income (>50% but <80% AMI)	1	-1	
Families with children	84	33	
Elderly families	4	1.5	
Families with Disabilities	0	0	
Race/ethnicity	2/252	99	
Race/ethnicity	1/1	-1	
Race/ethnicity	0	0	
Race/ethnicity	0	0	

<b>Housing Needs of Families on the Waiting List</b>			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	23	97	6
2 BR	65	26	25
3 BR	14	6	86
4 BR	5	2	14
5 BR	1	0.3	4
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)? 2 Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No <input checked="" type="checkbox"/> Yes			

### **C. Strategy for Addressing Needs**

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

#### **(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

- x      Employ effective maintenance and management policies to minimize the number of public housing units off-line
- x      Reduce turnover time for vacated public housing units
- x      Reduce time to renovate public housing units
- x      Seek replacement of public housing units lost to the inventory through mixed finance development
- x      Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- x      Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction

- x Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- x Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- x Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- x 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

- x Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- x 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

- x 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
- x Employ admissions preferences aimed at families with economic hardships
- x 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

- x Employ admissions preferences aimed at families who are working
- x 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)
- Provide applicants and participants of Public Housing and Section 8 alternatives in fair housing**

**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:

- x Funding constraints
- x Staffing constraints
- Limited availability of sites for assisted housing
- x Extent to which particular housing needs are met by other organizations in the community
- x 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
- x Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- x 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 2004 grants)</b>		
a) Public Housing Operating Fund	1,719,320.00	Public Housing
b) Public Housing Capital Fund	1,054,704.00	Modernization
c) HOPE VI Revitalization		
d) HOPE VI Demolition	753,000.00	Demolition Ebony Garden
e) Annual Contributions for Section 8 Tenant-Based Assistance	11,893,920.00	Rental subsidy and rental administration
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	54,503.00	Crime Prevention

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
g) Resident Opportunity and Self-Sufficiency Grants	250,000.00	Public Housing Homeownership
h) Community Development Block Grant Springfield	120,000.00	Planning/Construction of Community Center
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
FL29P073501-01	278,007.00	Modernization
FL29P073501-02	471,925.00	Modernization
FL29P073501-03	736,863.00	Balances available as Of 12/31/03
FLP29P073502-03	190,366.00	
<b>3. Public Housing Dwelling Rental Income</b>	845,707.00	Development
<b>4. Other income (list below)</b>		
Excess utilities	129,500.00	Utility cost
<b>Work orders, late fees</b>	54,142.00	Development
<b>4. Non-federal sources (list below)</b>		
<b>City of Tallahassee</b>	62,723.00	Economic Development
<b>Total resources</b>	18,614,680.00	

### **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)
- x Other: (describe)  
Based on date and time after applicant enrollment

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

- x Criminal or Drug-related activity
- x Rental history
- x Housekeeping
- Other (describe)

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

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

e. x 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)

- x Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

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

- x 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) Assignmen**

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
- x  Two
- Three or More

b. x 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:

x 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)

- x  Emergencies
- x  Overhoused
- Underhoused

- x Medical justification
- x Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)
- In conjunction with law enforcement partnership

c. Preferences

1. xYes  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:

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

Other preferences: (select below)

- x 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
- x Those enrolled currently in educational, training, or upward mobility programs
- x Households that contribute to meeting income goals (broad range of incomes)
- x Households that contribute to meeting income requirements (targeting)
- x Those previously enrolled in educational, training, or upward mobility programs
- x Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

1Date and Time

Former Federal preferences:

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

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

**(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)  
Web page

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 x 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 x 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:

Orange Avenue-Springfield Communities

Employing new admission preferences at targeted developments  
If selected, list targeted developments below:

Other (list policies and developments targeted below)

d.  Yes x 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:

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)
- x 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. xYes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. xYes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d.  Yes x 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
- x Other (describe below)  
Rental 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:

Medical, portability and families unable to lease up due to large family size.

**(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)

- x Victims of domestic violence
- x Substandard housing
- x Homelessness
- x High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- 1 Veterans and veterans' families
- 1 Residents who live and/or work in your jurisdiction
- 1 Whose enrolled currently in educational, training, or upward mobility programs
- 1 Households that contribute to meeting income goals (broad range of incomes)
- 1 Households that contribute to meeting income requirements (targeting)
- 1 Those previously enrolled in educational, training, or upward mobility programs
- 1 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)

x 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

x Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

#### **(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

x The Section 8 Administrative Plan

x 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?

x Through published notices

x Other (list below)

Notices to area social service targeted agencies

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)] Outlined in ACOP and Section 8 Administrative Plan

#### **Based on income and applicable allowances.**

#### **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---

- x 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  
x \$26-\$50

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

- All families will be eligible to claim a hardship to be exempted from minimum rent.
- Lost of eligibility awaiting determination for Federal, State or local assistance program
- Family income decreases because of changed circumstances (unemployed )
- Death in family
- Changes in assistance

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

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

1.  Yes x 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)

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

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
- x 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)\_\_\_\_\_
- x Other (list below)
  - Any time the family experiences an income decrease, family member increase and/or decrease

g. x 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?

- Those enrolled under the Ross Homeownership Program

## **(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.)

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

## **B. Section 8 Tenant-Based Assistance**

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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
- x  100% of FMR
- Above 100% but at or below 110% of FMR
- x  Above 110% of FMR (if HUD approved; describe circumstances below)  
**Persons with special needs (disabilities and or hard to house) Ebony Garden families (demolition).**

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
- x  Reflects market or submarket
- x  To increase housing options for families
- x  Other (list below)
  - Reasonable accommodations for elderly and/or persons with disabilities or hard to house families

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

- x  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)

- x  Success rates of assisted families

- x Rent burdens of assisted families
- x Other (list below)
- Owners rendering units for hardship accessibility

**(2) Minimum Rent**

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

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

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

**5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

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

**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.
- x A brief description of the management structure and organization of the PHA follows: The THA is under the supervision of a seven member Board of Commissioners and a Executive Director who handles the day to day operations.

**B. HUD Programs Under PHA Management**

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	660	80
Section 8 Vouchers	1835	55
Section 8 Certificates		
Section 8 Mod Rehab		

Special Purpose Section 8 Certificates/Vouchers (list individually)	Family Unification 100 Mainstream 75	10 8
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

### C. Management and Maintenance Policies

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

- (1) Public Housing Maintenance and Management: (list below)  
Maintenance Handbook-Management ACOP - All public housing units are reated monthly by a licensed pest control contractor for the prevention of cockroaches and any other such rodents.
- (2) Section 8 Management: (list below)  
Administrative Plan

## 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:  
Grievance panel comprised of Section 8-Public Housing and Community representation

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.

**See optional 5 year plan**

**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:

x The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) fl073b04

-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. xYes  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:

x The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name fl073d04)

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

1. Development name:

2. Development (project) number:

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

Revitalization Plan under development

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

x 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:  
 Ebony Gardens Apartments

Yes x 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:  
 Ebony Gardens Apartments

Yes x 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:  
 THA will work through CHDO to expand affordable housing under new construction for homeownership

**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. x 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 x 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: Ebony Gardens
1b. Development (project) number:FL073-4
2. Activity type: Demolition x 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: <u>(06/09/04)</u>
5. Number of units affected: 102
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity:08/05 b. Projected end date of activity:10/05

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

<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
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application x
4. Date this designation approved, submitted, or planned for submission:
5. If approved, will this designation constitute a (select one) New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) Part of the development <input type="checkbox"/> Total development

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

[24 CFR Part 903.7 9 (j)]

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

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

1.  Yes x 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

x 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: Area Wide
1b. Development (project) number: 73-1, 73-2, 73-3, 73-4, 73-6, 73-16, & 73-17
2. What is the status of the required assessment?

<input type="checkbox"/> Assessment underway <input checked="" 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 checked="" 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 checked="" type="checkbox"/> Conversion Plan submitted to HUD on: (26/10/2001) <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 checked="" 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**

**The Tallahassee Housing Authority has reviewed the following sites as possible voluntary conversions: Ebony Gardens (102 units) - Designated to be demolished - 2005, Springfield (195 units), Pinewood( 96 units), Orange Avenue(200 units) and Hidden Pines(12 units) apartments along with 36 scattered sites supports that it would be inappropriate because removal of the developments would not meet the necessary conditions for voluntary conversion.**

**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)]

- Public Housing (Family Self-Sufficiency Program)
- Section 8 (Family Self-Sufficiency Program)

**A. Public Housing**

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

1. x 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  
 x 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: Scattered Sites	
1b. Development (project) number: FL073-15 and 16	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (01/01/1997)	
5. Number of units affected: 36	

6. Coverage of action: (select one)

Part of the development

Total development

## B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

25 or fewer participants

26 - 50 participants

51 to 100 participants

more than 100 participants

b. PHA-established eligibility criteria

Yes  No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

## 12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

### A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- x 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? 10/21/1998

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

- x Client referrals  
x Information sharing regarding mutual clients (for rent determinations and otherwise)  
x 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)

- x Public housing rent determination policies  
x Public housing admissions policies  
x 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

- x 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)
<i>COT/PHA Internship Program</i>	<i>25</i>	<i>other</i>	<i>PHA main office</i>	<i>PH/Sec.8</i>

**(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: 06/30/04)
Public Housing	25	48
Section 8	50	127

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
  - x 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**

**Community Service and Self-Sufficiency Requirement**

The PHA will administer a Community Service & Self Sufficiency Program

The 1998 Quality Housing and Work Responsibility Act (QHWRA) requires all adult public housing residents who are not exempt to contribute eight hours per month in community service or to participate in a self-sufficiency program. The community work is to be verifiable, and/or non-paid work that provides a public benefit. This is not intended to be punitive, but should be considered a rewarding activity that will assist residents in improving their own and their neighbors' economic and social well-being and give residents a greater stake in their communities. Site managers and the Resident Initiative Coordinator will work with the residents to provide the appropriate setting for each resident. The Public Housing Administrator or his/her designee will give final assignment and prior approval.

**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)
- x High incidence of violent and/or drug-related crime in some or all of the PHA's developments
  - x 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

- x Observed lower-level crime, vandalism and/or graffiti
- x 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).

- x Safety and security survey of residents
- x 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
- x PHA employee reports
- x Police reports
- x Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- x Other (describe below)  
Monthly Police Weed and Seed meetings

3. Which developments are most affected? (list below)  
Springfield 1700 Joe Louis Street

**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
- x Crime Prevention Through Environmental Design
- x Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

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

**Springfield – 1700 Joe Louis Street**  
**Orange Avenue – 2710 Country Club Dr.**

**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
  - x 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)
  - x Police regularly testify in and otherwise support eviction cases
  - x 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)

**PHA wide**

**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 x No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes x No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes x No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

THA amended the established Pet Policy 11-03 to govern the keeping of pets for the elderly and disabled residents in properties owned and operated by the PHA. This does not apply to animals that assist, support or provide service to persons with disabilities. Pet is defined as a domesticated dog weighing twenty (20) pounds or less at maturity or any domesticated cat bird rodent, (rabbit), fish or turtle that is traditionally kept in the home for pleasure rather than commercial purposes. Dogs and cats will required to wear a collar. Reptiles (except turtles) are excluded from the definition. All pets will be required to live inside of the unit.

**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. x 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. x Yes  No: Was the most recent fiscal audit submitted to HUD?
3. x Yes  No: Were there any findings as the result of that audit?
4.  Yes x No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_\_\_\_
5. x 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 x 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)
  - x Not applicable
  - Private management
  - Development-based accounting
  - Comprehensive stock assessment
  - Other: (list below)
3.  Yes x 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)] **Billy Durr, Ruthie Netterville, Sandra Corbin, - Resident Advisory Board**

**THA Board of Commissioners: James R. Ford, Jr. Chairman, Kim B. Williams, Vice Chairman, Darryl Gorman, Anoch Lanh, Benjamin Crump, Edwina Stephens and Charles Moss (Resident Commissioner)**

### **A. Resident Advisory Board Recommendations**

1. Yes x 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)

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:

Other: (list below)

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

1.  Yes x 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 x 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.)

### 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)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)  
 Furthering Affordable Housing under leasing and homeownership for low income persons.

**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: (provide name here)
- State of Florida
  - Department of Community Affairs
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)
- x The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
  - x The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
  - X 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)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)  
 Furthering Affordable Housing under leasing and homeownership for low income persons.

**D. Other Information Required by HUD**

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

**The Tallahassee Housing Authority in conjunction with the community of its residents, resident organization and approval for admission by its Board of Commissioners will amend its annual plan only for the health and safety of its residents and staff. A substantial deviation from its 5-year plan could occur due to terrorism threat or attack in providing a safe atmosphere for its customers. Other such significant amendments would be for prevention intervention activities that provide a quality of time and self empowerment for its residents. Other significant amendments will only occur under the rescheduling of funigibility activities currently outlined in the previous 5 year action plan.**

## **Attachments**

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

# PHA Plan Table Library

## Component 7 Capital Fund Program Annual Statement Parts I, II, and II

### Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number      FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

**Annual Statement**  
**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

**Annual Statement**

**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<b>Total estimated cost over next 5 years</b>				



**TALLAHASSEE HOUSING AUTHORITY**  
**Public Housing/Section 8 Policy**

**Deconcentration and Income Targeting**

The Tallahassee Housing Authority owns and operates 641 public housing units. At least forty percent (40%) (with incomes below 30 percent of median) in a fiscal year, of any new or available public housing apartments must be designated to extremely low-income people. The Authority shall provide more than seventy-five percent (75%) of newly available vouchers and certificates to very poor families.

The Tallahassee Housing Authority has a total of 1,181 Section 8 units. Seventy-five percent (75%) of the new or turned over Section 8 vouchers must be directed toward extremely low-income people. After the housing authority has met the income targeting requirements, it will select new admissions under its Local Preference Policy. On October 1, 1996, the Tallahassee Housing Authority, Board of Commissioners suspended the Federal Preferences and adopted Local Preferences for public housing and Section 8 programs. The new preferences were not ranked and are as shown below:

- Working families
- Families registered/enrolled in a recognized job training program
- Families of domestic violence
- Families involuntarily displaced

1. Working Families

- Working Families whose head of household or spouse work or families whose head of household or spouse have been given a bona fide offer of employment. Those who are in or have completed educational or training programs designed to prepare persons for the job market.
- Applicants households whose head, spouse, or sole member is age 62 or older or is receiving social security disability, supplemental security income disability benefits, or any other payments based on the individuals inability to work will be given the benefit of the working family preference.

2. Families Registered or Enrolled in Job Training Programs

- Families where the head of household or spouse is currently enrolled and participating in a job training program (this will also include WAGES participants) that prepares them for entering or re-entering the job market to include welfare to work certified programs and/or, those performing eight or more hours of community service work as included in Section 512©(g) of the U.S. Housing Act of 1937. Documentation will be required from the institution where the head of the household or spouse is attending.

3. Domestic Violence

- “Domestic Violence” means actual or threatened physical violence directed against one or more members of the applicant family by a spouse or other member of the applicant’s household.
  - a. An applicant is considered a victim if:
    - they have vacated a housing unit because of domestic violence
    - they live in a housing unit with a person who engages in domestic violence
    - it must be determined that the domestic violence occurred recently or is of a continuing nature
    - the family must certify that the person who engaged in such violence will not reside with the applicant family unless the housing authority has given written approval based on certified counseling support documents.

4. Involuntary Displacement

- a. An applicant is involuntarily displaced if:
  - the applicant is a victim of fire
  - the applicant is displaced due to a natural disaster (fire, flood, or any other uncontrollable act)
  - the natural disaster must have extensively damaged or destroyed the dwelling the family had been living in and made it uninhabitable

All applicants must meet all other pre-background screening as other non-preference applicants do.

**Notice of Preference Denial**

When the housing authority determines an applicant does not qualify for a local preference, the housing authority will provide prompt, written notice of the determination. The notice will contain a brief statement of reasons for the determination and notice of the applicants right to an appeal. The applicant can appeal to the specified appeal officer as indicated in correspondence.

**Skipping Policy**

Families on the waiting list for public housing will be under a Skipping Admissions Policy. This would mean the housing authority could uniformly skip a family on the waiting list, specifically to reach another family with a lower or higher income in order to help accomplish the deconcentration and income-mixing objectives as specified by HUD

The current waiting list for public housing is 473. Below is the breakdown as it relates to race and income:

<u>Race</u>	<u>Very Low Income</u>	<u>Low Income</u>
1(Caucasian) 18	18	N/A
2(Black) 11	444	11

The current waiting list for Section 8 is 776. Below is the breakdown as it relates to race and income:

<u>Race</u>	<u>Very Low Income</u>	<u>Low Income</u>
1(Caucasian) 54	492	284
1(Black) 720		
3(Other)		

The housing authority’s targeting plan will conform with civil rights, fair housing and other federal laws that forbid discrimination on the basis of race, color, religion, sex, national origin, familial status or disability.

Both program waiting lists will be managed separately. Public Housing will not include site base waiting lists, but rather one centralized list.

The remaining sixty-percent (60%) of waiting list applicants for public housing will be selected according to the income needs of the development. This is based on the deconcentration plan required by the U.S. Department of Housing and Urban development (HUD) in order to achieve income mixing, by bringing higher income residents into lower income public housing communities and bring lower income residents into higher income public housing communities.

**Authority Incentives**

The Authority’s four public housing communities, Springfield Apartments (1700 Joe Louis Street), Orange Avenue Apartments (2710 Country Club Drive), Ebony Gardens (1010 N. Macomb Street) and Pinewood Place Apartments (2940 Grady Rd.) are all geographically located in low-income (poverty) areas of the city. Under our Comprehensive Modernization Grant, in October 1999, we will begin to replace furnaces

at all the sites and install new gas energy efficient HVAC with air-conditioning features. Resealing of parking spaces has begun and will include re-striping. In the near future, installation of new energy efficient windows and higher R-Factor attic insulation will begin.

We have started an agency resident training program where we have contracted with the Area Big Bend Wages Coalition to screen and verify eligibility of our residents. Eight residents have also been employed by the Authority under the Section 3 Program, along with contractors awareness of preference given to residents on all work performed for the housing authority.

The resident council has a successful training program in which the local community college and vocational school develop goal-training classes for public housing participants. Therefore, internally we will be able to increase the skills of our residents so they may be more qualified to apply for jobs or higher positions and leave the Temporary Assistance to Needy Families (TANF) subsidy rolls.

At the Ebony Garden Apartments, we have installed a laundromat for the residents. Two residents will be hired to monitor the facility during the hours of operation. We suspect this will be an added attraction of curb appeal in soliciting for higher income-mixing at this development. Also, surrounding property is being purchased and sold in a city-side effort to create more affordable homeowner units in this census tract.

Public housing residents will be able to choose whether they would like to pay a flat rent or an income-based rent.

- An income-based rent will be based on 30% of adjusted income.
- Flat rents will benefit higher income families and residents whose incomes are going up.

Residents will have the choice of income-based or flat rent yearly at their re-examination time. However, if they experience financial hardship (loss of employment, death of income contributing family member or loss of governmental assistance) the THA may authorize a switch from flat rent to income-based.

Residents of the Authority's developments and participants of Section 8, who are WAGES enrolled, whose welfare assistance is reduced because of fraud or failure to participate in an economic self-sufficiency program or comply with a work activity requirement will not be eligible for a rent reduction. Only if the welfare reduction is neither a result of the expiration of a lifetime on receiving benefits, or a situation where the family has complied with welfare program requirements, but cannot obtain employment with the authority, make the necessary rent subsidy increase. All others with a non-compliance verified document can request variance to the above and community service sanctions with their respective department hearing officer (public housing and Section 8).

Permissive deductions incentives will be given to residents that are working a minimum of 25 hours per month. Incentives deductions that will be allowed are federal tax deductions, social security taxes and health insurance.

### **Self-Sufficiency Incentives**

The Authority will not increase a family's rent as a result of increased income due to employment during the 12-month period beginning on the date on which the employment is commenced:

1. Family income increases as a result of employment of a family member who was previously unemployed for one or more years. "Previously employed" includes a person who has earned, in the previous 12 months, no more than what would be received for ten hours of work per week for 50 weeks at the established minimum wage.
2. Whose employment income increases during the participation of a family member in any family self-sufficiency or other job training; or
3. Who is or was, when six months assisted under any state program for temporary assistance for needy families funded under Part A of Title IV of the Social Security Act, as determined by the authority in consultation with the local TANF Agency and whose income increases.

### **Phase-in of Rent Increases**

Upon expiration of the 12-month period, the rent payable by a family may be increased due to the continued employment of a family member except that for the 12-month period following expiration of the 12 month disallowance, the increase may not be greater than 50 percent of the amount of the total rent increase.

### **Individual Savings Accounts**

The Authority may provide for individual savings accounts for public housing residents who pay an income-based rent. The family will have the option of having an amount that otherwise would have been applied to the family's rent payment as a result of employment. Amounts deposited in a savings account may be withdrawn only for the purpose of:

- Purchasing a home
- Paying education costs of family members
- Moving out of public or assisted housing
- Paying any other expense authorized by the authority for the purpose of promoting the economic self-sufficiency of residents of public housing.

The Authority will maintain the account in an interest bearing investment and will credit the family with the interest income; at least annually the Authority will provide the family with a report on the status of the account. Any balance in such an account when the family moves out is the property of the family, unless the family is not in compliance with the lease.

Deconcentratio1

## CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:						
Summary						
PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-04 Replacement Housing Factor Gran			Federal FY of Grant: 2004	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Annual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-CFP Funds					
2	1406 Operations	105,470	0	0	0	
3	1408 Management Improvements	110,000	0	0	0	
4	1410 Administration	72,390	0	0	0	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	20,000	0	0	0	
8	1440 Site Acquisition					
9	1450 Site Improvement	40,000	0	0	0	
10	1460 Dwelling Structures	317,500	0	0	0	
11	1465.1 Dwelling Equipment - Nonexpendable	35,000	0	0	0	
12	1470 Nondwelling Structures	344,344	0	0	0	
13	1475 Nondwelling Equipment	10,000	0	0	0	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collaterization of Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2- 20)	1,054,704	0	0	0	
22	Amount of line 21 Related to LBP Activities	0				
23	Amount of line 21 Related to Section 504 Compliance	0				
24	Amount of line 21 Related to Security - Soft Costs	0				
25	Amount of line 21 Related to Security - Hard Costs	0				
26	Amount of line 21 Related to Energy Conservation Measures	0				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Tallahassee Housing Authority		Capital Fund Program Grant No: <b>FL29P073501-04</b>				2004		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operating Subsidy	1406		105,470	0	0	0	
	<b>total 1406 - Operations</b>			<b>105,470</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	Staff Training in Hud Regulations	1408		10,000	0	0	0	
	Maintenance Skills Training	1408		10,000	0	0	0	
	Resident Job Initiatives and Leadership Training	1408		90,000	0	0	0	
	<b>total 1408 - Management Improvements</b>			<b>110,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	Executive Director	1410	5%	8,318	0	0	0	
	Executive Secretary	1410	5%	2,352	0	0	0	
	Maintenance Director	1410	25%	15,940	0	0	0	
	Capital Funds Coordinator	1410	100%	28,047	0	0	0	
	Finance Director	1410	5%	3,399	0	0	0	
	Bookkeeper	1410	5%	1,402	0	0	0	
	Benefits	1410		12,932	0	0	0	
	<b>total 1410 - Administration</b>			<b>72,390</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	A & E Fees	1430		20,000	0	0	0	
	<b>total 1430 - Fees &amp; Costs</b>			<b>20,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	Ranges	1465		24,000	0	0	0	
	Refrigerators	1465		11,000	0	0	0	
	<b>total 1465 - Dwelling Equipment</b>			<b>35,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
PHA Wide	Upgrade & Enlarge HA Office Building (phase I)	1470		0	0	0	0	
	<b>total 1470 - Non-Dwelling Structures</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	Upgrade Computer Equipment	1475	15	10,000	0	0	0	
	<b>total 1475 - Non-Dwelling Equipment</b>			<b>10,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-001 & 003	Paint exterior of buildings	1450		20,000	0	0	0	
Springfield	Erosion Control/General Landscaping			10,000	0	0	0	
	<b>total 1450 -Site Improvement</b>			<b>30,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	Roof Repair	1460	195	25,000	0	0	0	
	Upgrade Units to Building Code and Install Carpeting	1460	15	65,000	0	0	0	
	<b>total 1460 - Dwelling Structures</b>			<b>90,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	Community Center	1470		344,344	0	0	0	
	<b>total 1470 - Non-Dwelling Structures</b>			<b>344,344</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	<b>TOTAL SPRINGFIELD</b>			<b>464,344</b>	<b>0</b>	<b>0</b>	<b>0</b>	
FL029P073-002	General Landscaping	1450		10,000	-	-	-	
Orange Ave.	<b>total 1450 - Site Improvement</b>			<b>10,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	
	Upgrade Units to Building Code and Install Carpeting	1460	15	65,000	0	0	0	
	Completion of A/C -Furnace	1460		25,000	0	0	0	
	Roof Repair	1460		25,000	0	0	0	
	<b>total 1460 - Dwelling Structures</b>			<b>115,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	<b>TOTAL ORANGE AVE</b>			<b>125,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
FL029P073-004	Revitalization after Hope VI	1460		0	0	0	0	
Ebony Gardens	<b>total 1460 - Dwelling Structures</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	<b>TOTAL EBONY GARDENS</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>FL29P073501-04</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-006	Repair Roofs	1460	96	25,000	0	0	0	
Pinewood Place	Upgrade Units to Building Code and Install Carpeting	1460	7	25,000	0	0	0	
	<b>total 1460 - Dwelling Structures</b>			<b>50,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	<b>TOTAL PINWOOD PLACE</b>			<b>50,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
FL029P073-0015	Structural Repairs	1460	2	30,000	0	0	0	
Scattered Site	<b>total 1460 - Dwelling Structures</b>			<b>30,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	<b>TOTAL SCATTERED SITE 15</b>			<b>30,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
FL029P073-0016	Structural Repairs	1460	2	30,000	0	0	0	
Scattered Site	<b>total 1460 - Dwelling Structures</b>			<b>30,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	<b>TOTAL SCATTERED SITE 16</b>			<b>30,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
FL029P073-0017	Upgrade Units to Building Code and Install Carpeting	1460	1	2,500	0	0	0	
Hidden Pines	<b>total 1460 - Dwelling Structures</b>			<b>2,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	<b>TOTAL HIDDEN PINES</b>			<b>2,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	total 1406 - Operations			105,470	-	-	-	
PHA Wide	total 1408 - Management Improvements			110,000	-	-	-	
PHA Wide	total 1410 - Administration			72,390	-	-	-	
PHA Wide	total 1430 - Fees & Costs			20,000	-	-	-	
PHA Wide	total 1465 - Dwelling Equipment			35,000	-	-	-	
PHA Wide	total 1470 - Non-Dwelling Structures			-	-	-	-	
PHA Wide	total 1475 - Non-Dwelling Equipment			10,000	-	-	-	
FL029P073-001 & 003	TOTAL SPRINGFIELD			464,344	-	-	-	
FL029P073-002	TOTAL ORANGE AVE			125,000	-	-	-	
FL029P073-004	TOTAL EBONY GARDENS			-	-	-	-	
FL029P073-006	TOTAL PINWOOD PLACE			50,000	-	-	-	
FL029P073-015	TOTAL SCATTERED SITE 15			30,000	-	-	-	
FL029P073-016	TOTAL SCATTERED SITE 16			30,000	-	-	-	
FL029P073-017	TOTAL HIDDEN PINES			2,500	-	-	-	
	<b>TOTAL CFP501-2004</b>			<b>1,054,704</b>	-	-	-	

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

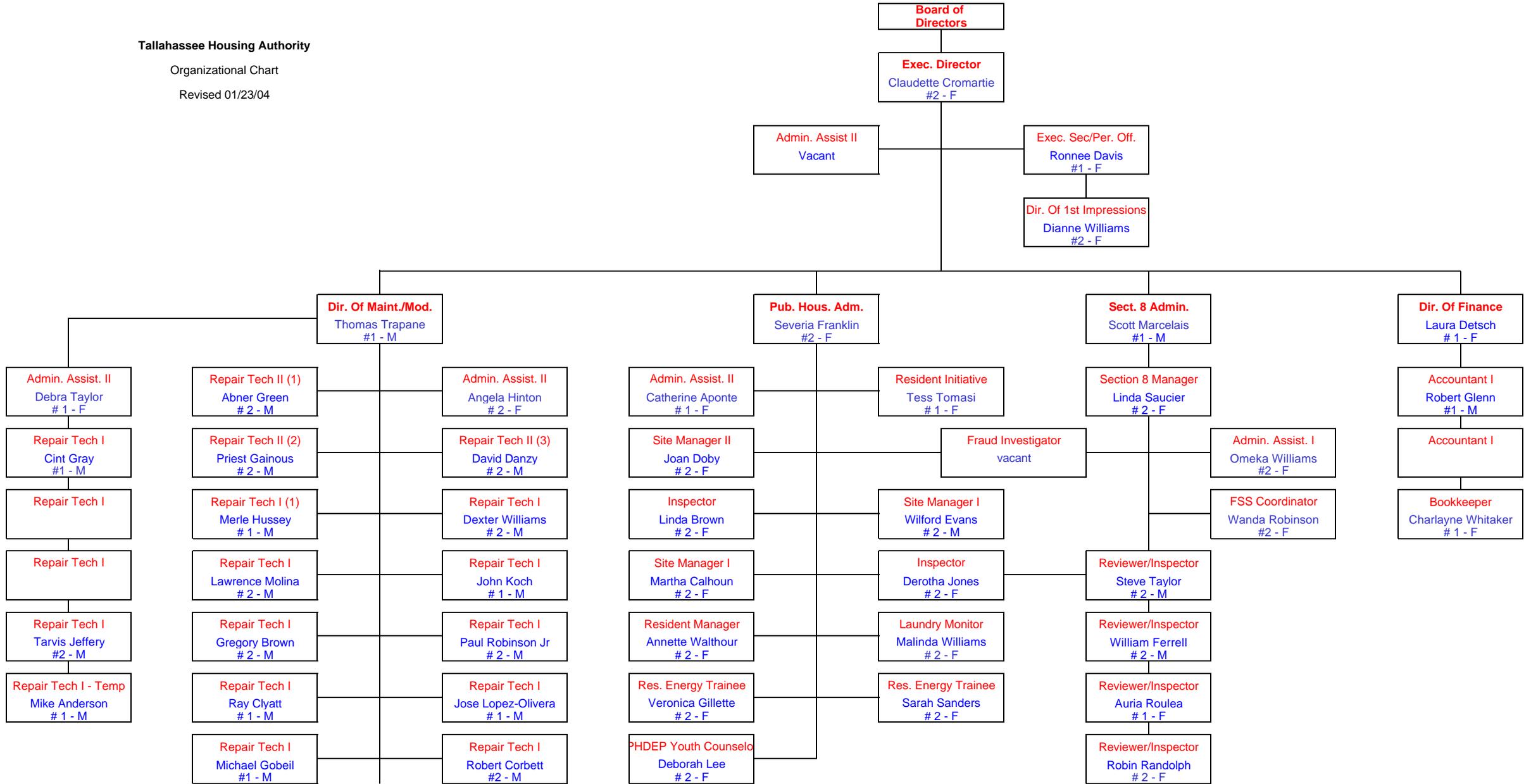
**Part III: Implementation Schedule**

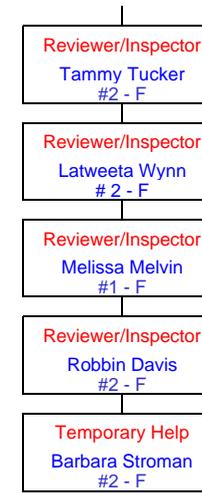
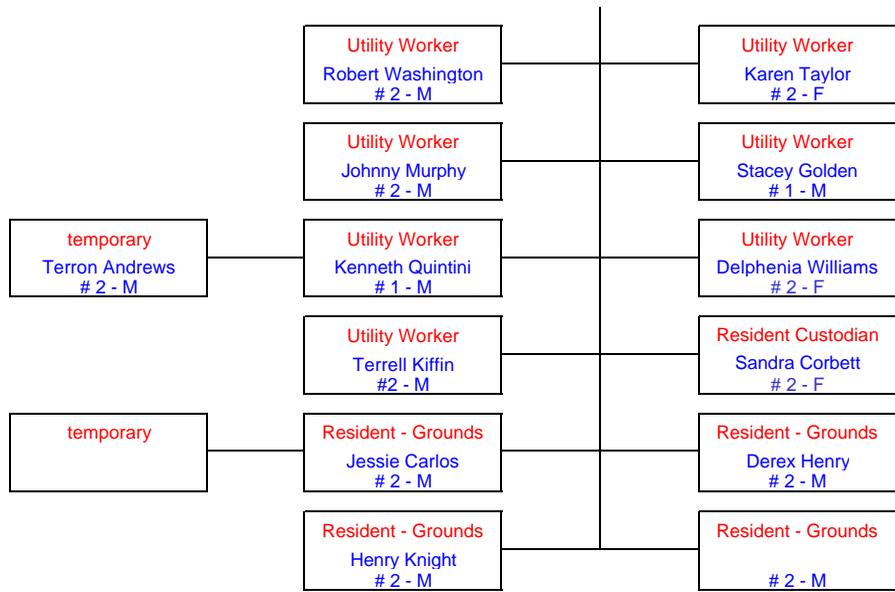
PHA Name:		Grant Type and Number					Federal FY of Grant:
Tallahassee Housing Authority		Capital Fund Program Grant No: FL29P073501-04 Replacement Housing Factor Grant No:					2004
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>PHA Wide:</b>							
1406 - Operations	09/07/06			09/07/08			
1408 - Man. Improvements	09/07/06			09/07/08			
1410 - Administration	09/07/06			09/07/08			
1430 - Fees & Costs	09/07/06			09/07/08			
1465 - Dwelling Equipment	09/07/06			09/07/08			
1470 - Non-Dwell Struct	09/07/06			09/07/08			
1475 - Non-Dwell Equip	09/07/06			09/07/08			
FL029P073-001 & 003	09/07/06			09/07/08			
FL029P073-002	09/07/06			09/07/08			
FL029P073-004	09/07/06			09/07/08			
FL029P073-006	09/07/06			09/07/08			
FL029P073-015	09/07/06			09/07/08			
FL029P073-016	09/07/06			09/07/08			
FL029P073-017	09/07/06			09/07/08			

Tallahassee Housing Authority

Organizational Chart

Revised 01/23/04

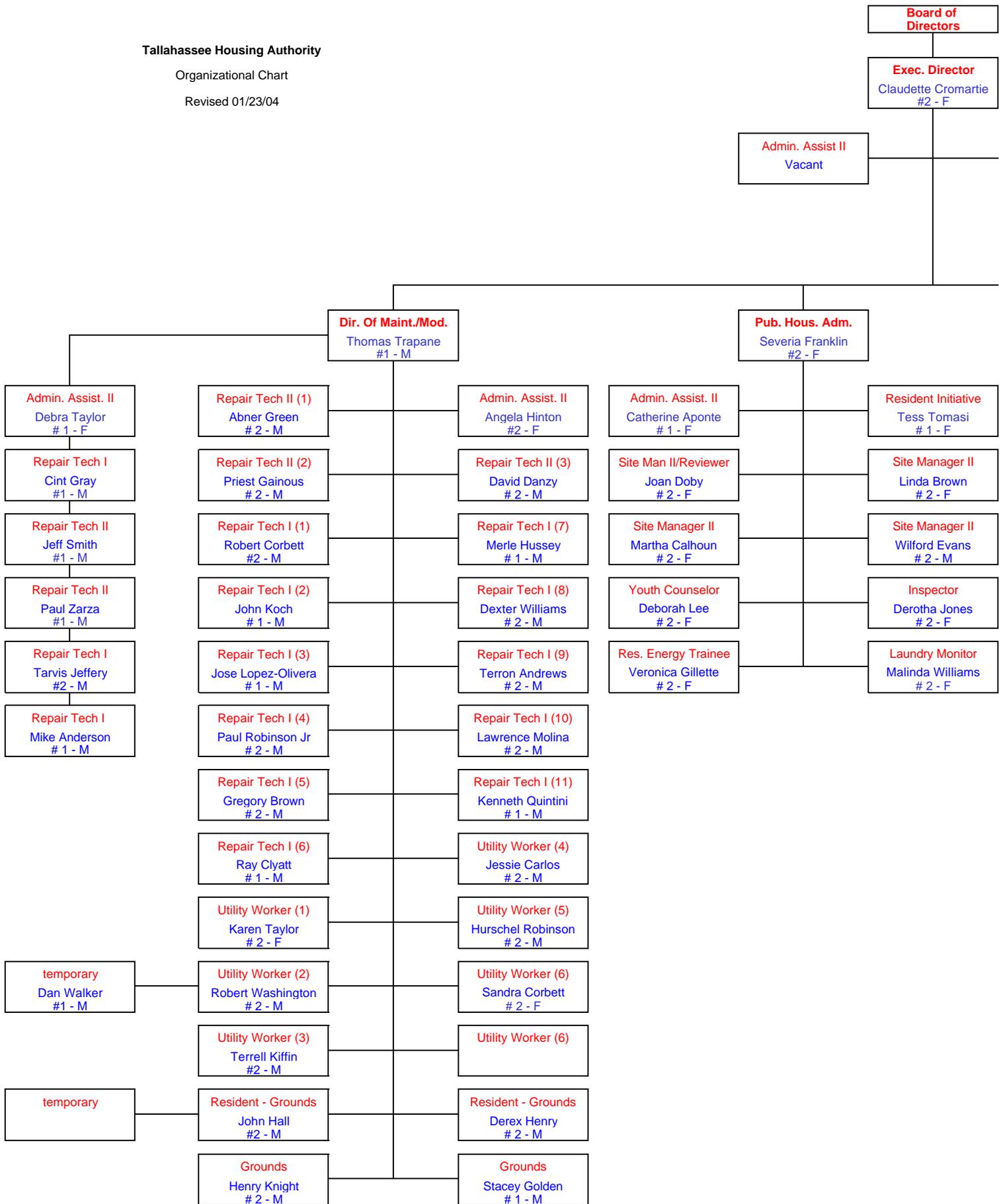


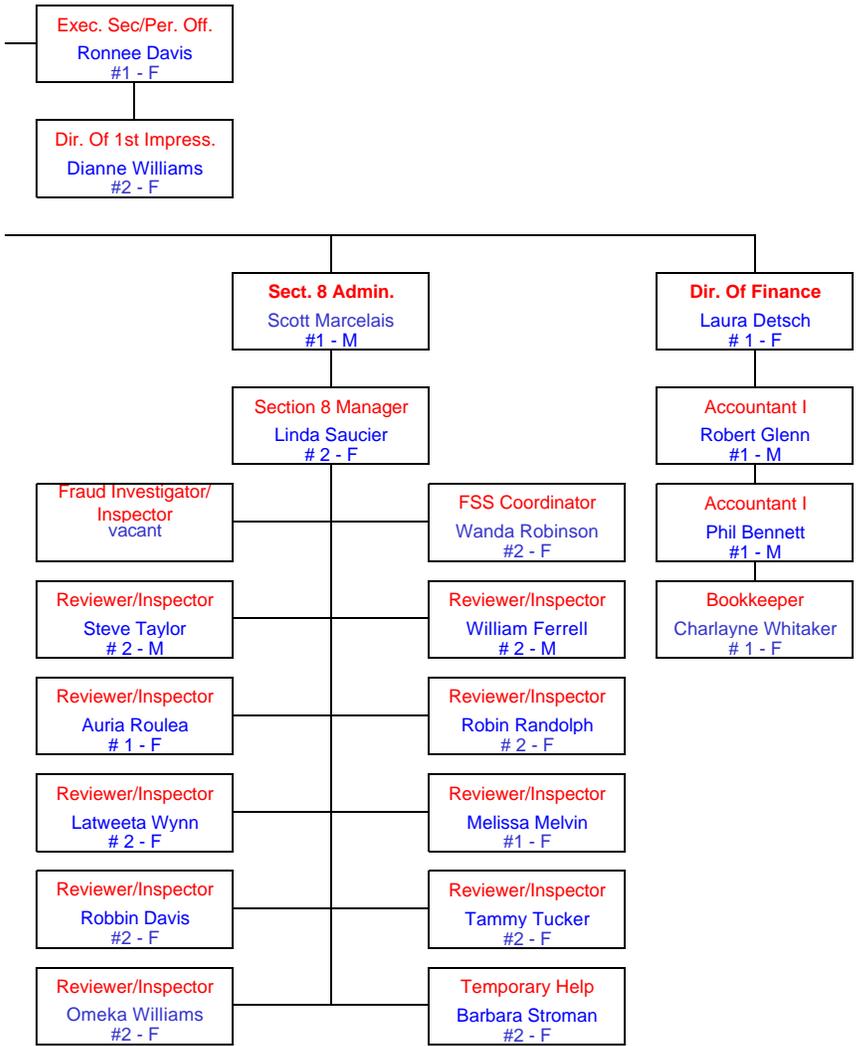


**Tallahassee Housing Authority**

Organizational Chart

Revised 01/23/04

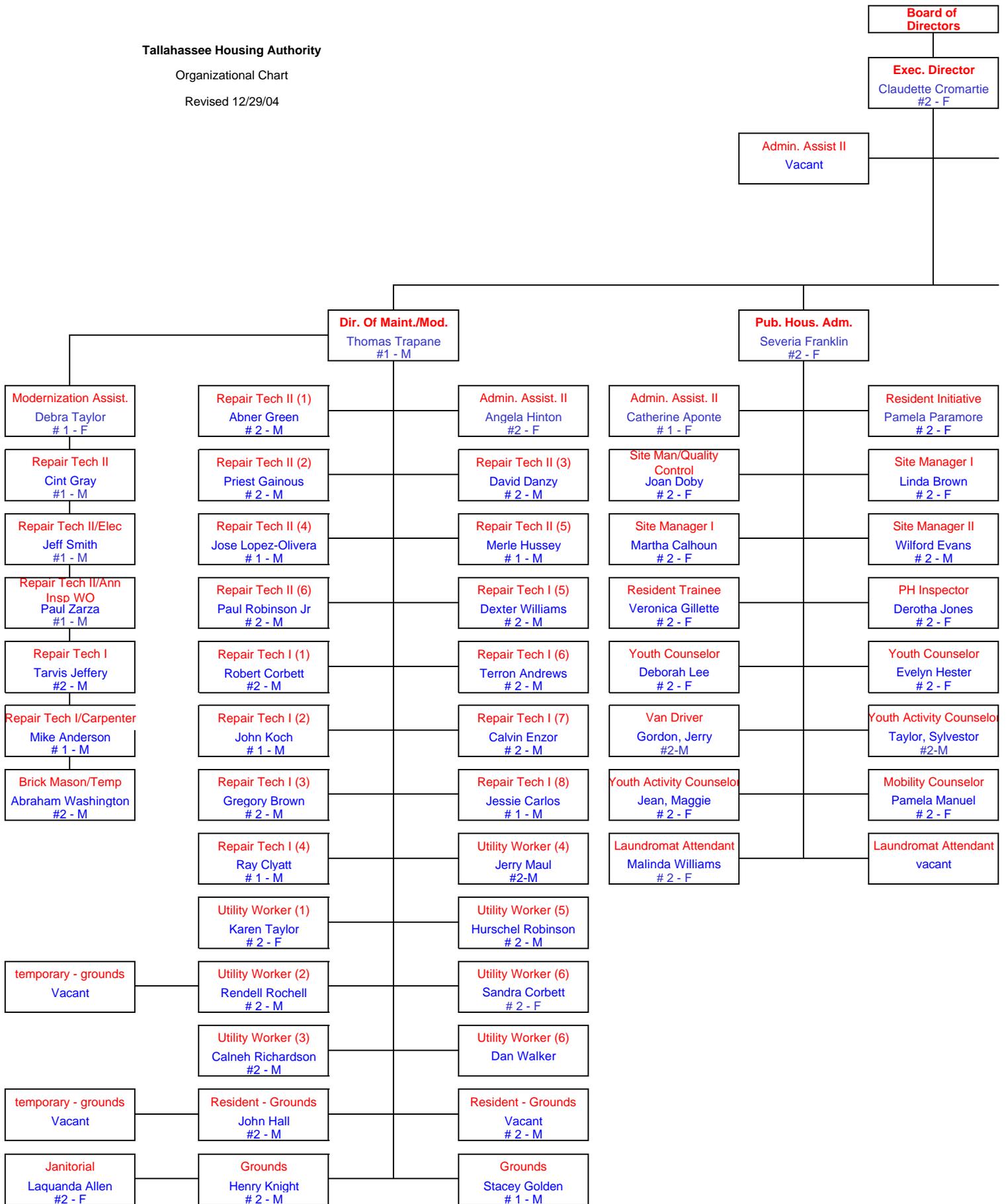


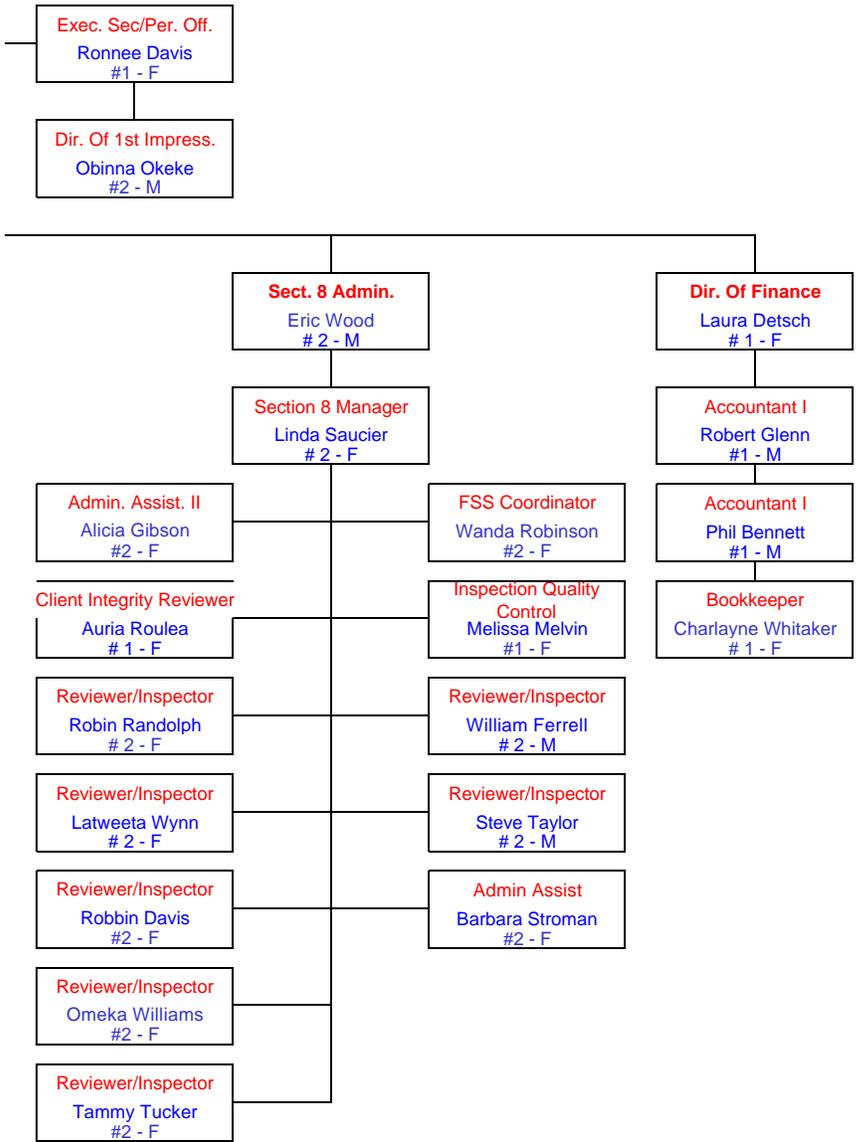


**Tallahassee Housing Authority**

Organizational Chart

Revised 12/29/04





**Executive Summary of Preliminary  
Estimated Costs**

Physical and Management /  
Operations Needs  
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)

HA Name <b>The Housing Authority of the City of Tallahassee, Florida</b>				Federal Fiscal Year <b>2004</b>	
Development Number / Name	Total Current Units	Total Preliminary Estimated Hard Cost	Per Unit Hard Cost	Long-Term Viability (Y/N)	Percentage of Vacant Units
FL29-073-1 & 3 Springfield	195	\$937,344	\$4,806.89	Yes	18.84%
FL29-073-2 Orange Avenue	200	\$296,000	\$1,480.00	Yes	21.74%
FL29-073-4 Macomb Street	100	\$1,133,834	\$11,338.34	No	53.62%
FL29-073-6 Pinewood Place	96	\$89,000	\$927.08	Yes	4.35%
FL29-073-15 Scattered Sites	18	\$122,600	\$6,811.11	Yes	1.45%
FL29-073-16 Scattered Sites	18	\$122,600	\$6,811.11	Yes	0.00%
FL29-073-17 Trimble Road Apartments	12	\$15,500	\$1,291.67	Yes	0.00%
Total Preliminary Estimated Hard Cost for Physical Needs			\$	\$2,716,878	
Total Preliminary Estimated Cost for HA - Wide Management/Operations Needs			\$	\$940,470	
Total Preliminary Estimated Cost for HA - Wide Nondwelling Structures and Equipment			\$	\$335,950	
Total Preliminary Estimated Cost for HA - Wide Administration			\$	\$302,390	
Total Preliminary Estimated Cost for HA - Wide Other			\$	\$759,016	
Grand Total of HA Needs			\$	\$5,054,704	
Signature of Executive Director			Date		

## CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:						
Summary						
PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-04 Replacement Housing Factor Gran			Federal FY of Grant: 2004	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )						
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:    [    ] <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Annual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-CFP Funds					
2	1406 Operations	105,470				
3	1408 Management Improvements	110,000				
4	1410 Administration	72,390				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	20,000				
8	1440 Site Acquisition					
9	1450 Site Improvement	40,000				
10	1460 Dwelling Structures	317,500				
11	1465.1 Dwelling Equipment - Nonexpendable	35,000				
12	1470 Nondwelling Structures	344,344				
13	1475 Nondwelling Equipment	10,000				
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collaterization of Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2- 20)	1,054,704				
22	Amount of line 21 Related to LBP Activities	0				
23	Amount of line 21 Related to Section 504 Compliance	0				
24	Amount of line 21 Related to Security - Soft Costs	0				
25	Amount of line 21 Related to Security - Hard Costs	0				
26	Amount of line 21 Related to Energy Conservation Measures	0				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operating Subsidy	1406		105,470				
	<b>total 1406 - Operations</b>			<b>105,470</b>				
	Staff Training in Hud Regulations	1408		10,000				
	Maintenance Skills Training	1408		10,000				
	Resident Job Initiatives and Leadership Training	1408		90,000				
	<b>total 1408 - Management Improvements</b>			<b>110,000</b>				
	Executive Director	1410	5%	8,318				
	Executive Secretary	1410	5%	2,352				
	Maintenance Director	1410	25%	15,940				
	Capital Funds Coordinator	1410	100%	28,047				
	Finance Director	1410	5%	3,399				
	Bookkeeper	1410	5%	1,402				
	Benefits	1410		12,932				
	<b>total 1410 - Administration</b>			<b>72,390</b>				
	A & E Fees	1430		20,000				
	<b>total 1430 - Fees &amp; Costs</b>			<b>20,000</b>				
	Ranges	1465		24,000				
	Refrigerators	1465		11,000				
	<b>total 1465 - Dwelling Equipment</b>			<b>35,000</b>				
	Upgrade Computer Equipment	1475	15	10,000				
	<b>total 1475 - Non-Dwelling Equipment</b>			<b>10,000</b>				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-001 & 003	Paint exterior of buildings	1450		20,000				
Springfield	Erosion Control/General Landscaping			10,000				
	<b>total 1450 -Site Improvement</b>			<b>30,000</b>				
	Roof Repair	1460	195	25,000				
	Upgrade Units to Building Code and Install Carpeting	1460	15	65,000				
	<b>total 1460 - Dwelling Structures</b>			<b>90,000</b>				
	Community Center	1470		344,344				
	<b>total 1470 - Non-Dwelling Structures</b>			<b>344,344</b>				
	<b>TOTAL SPRINGFIELD</b>			<b>464,344</b>				
FL029P073-002	General Landscaping	1450		10,000				
Orange Ave.	<b>total 1450 - Site Improvement</b>			<b>10,000</b>				
	Upgrade Units to Building Code and Install Carpeting	1460	15	65,000				
	Completion of A/C -Furnace	1460		25,000				
	Roof Repair	1460		25,000				
	<b>total 1460 - Dwelling Structures</b>			<b>115,000</b>				
	<b>TOTAL ORANGE AVE</b>			<b>125,000</b>				
FL029P073-006	Repair Roofs	1460	96	25,000				
Pinewood Place	Upgrade Units to Building Code and Install Carpeting	1460	7	25,000				
	<b>total 1460 - Dwelling Structures</b>			<b>50,000</b>				
	<b>TOTAL PINEWOOD PLACE</b>			<b>50,000</b>				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>FL29P073501-04</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-0015	Structural Repairs	1460	2	30,000				
Scattered Site	<b>total 1460 - Dwelling Structures</b>			<b>30,000</b>				
	<b>TOTAL SCATTERED SITE 15</b>			<b>30,000</b>				
FL029P073-0016	Structural Repairs	1460	2	30,000				
Scattered Site	<b>total 1460 - Dwelling Structures</b>			<b>30,000</b>				
	<b>TOTAL SCATTERED SITE 16</b>			<b>30,000</b>				
FL029P073-0017	Upgrade Units to Building Code and Install Carpeting	1460	1	2,500				
Hidden Pines	<b>total 1460 - Dwelling Structures</b>			<b>2,500</b>				
	<b>TOTAL HIDDEN PINES</b>			<b>2,500</b>				
PHA Wide	total 1406 - Operations			105,470	-	-	-	
PHA Wide	total 1408 - Management Improvements			110,000	-	-	-	
PHA Wide	total 1410 - Administration			72,390	-	-	-	
PHA Wide	total 1430 - Fees & Costs			20,000	-	-	-	
PHA Wide	total 1465 - Dwelling Equipment			35,000	-	-	-	
PHA Wide	total 1475 - Non-Dwelling Equipment			10,000	-	-	-	
FL029P073-001 & 003	TOTAL SPRINGFIELD			464,344	-	-	-	
FL029P073-002	TOTAL ORANGE AVE			125,000	-	-	-	
FL029P073-006	TOTAL PINWOOD PLACE			50,000	-	-	-	
FL029P073-015	TOTAL SCATTERED SITE 15			30,000	-	-	-	
FL029P073-016	TOTAL SCATTERED SITE 16			30,000	-	-	-	
FL029P073-017	TOTAL HIDDEN PINES			2,500	-	-	-	
	<b>TOTAL CFP501-2004</b>			<b>1,054,704</b>	-	-	-	

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part III: Implementation Schedule**

<b>PHA Name:</b> Tallahassee Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29P073501-04 Replacement Housing Factor Grant No:					<b>Federal FY of Grant:</b> 2004
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>PHA Wide:</b>							
1406 - Operations	09/07/06			09/07/08			
1408 - Man. Improvements	09/07/06			09/07/08			
1410 - Administration	09/07/06			09/07/08			
1430 - Fees & Costs	09/07/06			09/07/08			
1465 - Dwelling Equipment	09/07/06			09/07/08			
1470 - Non-Dwell Struct	09/07/06			09/07/08			
1475 - Non-Dwell Equip	09/07/06			09/07/08			
FL029P073-001 & 003	09/07/06			09/07/08			
FL029P073-002	09/07/06			09/07/08			
FL029P073-004	09/07/06			09/07/08			
FL029P073-006	09/07/06			09/07/08			
FL029P073-015	09/07/06			09/07/08			
FL029P073-016	09/07/06			09/07/08			

**Five-Year Action Plan**  
**Part I: Summary**  
**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)

HA Name: The Housing Authority of Tallahassee, FL		Locality: (City/County & State) Tallahassee, Florida				[ X ] Original [ ] Revision No.: _____	
A.	Work Statement for Year 1 FFY: <u>2004</u>	Work Statement for Year 2 FFY: <u>2005</u>	Work Statement for Year 3 FFY: <u>2006</u>	Work Statement for Year 4 FFY: <u>2007</u>	Work Statement for Year 5 FFY: <u>2008</u>		
Development Number/Name							
FL29-073-1 & 3 Springfield	See Annual Statement	\$270,000	\$85,000	\$70,000	\$48,000		
FL29-073-2 Orange Avenue		\$61,000	\$40,000	\$40,000	\$30,000		
FL29-073-4 Ebony Gardens		\$160,000	\$250,000	\$280,000	\$443,834		
FL29-073-6 Pinewood Place			\$25,000	\$10,000	\$4,000		
FL29-073-15 Scattered Sites		\$23,150	\$23,150	\$23,150	\$23,150		
FL29-073-16 Scattered Sites		\$23,150	\$23,150	\$23,150	\$23,150		
FL29-073-17 Hidden Pines Apartments		\$5,000	\$5,000	\$1,000	\$2,000		
B. Physical Improvements Subtotal		\$542,300	\$451,300	\$447,300	\$574,134		
C. Management Improvements		\$80,000	\$80,000	\$100,000	\$65,000		
D. HA - Wide Nondwelling Structures and Equipment		\$85,250	\$135,250	\$35,200	\$35,250		
E. Administration		\$57,500	\$57,500	\$57,500	\$57,500		
F. Other		\$20,000	\$20,000	\$35,000	\$25,000		
G. Operations		\$100,000	\$100,000	\$100,000	\$100,000		
H. Demolition & Authority Wide Unit Upgrades		\$114,950	\$155,950	\$225,000	\$143,116		
I. Replacement Reserve		\$0	\$0	\$0	\$0		
J. Mod used for development/Contingency		\$0	\$0	\$0	\$0		
K. Total CGP Funds		<b>\$1,000,000</b>	<b>\$1,000,000</b>	<b>\$1,000,000</b>	<b>\$1,000,000</b>		
L. Total Non-CGP Funds		\$0	\$0	\$0	\$0		
M. Grand Total		<b>\$1,000,000</b>	<b>\$1,000,000</b>	<b>\$1,000,000</b>	<b>\$1,000,000</b>		
Signature of Executive Director		Date:		Signature of Public Housing Director/Office of Native American Programs Admini Date:			

**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

Work Statement for Year 1 FFY: <u>2004</u>	Work Statement for Year <u>2</u> FFY: <u>2005</u>			Work Statement for Year <u>3</u> FFY: <u>2006</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	See Annual Statement		FFY: 2003			
	<b><u>FL029P073001 &amp; 003, Springfield</u></b>			<b><u>FL029P073001 &amp; 003, Springfield</u></b>		
	<u>Site Improvements</u>			<u>Site Improvements</u>		
	-General landscaping	10%	\$10,000	-General landscaping	10%	\$10,000
	-Installation of additional office parking	7 stalls	<u>\$20,000</u>	-Relocation of mailboxes	195 units	<u>\$5,000</u>
	<b>Subtotal</b>		<b>\$30,000</b>	<b>Subtotal</b>		<b>\$15,000</b>
	<u>Dwelling Structure</u>			<u>Dwelling Structure</u>		
	-Electrical Upgrade	20 units	\$20,000	-Electrical Upgrade	20 units	<u>\$20,000</u>
	-Replace roofs	20 units	<u>\$20,000</u>	<b>Subtotal</b>		<b>\$20,000</b>
	<b>Subtotal</b>		<b>\$40,000</b>	<u>Non-dwelling Structure</u>		
	<u>Non-Dwelling Structure</u>			-Build community center and install a laundry facility	195 units	<u>\$50,000</u>
	-Build community center and install a laundry facility	195 units	<u>\$200,000</u>	<b>Subtotal</b>		<b>\$50,000</b>
	<b>Subtotal</b>		<b>\$200,000</b>	<b>Total FL029P073001 &amp; 003</b>		<b>\$85,000</b>
	<b>Total FL029P073001 &amp; 003</b>		<b>\$270,000</b>			
	<b><u>FL029P073002, Orange Avenue</u></b>			<b><u>FL029P073002, Orange Avenue</u></b>		
	<u>Site Improvements</u>			<u>Site Improvements</u>		
	-General landscaping	10%	<u>\$10,000</u>	-General landscaping	10%	\$10,000
	<b>Subtotal</b>		<b>\$10,000</b>	-Replacement of sidewalks and driveways	25 units	<u>\$5,000</u>
	<u>Dwelling Structure</u>			<b>Subtotal</b>		<b>\$15,000</b>
	-Replace roofs	25 units	\$25,000	<u>Dwelling Structure</u>		
	-Installation of gutters	75 units	\$5,000	-Repair Vinyl Siding	15 units	\$5,000
	-Electrical Upgrade	20 units	<u>\$20,000</u>	-Electrical Upgrade	20 units	<u>\$20,000</u>
	<b>Subtotal</b>		<b>\$50,000</b>	<b>Subtotal</b>		<b>\$25,000</b>
	<u>Non-Dwelling Equipment</u>			<b>Total FL029P073002</b>		<b>\$40,000</b>
	-Installation of additional playground	1 units	\$1,000			
	<b>Subtotal</b>		<b>\$1,000</b>	<b><u>FL029P073004, Ebony Gardens</u></b>		
	<b>Total FL029P073002</b>		<b>\$61,000</b>	<u>Dwelling Structure</u>		
	<b><u>FL029P073004, Ebony Gardens</u></b>			-Revitalization of demolished units	10 units	<u>\$250,000</u>
	<u>Site Improvements</u>			<b>Subtotal</b>		<b>\$250,000</b>
	-General landscaping (phase 4)	6%	<u>\$0</u>	<b>Total FL029P073004</b>		<b>\$250,000</b>
	<b>Subtotal</b>		<b>\$0</b>	<b><u>FL029P073006, Pinewood Place</u></b>		
	<u>Dwelling Structure</u>			<u>Non-Dwelling Structure</u>		
	-Revitalization of demolished units	5 units	<u>\$160,000</u>	-Build storage for Community Center	1.00	<u>\$25,000</u>
	<b>Subtotal</b>		<b>\$160,000</b>	<b>Subtotal</b>		<b>\$25,000</b>
	<b>Total FL029P073004</b>		<b>\$160,000</b>	<b>Total FL029P073006</b>		<b>\$25,000</b>
	<b>Subtotal of Estimated Cost</b>		<b>\$491,000</b>	<b>Subtotal of Estimated Cost</b>		<b>\$400,000</b>

**Five-Year Action Plan**  
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**U.S. Department of Housing  
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 Office of Public and Indian Housing

Work Statement for Year 1 FFY: <u>2004</u>	Work Statement for Year <u>2</u> FFY: <u>2005</u>			Work Statement for Year <u>3</u> FFY: <u>2006</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	Annual Statement					
	<b><u>FL029P073015, Scattered Sites</u></b>			<b><u>FL029P073015, Scattered Sites</u></b>		
	<u>1450 Site Improvements</u>			<u>1450 Site Improvements</u>		
	Resurface drives	2 DU	\$1,500	Resurface drives	2 DU	\$1,500
	Repair septic tank drain fields	4 DU	\$2,000	Repair septic tank drain fields	4 DU	\$2,000
	Landscaping	4 DU	<u>\$2,200</u>	Landscaping	4 DU	<u>\$2,200</u>
	<b>Subtotal</b>		<b>\$5,700</b>	<b>Subtotal</b>		<b>\$5,700</b>
	<u>1460 Dwelling Structure</u>			<u>1460 Dwelling Structure</u>		
	Repair siding, repaint exteriors	2 DU	\$1,950	Repair siding, repaint exteriors	2 DU	\$1,950
	Install vinyl siding over T-111	2 DU	\$3,300	Install vinyl siding over T-111	2 DU	\$3,300
	Replace roofing	4 DU	\$4,200	Replace roofing	4 DU	\$4,200
	Energy efficiency measures	4 DU	\$2,000	Energy efficiency measures	4 DU	\$2,000
	Replace HVAC systems	6 DU	<u>\$6,000</u>	Replace HVAC systems	6 DU	<u>\$6,000</u>
	<b>Subtotal</b>		<b>\$17,450</b>	<b>Subtotal</b>		<b>\$17,450</b>
	<b>Total FL029P073015</b>		<b>\$23,150</b>	<b>Total FL029P073015</b>		<b>\$23,150</b>
	<b><u>FL029P073016, Scattered Sites</u></b>			<b><u>FL029P073016, Scattered Sites</u></b>		
	<u>1450 Site Improvements</u>			<u>1450 Site Improvements</u>		
	Resurface drives	2 DU	\$1,500	Resurface drives	2 DU	\$1,500
	Repair septic tank drain fields	4 DU	\$2,000	Repair septic tank drain fields	4 DU	\$2,000
	Landscaping	4 DU	<u>\$2,200</u>	Landscaping	4 DU	<u>\$2,200</u>
	<b>Subtotal</b>		<b>\$5,700</b>	<b>Subtotal</b>		<b>\$5,700</b>
	<u>1460 Dwelling Structure</u>			<u>1460 Dwelling Structure</u>		
	Repair siding, repaint exteriors	2 DU	\$1,950	Repair siding, repaint exteriors	2 DU	\$1,950
	Install vinyl siding over T-111	2 DU	\$3,300	Install vinyl siding over T-111	2 DU	\$3,300
	Replace roofing	4 DU	\$4,200	Replace roofing	4 DU	\$4,200
	Energy efficiency measures	4 DU	\$2,000	Energy efficiency measures	4 DU	\$2,000
	Replace HVAC systems	6 DU	<u>\$6,000</u>	Replace HVAC systems	6 DU	<u>\$6,000</u>
	<b>Subtotal</b>		<b>\$17,450</b>	<b>Subtotal</b>		<b>\$17,450</b>
	<b>Total FL029P073016</b>		<b>\$23,150</b>	<b>Total FL029P073016</b>		<b>\$23,150</b>
	<b><u>FL029P073017, Hidden Pines</u></b>			<b><u>FL029P0730+E6217, Hidden Pines</u></b>		
	<u>1450 Site Improvements</u>			<u>1450 Site Improvements</u>		
	-General landscaping	10%	<u>\$5,000</u>	-General landscaping	10%	<u>\$5,000</u>
	<b>Subtotal</b>		<b>\$5,000</b>	<b>Subtotal</b>		<b>\$5,000</b>
	<b>Total FL029P073017</b>		<b>\$5,000</b>	<b>Total FL029P073017</b>		<b>\$5,000</b>
	<b>Subtotal of Estimated Cost</b>		<b>\$51,300</b>	<b>Subtotal of Estimated Cost</b>		<b>\$51,300</b>

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**U.S. Department of Housing  
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Work Statement for Year 1 FFY: <u>2004</u>	Work Statement for Year <u>2</u> FFY: <u>2005</u>			Work Statement for Year <u>3</u> FFY: <u>2006</u>			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
	<b>1406 Operations</b> Operating Subsidy		10%	<u>\$100,000</u>	<b>1406 Operations</b> Operating Subsidy		10% <u>\$100,000</u>
<b>Subtotal</b>			<b>\$100,000</b>	<b>Subtotal</b>		<b>\$100,000</b>	
<b>1408 Management Improvements</b> Staff training in HUD regulations		LS	\$10,000	<b>1408 Management Improvements</b> Staff training in HUD regulations		LS \$10,000	
Maintenance Skills Training		LS	\$5,000	Maintenance Skills Training		LS \$5,000	
Resident job and leadership training		LS	<u>\$65,000</u>	Resident job and leadership training		LS <u>\$65,000</u>	
<b>Subtotal</b>			<b>\$80,000</b>	<b>Subtotal</b>		<b>\$80,000</b>	
<b>1410 Administration</b> Executive Director		5%	\$4,728	<b>1410 Administration</b> Executive Director		5% \$4,728	
Executive Secretary		5%	\$2,157	Executive Secretary		5% \$2,157	
Maintenance Manager		50%	\$13,433	Maintenance Manager		50% \$13,433	
Capital Funds Coordinator		100%	\$25,772	Capital Funds Coordinator		100% \$25,772	
Finance Director		5%	\$3,137	Finance Director		5% \$3,137	
Bookkeeper		5%	\$1,298	Bookkeeper		5% \$1,298	
Benefits			<u>\$6,975</u>	Benefits		<u>\$6,975</u>	
<b>Subtotal</b>			<b>\$57,500</b>	<b>Subtotal</b>		<b>\$57,500</b>	
<b>1430 Fees and Costs</b> A & E Fees		LS	<u>\$20,000</u>	<b>1430 Fees and Costs</b> A & E Fees		LS <u>\$20,000</u>	
<b>Subtotal</b>			<b>\$20,000</b>	<b>Subtotal</b>		<b>\$20,000</b>	
<b>1465 Dwelling Equipment (Authority Wide)</b> Ranges		100 EA	\$24,000	<b>1465 Dwelling Equipment (Authority Wide)</b> Ranges		100 EA \$24,000	
Refrigerators		25 EA	<u>\$11,250</u>	Refrigerators		25 EA <u>\$11,250</u>	
<b>Subtotal</b>			<b>\$35,250</b>	<b>Subtotal</b>		<b>\$35,250</b>	
<b>1460 Unit Upgrades (Authority Wide)</b> Upgrade units to building code and install carpeting		LS	<u>\$114,950</u>	<b>1460 Unit Upgrades (Authority Wide)</b> Upgrade units to building code and install carpeting		LS <u>\$155,950</u>	
<b>Subtotal</b>			<b>\$114,950</b>	<b>Subtotal</b>		<b>\$155,950</b>	
<b>1470 Non-Dwelling Structures</b> Upgrade and enlarge HA Office Building (phase 2)		LS	<u>\$50,000</u>	<b>1470 Non-Dwelling Structures</b> Upgrade and enlarge HA Office Building (phase 3)		LS <u>\$100,000</u>	
<b>Subtotal</b>			<b>\$50,000</b>	<b>Subtotal</b>		<b>\$100,000</b>	
<b>1502 Contingency</b> -Construction Contingency		LS	<u>\$0</u>	<b>1502 Contingency</b> -Construction Contingency		LS <u>\$0</u>	
<b>Subtotal</b>			<b>\$0</b>	<b>Subtotal</b>		<b>\$0</b>	
Subtotal of Estimated Cost			\$457,700	Subtotal of Estimated Cost			\$548,700

**Five-Year Action Plan**  
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**U.S. Department of Housing  
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Office of Public and Indian Housing

Work Statement for Year 1 FFY: 2004	Work Statement for Year <u>4</u> FFY: <u>2007</u>			Work Statement for Year <u>5</u> FFY: <u>2008</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<b><u>FL029P073001 &amp; 003, Springfield</u></b>			<b><u>FL029P073001 &amp; 003, Springfield</u></b>		
	<u>Site Improvements</u>			<u>Site Improvements</u>		
	Cosmetic improvement to community entrance		\$5,000	Pressure washing of roofing and siding	10%	\$10,000
	<b>Subtotal</b>		<b>\$5,000</b>	Landscaping	10%	<u>\$18,000</u>
	<u>Dwelling Structure</u>			<b>Subtotal</b>		<b>\$28,000</b>
	-Electrical Upgrade	20 units	\$20,000	<u>Dwelling Structure</u>		
	Cosmetic improvement to façade of units (phase 1)	20 units	<u>\$20,000</u>	-Electrical Upgrade	20 units	<u>\$20,000</u>
	<b>Subtotal</b>		<b>\$40,000</b>	<b>Subtotal</b>		<b>\$20,000</b>
	<u>Non-Dwelling Structure</u>			<b>Total FL029P073001 &amp; 003</b>		<b>\$48,000</b>
	-Extension of maintenance storage area		<u>\$25,000</u>	<b><u>FL029P073002, Orange Avenue</u></b>		
	<b>Subtotal</b>		<b>\$25,000</b>	<u>Site Improvements</u>		
	<b>Total FL029P073001 &amp; 003</b>		<b>\$70,000</b>	Pressure washing of roofing and siding	10%	<u>\$10,000</u>
	<b><u>FL029P073002, Orange Avenue</u></b>			<b>Subtotal</b>		<b>\$10,000</b>
	<u>Site Improvements</u>			<u>Dwelling Structure</u>		
	-General landscaping	10%	\$10,000	-Electrical Upgrade	20 units	<u>\$20,000</u>
-Install additional security lighting	10%	<u>\$10,000</u>	<b>Subtotal</b>		<b>\$20,000</b>	
<b>Subtotal</b>		<b>\$20,000</b>	<b>Total FL029P073002</b>		<b>\$30,000</b>	
<u>Dwelling Structure</u>			<b><u>FL029P073004, Ebony Gardens</u></b>			
-Electrical Upgrade	20 units	<u>\$20,000</u>	<u>Dwelling Structure</u>			
<b>Subtotal</b>		<b>\$20,000</b>	-Revitalization of demolished units	30 units	<u>\$443,834</u>	
<b>Total FL029P073002</b>		<b>\$40,000</b>	<b>Subtotal</b>		<b>\$443,834</b>	
<b><u>FL029P073004, Ebony Gardens</u></b>			<b>Total FL029P073004</b>		<b>\$443,834</b>	
<u>Site Improvements</u>			<b><u>FL029P073006, Pinewood Place</u></b>			
-General landscaping	6%	<u>\$10,000</u>	<u>Site Improvements</u>			
<b>Subtotal</b>		<b>\$10,000</b>	Pressure washing of roofing and siding	16%	<u>\$4,000</u>	
<u>Dwelling Structure</u>			<b>Subtotal</b>		<b>\$4,000</b>	
-Revitalization of demolished units	15 units	<u>\$270,000</u>	<b>Total FL029P073006</b>		<b>\$4,000</b>	
<b>Subtotal</b>		<b>\$270,000</b>				
<b>Total FL029P073004</b>		<b>\$280,000</b>				
<b><u>FL029P073006, Pinewood Place</u></b>						
<u>Site Improvements</u>						
-General landscaping	16%	<u>\$10,000</u>				
<b>Subtotal</b>		<b>\$10,000</b>				
<b>Total FL029P073006</b>		<b>\$10,000</b>				
	Subtotal of Estimated Cost		\$400,000	Subtotal of Estimated Cost		\$525,834

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	<b><u>FL029P073015, Scattered Sites</u></b>			<b><u>FL029P073015, Scattered Sites</u></b>			
	<u>1450 Site Improvements</u>			<u>1450 Site Improvements</u>			
	Resurface drives	2 DU	\$1,500	Resurface drives	2 DU	\$1,500	
	Repair septic tank drain fields	4 DU	\$2,000	Repair septic tank drain fields	4 DU	\$2,000	
	Landscaping	4 DU	<u>\$2,200</u>	Pressure washing of roofing and siding	4 DU	<u>\$2,200</u>	
	<b>Subtotal</b>		<b>\$5,700</b>	<b>Subtotal</b>		<b>\$5,700</b>	
	<u>1460 Dwelling Structure</u>			<u>1460 Dwelling Structure</u>			
	Repair siding, repaint exteriors	2 DU	\$1,950	Repair siding, repaint exteriors	2 DU	\$1,950	
	Install vinyl siding over T-111	2 DU	\$3,300	Install vinyl siding over T-111	2 DU	\$3,300	
	Replace roofing	4 DU	\$4,200	Replace roofing	4 DU	\$4,200	
	Energy efficiency measures	4 DU	\$2,000	Energy efficiency measures	4 DU	\$2,000	
	Replace HVAC systems	2 DU	<u>\$6,000</u>	Replace HVAC systems	2 DU	<u>\$6,000</u>	
	<b>Subtotal</b>		<b>\$17,450</b>	<b>Subtotal</b>		<b>\$17,450</b>	
	<b>Total FL029P073015</b>		<b>\$23,150</b>	<b>Total FL029P073015</b>		<b>\$23,150</b>	
	<b><u>FL029P073016, Scattered Sites</u></b>			<b><u>FL029P0730+E25116, Scattered Sites</u></b>			
	<u>1450 Site Improvements</u>			<u>1450 Site Improvements</u>			
	Resurface drives	2 DU	\$1,500	Resurface drives	2 DU	\$1,500	
	Repair septic tank drain fields	4 DU	\$2,000	Repair septic tank drain fields	4 DU	\$2,000	
	Landscaping	4 DU	<u>\$2,200</u>	Pressure washing of roofing and siding	4 DU	<u>\$2,200</u>	
	<b>Subtotal</b>		<b>\$5,700</b>	<b>Subtotal</b>		<b>\$5,700</b>	
<u>1460 Dwelling Structure</u>			<u>1460 Dwelling Structure</u>				
Repair siding, repaint exteriors	2 DU	\$1,950	Repair siding, repaint exteriors	2 DU	\$1,950		
Install vinyl siding over T-111	2 DU	\$3,300	Install vinyl siding over T-111	2 DU	\$3,300		
Replace roofing	4 DU	\$4,200	Replace roofing	4 DU	\$4,200		
Energy efficiency measures	4 DU	\$2,000	Energy efficiency measures	4 DU	\$2,000		
Replace HVAC systems	2 DU	<u>\$6,000</u>	Replace HVAC systems	2 DU	<u>\$6,000</u>		
<b>Subtotal</b>		<b>\$17,450</b>	<b>Subtotal</b>		<b>\$17,450</b>		
<b>Total FL029P073016</b>		<b>\$23,150</b>	<b>Total FL029P073016</b>		<b>\$23,150</b>		
<b><u>FL029P073017, Hidden Pines</u></b>			<b><u>FL029P073017, Hidden Pines</u></b>				
<u>1450 Site Improvements</u>			<u>1450 Site Improvements</u>				
-General landscaping	10%	<u>\$1,000</u>	Pressure washing of roofing and siding	10%	<u>\$2,000</u>		
<b>Subtotal</b>		<b>\$1,000</b>	<b>Subtotal</b>		<b>\$2,000</b>		
<b>Total FL029P073017</b>		<b>\$1,000</b>	<b>Total FL029P073017</b>		<b>\$2,000</b>		
Subtotal of Estimated Cost			\$47,300	Subtotal of Estimated Cost			\$48,300

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	<b><u>1406 Operations</u></b>			<b><u>1406 Operations</u></b>			
	Operating Subsidy	10%	\$100,000	Operating Subsidy	10%	\$100,000	
	<b>Subtotal</b>		<b>\$100,000</b>	<b>Subtotal</b>		<b>\$100,000</b>	
	<b><u>1408 Management Improvements</u></b>			<b><u>1408 Management Improvements</u></b>			
	Staff training in HUD regulations	LS	\$10,000	Staff training in HUD regulations	LS	\$10,000	
	Maintenance Skills Training	LS	\$5,000	Maintenance Skills Training	LS	\$5,000	
	Resident job and leadership training	LS	\$85,000	Resident job and leadership training	LS	\$50,000	
	<b>Subtotal</b>		<b>\$100,000</b>	<b>Subtotal</b>		<b>\$65,000</b>	
	<b><u>1410 Administration</u></b>			<b><u>1410 Administration</u></b>			
	Executive Director	5%	\$4,728	Executive Director	5%	\$4,728	
	Executive Secretary	5%	\$2,157	Executive Secretary	5%	\$2,157	
	Maintenance Manager	50%	\$13,433	Maintenance Manager	50%	\$13,433	
	Capital Funds Coordinator	100%	\$25,772	Capital Funds Coordinator	100%	\$25,772	
	Finance Director	5%	\$3,137	Finance Director	5%	\$3,137	
	Bookkeeper	5%	\$1,298	Bookkeeper	5%	\$1,298	
Benefits		\$6,975	Benefits		\$6,975		
<b>Subtotal</b>		<b>\$57,500</b>	<b>Subtotal</b>		<b>\$57,500</b>		
<b><u>1430 Fees and Costs</u></b>			<b><u>1430 Fees and Costs</u></b>				
A & E Fees	LS	\$35,000	A & E Fees	LS	\$25,000		
<b>Subtotal</b>		<b>\$35,000</b>	<b>Subtotal</b>		<b>\$25,000</b>		
<b><u>1465 Dwelling Equipment (Authority Wide)</u></b>			<b><u>1465 Dwelling Equipment (Authority Wide)</u></b>				
Ranges	100 EA	\$24,000	Ranges	100 EA	\$24,000		
Refrigerators	25 EA	\$11,200	Refrigerators	25 EA	\$11,250		
<b>Subtotal</b>		<b>\$35,200</b>	<b>Subtotal</b>		<b>\$35,250</b>		
<b><u>1460 Vacancy Preparation (Authority Wide)</u></b>			<b><u>1460 Vacancy Preparation (Authority Wide)</u></b>				
Upgrade units to building code and install carpeting	LS	\$225,000	Upgrade units to building code and install carpeting	LS	\$143,116		
<b>Subtotal</b>		<b>\$225,000</b>	<b>Subtotal</b>		<b>\$143,116</b>		
<b><u>1502 Contingency</u></b>			<b><u>1502 Contingency</u></b>				
-Construction Contingency	LS	\$0	-Construction Contingency	LS	\$0		
<b>Subtotal</b>		<b>\$0</b>	<b>Subtotal</b>		<b>\$0</b>		
Subtotal of Estimated Cost			\$552,700	Subtotal of Estimated Cost			\$425,866

PHDEP 2001

ACCT#	DESCRIPTION	Original BUDGET	Revised BUDGET	ACTUAL	NET DIFFERENCE	
9110	Off-Duty Police Officers					
9140	Voluntary Tenant Patrol	15,000.00	-	-		
9150	Physical Improvements	30,000.00	80,000.00	-		
9160	Drug Prevention Games - \$20,000	112,488.00	12,100.00	13,426.57		
				1,326.03	Jul-02	1
				2,529.16	Aug-02	1
				2,494.52	Sep-02	2
				2,754.63	Oct-02	3
				2,438.95	Jan-03	3
				1,883.28	Dec-02	3
	Tuition Reim - \$5,000		-	-		
	Training - \$5,000		-	-		
	Youth Programs - \$47,488			16,589.67		
				246.75	10/04/02	1
				257.33	10/18/02	1
				510.10		1
				(510.10)		2
				262.61	11/01/02	2
				1,229.66	11/15/02	2
Teen Centers				1,177.76	11/29/02	2
	payroll	31,091.00		1,148.59	12/13/02	2
	furniture			1,238.48	12/27/02	2
	activities			(1,326.03)	07/01/02	3
	utilities			(246.75)	10/04/02	3
				(227.48)	10/18/02	3
				(960.00)	11/15/02	3
				(964.50)	11/29/02	3
				(960.00)	12/13/02	3
				(960.00)	12/27/02	3
				95.18	01/10/03	3
				289.05	01/24/03	3
				597.80	benefits	3
				384.23	02/07/03	3
				815.63	02/21/03	3
				345.91	2/03 benefits	3
				921.09	03/07/03	3
				967.50	03/21/03	3
				438.26	3/03 benefits	3
				961.88	4/4/003	4
Youth Sports				900.00	04/18/03	4
	Equipment	28,100.00		545.93	4/03 benefits	4
	Shirts			1,030.78	05/05/03	4
	Registration Fees	-		908.44	05/16/03	4
Van Usage				900.00	05/30/03	4
	Drivers			348.55	5/03 benefits	4
	Insurance	5,697.00		1,001.25	06/13/03	5
	Up-Keep	500.00		1,245.94	06/27/03	5
				314.45	6/2003 Benefit	5
				171.91	6/2003 Benefit	6
				1,061.72	07/11/03	6
				1,161.56	07/25/03	6
				349.31	7/2003 Benefits	6
				916.88	08/08/03	6
				1,199.25	08/22/03	6
				341.39	8/2003 Benefits	6
				1,072.00	09/06/02	6
				54.15	9/2003 Benefits	6
				988.00	09/19/03	7

98.08	9/2003 Benefits	7
900.00	10/03/03	7
753.75	10/17/03	7
119.00	10/2003 Benefits	7
185.01	9/03 benefits	8
180.00	10/17/03 correction	8
1,178.44	10/31/03	8
103.60	10/03 benefits	8
942.19	11/14/03	8
916.88	11/28/03	8
565.52	11/03 benefits	8
925.31	12/12/03	8
1,321.88	12/24/03	8
322.40	12/03 benefits	8
999.08	FICA Jul-Dec	8
4,546.40	BSN Sports Equipment	1
399.95	Tops of Tallahassee	1
399.95	Tops of Tallahassee	1
14,370.00	B & B Sporting Goods	3
8,368.55	Signature Furniture	3
5,697.00	HARIE Insurance	3
30.73	Supplies for Center	3
77.30	Staples	4
87.61	Staples	4
100.00	Barbara Lawrence	7
11,471.84	COMP USA	7
197.50	Electronet	7
41.00	Patients 1st	7
2,000.00	Positive Images	7
599.00	Electronet	7
1,414.44	Signature Furniture	7
2,000.00	Positive Images	7
470.00	Electronet	8
60.00	John Bennett	8
60.00	Nick Detsch	8
292.00	Positive Images	8
26.48	Remote for PWCC TV	8
5,779.00	HARIE Insurance	8
229.50	Electronet	8
550.00	Electronet	8
535.00	COT - light poles	8

- 157,488.00 157,488.00 30,016.24 102,985.42

loccs:

1	10,215.67	11/5/2002
2	7,041.52	1/30/2003
3	34,155.23	4/3/2003
4	6,358.29	6/18/2003
5	2,561.64	7/8/2003
6	6,328.17	9/8/2003
7	20,682.61	12/3/2003
8	15,642.29	01/08/04

Total LOCCS

102,985.42

**CAPITAL FUND PROGRAM TABLES**

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-00 Replacement Housing Factor Grant		Federal FY of Grant: 2000	
[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies [ ] Revised Annual Statement (revision no: )					
[ ] Performance and Evaluation Report for Period Ending: [x] Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Annual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	0	0	0	0
3	1408 Management Improvements	50,000	44,343	44,343	44,343
4	1410 Administration	62,372	62,372	62,372	62,372
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	35,000	0	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	163,932	143,728	143,728	143,728
10	1460 Dwelling Structures	698,500	668,451	668,451	668,451
11	1465.1 Dwelling Equipment - Nonexpendable	48,750	48,750	48,750	48,750
12	1470 Nondwelling Structures	118,731	192,016	192,016	192,016
13	1475 Nondwelling Equipment	26,546	44,171	44,171	44,171
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization of Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2- 20)	1,203,831	1,203,831	1,203,831	1,203,831
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 Compliance	0	0	0	0
24	Amount of line 21 Related to Security - Soft Costs	0	0	0	0
25	Amount of line 21 Related to Security - Hard Costs	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	205,617	311,371	311,371	311,371

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Tallahassee Housing Authority		Capital Fund Program Grant No: FL29P073501-00				2000		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operating Subsidy	1406		0	0	0	0	
	<b>total 1406 - Operations</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	Staff Training in Hud Regulations	1408		10,000	6,123	6,123	6,123	completed
	Maintenance Skills Training	1408		5,000	3,220	3,220	3,220	completed
	Resident Job and Leadership Training	1408		35,000	35,000	35,000	35,000	completed
	<b>total 1408 - Management Improvements</b>			<b>50,000</b>	<b>44,343</b>	<b>44,343</b>	<b>44,343</b>	
	Executive Director	1410	5%	3,251	3,251	3,251	3,251	completed
	Executive Secretary	1410	5%	1,718	1,718	1,718	1,718	completed
	Maintenance Director	1410	50%	16,608	16,608	16,608	16,608	completed
	Capital Funds Coordinator	1410	100%	4,240	4,240	4,240	4,240	completed
	Finance Director	1410	5%	2,264	2,264	2,264	2,264	completed
	Bookkeeper	1410	5%	2,149	2,149	2,149	2,149	completed
	Site Supervisor	1410	25%	7,658	7,658	7,658	7,658	completed
	Site Supervisor	1410	25%	13,084	13,084	13,084	13,084	completed
	Benefits	1410		11,400	11,400	11,400	11,400	completed
	<b>total 1410 - Administration</b>			<b>62,372</b>	<b>62,372</b>	<b>62,372</b>	<b>62,372</b>	
	A & E Fees	1430		35,000	0	0	0	
	<b>total 1430 - Fees &amp; Costs</b>			<b>35,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	Installation of Security Equipment	1450		0	12,877	12,877	12,877	completed
	<b>Total 1450 - Site Improvement</b>			<b>0</b>	<b>12,877</b>	<b>12,877</b>	<b>12,877</b>	
	Ranges	1465		37,500	37,500	37,500	37,500	completed
	Refrigerators	1465		11,250	11,250	11,250	11,250	completed
	<b>total 1465 - Dwelling Equipment</b>			<b>48,750</b>	<b>48,750</b>	<b>48,750</b>	<b>48,750</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Tallahassee Housing Authority		Capital Fund Program Grant No: FL29P073501-00				2000		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Installation of carpeting and unit repair in vacant apartments	1460	125	\$200,000	\$211,383	\$211,383	\$211,383	completed
<b>total 1460 - Dwelling Structures</b>				<b>200,000</b>	<b>211,383</b>	<b>211,383</b>	<b>211,383</b>	
	Force Account - Electrical Rewiring - Equipment	1475		\$26,546	\$26,546	\$26,546	\$26,546	completed
	Upgrade Computer Equip	1475		\$0	\$17,625	\$17,625	\$17,625	completed
<b>total 1475 - Non-Dwelling Equipment</b>				<b>26,546</b>	<b>44,171</b>	<b>44,171</b>	<b>44,171</b>	
FL029P073-001 & 003	504 Compliance Including ramps and parking spaces	1450		0	0	0	0	reallocated
Springfield	Repair/Replace curbing (phase 1)	1450		10,000	0	0	0	reallocated
	Install Railings at stairs	1450		0	715	715	714	completed
	Repair Concrete steps	1450		10,000	0	0	0	reallocated
	General Landscaping (phase 1)	1450		35,000	9,071	9,071	9,071	ongoing into next grant
	Drain Field Repair	1450		0	5,687	5,687	5,688	completed
	General Sidewalk Repair (5% replacement)	1450		11,508	2,400	2,400	2,400	reallocated
<b>total 1450 -Site Improvement</b>				<b>66,508</b>	<b>17,873</b>	<b>17,873</b>	<b>17,873</b>	
	Replace existing furnaces w/new and install A/C	1460		0	0	0	0	reallocated
	#REF!	1460		118,883	0	0	0	reallocated
<b>total 1460 - Dwelling Structures</b>				<b>118,883</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>TOTAL SPRINGFIELD</b>				<b>185,391</b>	<b>17,873</b>	<b>17,873</b>	<b>17,873</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-00 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-002	#REF!	1450		3,335	0	0	0	reallocated
Orange Ave	#REF!	1450		21,872	16,157	16,157	16,157	completed
	#REF!	1450		5,800	0	0	0	reallocated
	#REF!	1450		10,000	8,500	8,500	8,500	reallocated
	#REF!	1450		0	11,571	11,571	11,571	completed
	#REF!	1450		1,800	0	0	0	reallocated
	#REF!	1450		3,655	3,655	3,655	3,655	completed
	#REF!	1450		0	0	0	0	reallocated
	#REF!	1450		0	11,861	11,861	11,861	completed
	<b>total 1450 -Site Improvement</b>			<b>46,462</b>	<b>51,744</b>	<b>51,744</b>	<b>51,744</b>	
	Replace existing furnaces w/new and install A/C	1460	15	116,725	299,757	299,757	299,757	ongoing into next grant
	#REF!	1460	75	157,500	119,420	119,420	119,420	ongoing into next grant
	#REF!	1460		50,000	0	0	0	reallocated
	#REF!	1460		4,492	4,492	4,492	4,492	completed
	<b>total 1460 - Dwelling Structures</b>			<b>328,717</b>	<b>423,669</b>	<b>423,669</b>	<b>423,669</b>	
	<b>TOTAL ORANGE AVE</b>			<b>375,179</b>	<b>475,413</b>	<b>475,413</b>	<b>475,413</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-00 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Ebony Gardens	Convert Parking Spaces for 504 Compliance	1450		0	0	0	0	recalculated need
FL029P073-004	Install Railings at stairs	1450		0	0	0	0	recalculated need
	Repair Concrete steps	1450		0	0	0	0	recalculated need
	General Sidewalk Repair	1450		0	0	0	0	recalculated need
	General Landscaping	1450		0	3,831	3,831	3,831	completed
	Repair Retaining Wall	1450		0	0	0	0	recalculated need
	Repair Chain Link Fence around gas meters	1450		0	625	625	625	completed
	<b>total 1450 -Site Improvement</b>			<b>0</b>	<b>4,456</b>	<b>4,456</b>	<b>4,456</b>	
	<b>TOTAL EBONY GARDENS</b>			<b>0</b>	<b>4,456</b>	<b>4,456</b>	<b>4,456</b>	
FL029P073-006	General Landscaping	1450		10,000	19,120	19,120	19,120	completed
Pinewood Place	General Sidewalk Repairs	1450		1,162	495	495	495	completed
	Vinyl Pressure Washing	1450		0	12,827	12,827	12,827	completed
	<b>total 1450 -Site Improvement</b>			<b>11,162</b>	<b>32,442</b>	<b>32,442</b>	<b>32,442</b>	
	Replace existing furnaces w/new and install A/C	1460		0	0	0	0	reallocated
	<b>total 1460 - Dwelling Structures</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	Supplement to New Community Building	1470	1	118,731	192,016	192,016	192,016	completed this phase
	<b>total 1470 - Non-Dwelling Structures</b>			<b>118,731</b>	<b>192,016</b>	<b>192,016</b>	<b>192,016</b>	
	<b>TOTAL PINWOOD PLACE</b>			<b>129,893</b>	<b>224,458</b>	<b>224,458</b>	<b>224,458</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant:		
		Capital Fund Program Grant No: <b>FL29P073501-00</b>				2000		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-0015	Resurface Drives	1450	3	3,000	4,300	4,300	4,300	completed
Scattered Site	Repair Septic Tank Drain Field	1450	3	10,000	2,803	2,803	2,803	completed
	Landscaping	1450		4,400	6,965	6,965	6,965	completed
	<b>total 1450 -Site Improvement</b>			<b>17,400</b>	<b>14,068</b>	<b>14,068</b>	<b>14,068</b>	
	Repair Siding, repaint exteriors	1460	3	1,950	21,836	21,836	21,836	completed
	Install Vinyl siding over T-111	1460	3	6,300	803	803	803	completed
	Replace Roofing	1460	3	4,200	0	0	0	reallocated
	Energy Efficiency Measures	1460	3	2,000	267	267	267	completed
	Replace HVAC systems	1460	3	11,000	0	0	0	reallocated
	<b>total 1460 - Dwelling Structures</b>			<b>25,450</b>	<b>22,906</b>	<b>22,906</b>	<b>22,906</b>	
	<b>TOTAL SCATTERED SITE 15</b>			<b>42,850</b>	<b>36,974</b>	<b>36,974</b>	<b>36,974</b>	
FL029P073-0016	Resurface Drives	1450	3	3,000	6,000	6,000	6,000	complete
Scattered Site	Repair Septic Tank Drain Field	1450	3	10,000	1,615	1,615	1,615	complete
	Landscaping	1450		4,400	2,653	2,653	2,653	complete
	<b>total 1450 -Site Improvement</b>			<b>17,400</b>	<b>10,268</b>	<b>10,268</b>	<b>10,268</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-00 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-0016	Repair Siding, repaint exteriors	1460	3	1,950	3,638	3,638	3,638	complete
Scattered Site	Install Vinyl siding over T-111	1460	3	6,300	0	0	0	reallocated
	Replace Roofing	1460	3	4,200	4,422	4,422	4,422	complete
	Energy Efficiency Measures	1460	3	2,000	2,433	2,433	2,433	complete
	Replace HVAC systems	1460	3	11,000	0	0	0	reallocated
<b>total 1460 - Dwelling Structures</b>				<b>25,450</b>	<b>10,493</b>	<b>10,493</b>	<b>10,493</b>	
<b>TOTAL SCATTERED SITE 16</b>				<b>42,850</b>	<b>20,761</b>	<b>20,761</b>	<b>20,761</b>	
FL029P073-0017	General Landscaping	1450	182	5,000	0	0	0	reallocated
Hidden Pines	<b>total 1450 -Site Improvement</b>			<b>5,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>TOTAL HIDDEN PINE</b>				<b>5,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
PHA Wide	total 1406 - Operations			-	-	-	-	
PHA Wide	total 1408 - Management Improvements			50,000	44,343	44,343	44,343	complete
PHA Wide	total 1410 - Administration			62,372	62,372	62,372	62,372	complete
PHA Wide	total 1430 - Fees & Costs			35,000	-	-	-	
PHA Wide	total 1450 - Site Improvements			-	12,877	12,877	12,877	complete
PHA Wide	total 1460 - Dwelling Structures			200,000	211,383	211,383	211,383	complete
PHA Wide	total 1465 - Dwelling Equipment			48,750	48,750	48,750	48,750	complete
PHA Wide	total 1475 - Non-Dwelling Equipment			26,546	44,171	44,171	44,171	complete
FL029P073-001 & 003	TOTAL SPRINGFIELD			185,391	17,873	17,873	17,873	complete
FL029P073-002	TOTAL ORANGE AVE			375,179	475,413	475,413	475,413	complete
FL029P073-004	TOTAL EBONY GARDENS			-	4,456	4,456	4,456	complete
FL029P073-006	TOTAL PINWOOD PLACE			129,893	224,458	224,458	224,458	complete
FL029P073-015	TOTAL SCATTERED SITE 15			42,850	36,974	36,974	36,974	complete
FL029P073-016	TOTAL SCATTERED SITE 16			42,850	20,761	20,761	20,761	complete
FL029P073-017	TOTAL HIDDEN PINE			5,000	-	-	-	
<b>TOTAL CFP501-2000</b>				<b>1,203,831</b>	<b>1,203,831</b>	<b>1,203,831</b>	<b>1,203,831</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

<b>PHA Name:</b> Tallahassee Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29P073501-01 Replacement Housing Factor Grant No:				<b>Federal FY of Grant:</b> 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>PHA Wide:</b>							
1408 - Man. Improvements	09/30/02		09/30/02	09/30/04		06/30/02	
1410 - Administration	09/30/02		09/30/02	09/30/04		02/28/02	
1430 - Fees & Costs	09/30/02		09/30/02	09/30/04		09/30/03	
1465 - Dwelling Equipment	09/30/02		09/30/02	09/30/04		09/30/03	
FL029P073-001 & 003	09/30/02		09/30/02	09/30/04		09/30/03	
FL029P073-002	09/30/02		09/30/02	09/30/04		09/30/03	
FL029P073-004	09/30/02		09/30/02	09/30/04		09/30/03	
FL029P073-006	09/30/02		09/30/02	09/30/04		09/30/03	
FL029P073-015	09/30/02		09/30/02	09/30/04		09/30/03	
FL029P073-016	09/30/02		09/30/02	09/30/04		09/30/03	
FL029P073-017	09/30/02		09/30/02	09/30/04		09/30/03	



## CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-01 Replacement Housing Factor Grant			Federal FY of Grant: 2001	
[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies [ ] Revised Annual Statement (revision no: )						
[X] Performance and Evaluation Report for Period Ending: 12/2003 [ ] Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Annual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-CFP Funds					
2	1406 Operations	0	0	0	0	
3	1408 Management Improvements	45,000	95,000	95,000	64,578	
4	1410 Administration	56,500	56,500	56,500	56,500	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	70,000	76,798	76,798	76,436	
8	1440 Site Acquisition					
9	1450 Site Improvement	125,000	55,865	55,865	55,866	
10	1460 Dwelling Structures	862,890	786,996	786,996	559,772	
11	1465.1 Dwelling Equipment - Nonexpendable	48,750	48,750	48,750	48,750	
12	1470 Nondwelling Structures	20,000	73,912	73,912	53,912	
13	1475 Nondwelling Equipment	0	34,319	34,319	34,319	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collateralization of Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2- 20)	1,228,140	1,228,140	1,228,140	950,133	
22	Amount of line 21 Related to LBP Activities	0	0	0	0	
23	Amount of line 21 Related to Section 504 Compliance	0	0	0	0	
24	Amount of line 21 Related to Security - Soft Costs	0	0	0	0	
25	Amount of line 21 Related to Security - Hard Costs	0	0	0	0	
26	Amount of line 21 Related to Energy Conservation Measures	378,000	508,295	504,936	324,692	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Tallahassee Housing Authority		Capital Fund Program Grant No:		FL29P073501-01		2001		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operating Subsidy	1406		0	0	0	0	
	<b>total 1406 - Operations</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	Staff Training in Hud Regulations	1408		5,000	12,538	12,538	12,538	completed
	Maintenance Skills Training	1408		5,000	1,500	1,500	1,500	completed
	Highly skilled/trained labor for Annual Inspection work due to low PHAS score on Annual Inspections	1408		0	45,000	45,000	14,578	NEW ITEM
	Resident Job and Leadership Training	1408		35,000	35,962	35,962	35,962	completed
	<b>total 1408 - Management Improvements</b>			<b>45,000</b>	<b>95,000</b>	<b>95,000</b>	<b>64,578</b>	
	Executive Director	1410	5%	5,000	4,918	4,918	4,918	completed
	Executive Secretary	1410	5%	2,500	2,282	2,282	2,282	completed
	Maintenance Director	1410	25%	16,000	17,670	17,670	17,670	completed
	Capital Funds Coordinator	1410	100%	28,000	26,442	26,442	26,442	completed
	Finance Director	1410	5%	3,500	3,314	3,314	3,314	completed
	Bookkeeper	1410	5%	1,500	1,874	1,874	1,874	completed
	Benefits	1410		0	0	0	0	
	<b>total 1410 - Administration</b>			<b>56,500</b>	<b>56,500</b>	<b>56,500</b>	<b>56,500</b>	
	A & E Fees	1430		20,000	69,382	69,382	69,020	incomplete
	Hope VI Consultant	1430		50,000	7,416	7,416	7,416	incomplete
	<b>total 1430 - Fees &amp; Costs</b>			<b>70,000</b>	<b>76,798</b>	<b>76,798</b>	<b>76,436</b>	
	Ranges	1465		37,500	37,141	35,473	35,473	incomplete
	Refrigerators	1465		11,250	11,609	13,277	13,277	complete
	<b>total 1465 - Dwelling Equipment</b>			<b>48,750</b>	<b>48,750</b>	<b>48,750</b>	<b>48,750</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Tallahassee Housing Authority		Capital Fund Program Grant No:		FL29P073501-01		2001		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Vehicle for CFP Oversight Person	1470		0	17,400	17,400	17,400	NEW ITEM
	Vehicle for CFP Annual Inspection Specialist	1475		0	16,919	16,919	16,919	NEW ITEM
	<b>total 1470 - Non-Dwelling Equipment</b>			<b>0</b>	<b>34,319</b>	<b>34,319</b>	<b>34,319</b>	
FL029P073-001 & 003	General Landscaping	1450		10,000	25,000	25,000	30,362	in progress
Springfield	Installation of Gutters	1450		0	5,000	5,000	2,210	in progress
	<b>total 1450 -Site Improvement</b>			<b>10,000</b>	<b>30,000</b>	<b>30,000</b>	<b>32,572</b>	
	Rewire Apts including 100 amp service	1460		118,883	37,056	37,056	0	carry over
	Installation of Heavy Duty Screens	1460		0	0	0	0	
	Replace front security screen doors	1460		25,000	0	0	0	combined into one contract
	Installation of mini-blinds for uniformity	1460		10,000	0	0	0	cancelled
	Replace front entrance door with metal insulated	1460		55,000	81,484	81,484	0	contracted
	Upgrade Units to Building Code and Install Carpeting	1460	15	55,007	83,430	83,430	83,430	in progress
	<b>total 1460 - Dwelling Structures</b>			<b>263,890</b>	<b>201,970</b>	<b>201,970</b>	<b>83,430</b>	
	Installation of laundry facilities	1470	1	20,000	0	0	0	future work item
	<b>total 1470 - Non-Dwelling Equipment</b>			<b>20,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	<b>TOTAL SPRINGFIELD</b>			<b>293,890</b>	<b>231,970</b>	<b>231,970</b>	<b>116,002</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-01 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-002	General Landscaping	1450		10,000	10,893	10,893	14,043	incomplete
Orange Ave	<b>total 1450 -Site Improvement</b>			<b>10,000</b>	<b>10,893</b>	<b>10,893</b>	<b>14,043</b>	
	Upgrade Units to Building Code and Install Carpeting	1460	15	64,000	54,899	54,899	54,899	completed
	Replace existing natural gas fired forced air furnace with new unit, new closet, ductwork, A/C coils/compressor, concrete pad, electric service upgrade (phase 3)	1460	75	100,000	194,195	182,600	169,364	nearing completion
	Rewire 1, 2, 3, 4, and 5 BR apartments including 100 amp service	1460		160,000	45,000	45,000	39,671	on going
	Installation of mini-blinds for uniformity	1460		5,000	0	0	0	cancelled
	Replace front security screen doors	1460		25,000	0	0	0	combined contract
	Replace front entrance door with metal insulated	1460	400	55,000	170,344	170,344	114,017	contracted
	<b>total 1460 - Dwelling Structures</b>			<b>409,000</b>	<b>464,438</b>	<b>452,843</b>	<b>377,951</b>	
	<b>TOTAL ORANGE AVE</b>			<b>419,000</b>	<b>475,331</b>	<b>463,736</b>	<b>391,994</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-01 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-004	General Landscaping	1450		10,000	2,000	2,000	930	recalculated need
Ebony Gardens	<b>total 1450 -Site Improvement</b>			<b>10,000</b>	<b>2,000</b>	<b>2,000</b>	<b>930</b>	
	Upgrade Units to Building Code and Install Carpeting	1460	5	0	20,981	20,981	20,981	completed
	<b>total 1460 - Dwelling Structures</b>			<b>0</b>	<b>20,981</b>	<b>20,981</b>	<b>20,981</b>	
	<b>TOTAL EBONY GARDENS</b>			<b>10,000</b>	<b>22,981</b>	<b>22,981</b>	<b>21,911</b>	
FL029P073-006	General Landscaping	1450		10,000	10,672	10,672	2,795	recalculated need
Pinewood Place	Installation of gutters	1450		0	2,000	2,000	0	on going
	Insatallation of security system at the community center	1450		25,000	0	0	0	included with structure
	<b>total 1450 -Site Improvement</b>			<b>35,000</b>	<b>12,672</b>	<b>12,672</b>	<b>2,795</b>	
	Upgrade Units to Building Code and Install Carpeting	1460	7	0	6,983	6,983	6,983	completed
	Roofing Replacement/repair	1460		75,000	50,000	50,000	41,311	on going
	<b>total 1460 - Dwelling Structures</b>			<b>75,000</b>	<b>56,983</b>	<b>56,983</b>	<b>48,294</b>	
	Supplement to New Community Building	1470	1	0	73,912	73,912	53,912	
	<b>total 1470 - Non-Dwelling Structures</b>			<b>0</b>	<b>73,912</b>	<b>73,912</b>	<b>53,912</b>	
	<b>TOTAL PINWOOD PLACE</b>			<b>110,000</b>	<b>143,567</b>	<b>143,567</b>	<b>105,001</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Tallahassee Housing Authority		Capital Fund Program Grant No:		FL29P073501-01		2001		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-0015	Resurface Drives	1450	3	10,000	0	0	3,300	incomplete
Scattered Site	Repair Septic Tank Drain Field	1450	3	10,000	0	0	426	incomplete
	Landscaping	1450		10,000	300	300	900	incomplete
	<b>total 1450 -Site Improvement</b>			<b>30,000</b>	<b>300</b>	<b>300</b>	<b>4,626</b>	
	Upgrade Units to Building Code and Install Carpeting	1460	3	0	12,330	12,330	12,025	completed
	Repair Siding, repaint exteriors	1460	3	15,000	0	0	0	incomplete
	Install Vinyl siding over T-111	1460	3	20,000	10,002	10,002	10,002	in progress
	Replace Roofing	1460	3	4,500	0	8,236	0	incomplete
	Energy Efficiency Measures	1460	3	2,000	0	0	0	incomplete
	Replace HVAC systems	1460	3	11,000	0	0	0	incomplete
	<b>total 1460 - Dwelling Structures</b>			<b>52,500</b>	<b>22,332</b>	<b>30,568</b>	<b>22,027</b>	
	<b>TOTAL SCATTERED SITE 15</b>			<b>82,500</b>	<b>22,632</b>	<b>30,868</b>	<b>26,653</b>	
FL029P073-0016	Resurface Drives	1450	3	10,000	0	0	0	incomplete
Scattered Site	Repair Septic Tank Drain Field	1450	3	10,000	0	0	0	incomplete
	Landscaping	1450		10,000	0	0	900	incomplete
	<b>total 1450 -Site Improvement</b>			<b>30,000</b>	<b>0</b>	<b>0</b>	<b>900</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-01 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-0016	Upgrade Units to Building Code and Install Carpeting	1460	3	0	7,120	10,479	6,189	complete
Scattered Site	Repair Siding, repaint exteriors	1460	3	15,000	0	0	0	incomplete
	Install Vinyl siding over T-111	1460	3	20,000	0	0	0	incomplete
	Replace Roofing	1460	3	4,500	0	0	0	incomplete
	Energy Efficiency Measures	1460	3	2,000	0	0	0	incomplete
	Replace HVAC systems	1460	3	11,000	0	0	0	incomplete
	<b>total 1460 - Dwelling Structures</b>			<b>52,500</b>	<b>7,120</b>	<b>10,479</b>	<b>6,189</b>	
	<b>TOTAL SCATTERED SITE 16</b>			<b>82,500</b>	<b>7,120</b>	<b>10,479</b>	<b>7,089</b>	
FL029P073-0017	Upgrade Units to Building Code and Install Carpeting	1460	1	0	900	900	900	completed
Hidden Pines	Replace Exterior Doors	1460	182	10,000	12,272	12,272	0	contracted
	<b>total 1460 - Dwelling Structures</b>			<b>10,000</b>	<b>13,172</b>	<b>13,172</b>	<b>900</b>	
	<b>TOTAL HIDDEN PINE</b>			<b>10,000</b>	<b>13,172</b>	<b>13,172</b>	<b>900</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-01 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	total 1406 - Operations			-	-	-	-	
PHA Wide	total 1408 - Management Improvements			45,000	95,000	95,000	64,578	
PHA Wide	total 1410 - Administration			56,500	56,500	56,500	56,500	
PHA Wide	total 1430 - Fees & Costs			70,000	76,798	76,798	76,436	
PHA Wide	total 1465 - Dwelling Equipment			48,750	48,750	48,750	48,750	
PHA Wide	total 1470 - Non-Dwelling Equipment			-	34,319	34,319	34,319	
FL029P073-001 & 003	TOTAL SPRINGFIELD			293,890	231,970	231,970	116,002	
FL029P073-002	TOTAL ORANGE AVE			419,000	475,331	463,736	391,994	
FL029P073-004	TOTAL EBONY GARDENS			10,000	22,981	22,981	21,911	
FL029P073-006	TOTAL PINWOOD PLACE			110,000	143,567	143,567	105,001	
FL029P073-015	TOTAL SCATTERED SITE 15			82,500	22,632	30,868	26,653	
FL029P073-016	TOTAL SCATTERED SITE 16			82,500	7,120	10,479	7,089	
FL029P073-017	TOTAL HIDDEN PINE			10,000	13,172	13,172	900	
	<b>TOTAL CFP501-2001</b>			<b>1,228,140</b>	<b>1,228,140</b>	<b>1,228,140</b>	<b>950,133</b>	

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part III: Implementation Schedule**

<b>PHA Name:</b> Tallahassee Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29P073501-01 Replacement Housing Factor Grant No:					<b>Federal FY of Grant:</b> 2001
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>PHA Wide:</b>							
1408 - Man. Improvements	06/30/03		06/30/03	06/30/05			
1410 - Administration	06/30/03		03/31/02	06/30/05		03/31/03	
1430 - Fees & Costs	06/30/03		06/30/03	06/30/05		#####	
1465 - Dwelling Equipment	06/30/03		06/30/03	06/30/05		#####	
FL029P073-001 & 003	06/30/03		06/30/03	06/30/05			
FL029P073-002	06/30/03		06/30/03	06/30/05			
FL029P073-004	06/30/03		06/30/03	06/30/05			
FL029P073-006	06/30/03		06/30/03	06/30/05			
FL029P073-015	06/30/03		06/30/03	06/30/05			
FL029P073-016	06/30/03		06/30/03	06/30/05			
FL029P073-017	06/30/03		06/30/03	06/30/05			

## CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:					
Summary					
PHA Name: Tallahassee Housing Authority	Grant Type and Number Capital Fund Program grant No: FL29P073501-02 Replacement Housing Factor gran	Federal FY of grant: 2002			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/03 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Annual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	110,922	110,922	110,922	110,922
3	1408 Management Improvements	93,291	93,291	93,291	93,291
4	1410 Administration	58,046	58,046	58,046	58,046
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000	50,000	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	82,950	77,950	35,968	26,493
10	1460 Dwelling Structures	587,388	598,153	346,740	339,740
11	1465.1 Dwelling Equipment - Nonexpendable	35,250	35,250	11,490	1,912
12	1470 Nondwelling Structures	130,575	119,810	60,000	41,093
13	1475 Nondwelling Equipment	17,500	17,500	17,500	17,500
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Worh Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization of Debt Service				
20	1502 Contingency				
21	Amount of Annual grant: (sum of lines 2- 20)	1,165,922	1,160,922	733,957	688,997
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 Compliance	0	0	0	0
24	Amount of line 21 Related to Security - Soft Costs	0	0	0	0
25	Amount of line 21 Related to Security - Hard Costs	0	0	0	0
26	Amount of line 21 Related to Enerfy Conservation Measures	389,390	339,639	0	150,742

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Tallahassee Housing Authority		Capital Fund Program Grant No: FL29P073501-02				2002		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operating Subsidy	1406		110,922	110,922	110,922	110,922	
	<b>total 1406 - Operations</b>			<b>110,922</b>	<b>110,922</b>	<b>110,922</b>	<b>110,922</b>	
	Staff Training in Hud Regulations	1408		7,781	7,781	7,781	7,781	
	Maintenance Skills Training	1408		5,510	5,510	5,510	5,510	
	Resident Job and Leadership Training	1408		80,000	80,000	80,000	80,000	
	<b>total 1408 - Management Improvements</b>			<b>93,291</b>	<b>93,291</b>	<b>93,291</b>	<b>93,291</b>	
	Executive Director	1410	5%	4,728	3,542	3,542	3,542	
	Executive Secretary	1410	5%	2,157	1,626	1,626	1,626	
	Maintenance Director	1410	25%	13,433	12,270	12,270	12,270	
	Capital Funds Coordinator	1410	100%	25,772	20,243	20,243	20,243	
	Finance Director	1410	5%	3,137	2,336	2,336	2,336	
	Bookkeeper	1410	5%	1,298	1,980	1,980	1,980	
	Benefits	1410		7,521	16,049	16,049	16,049	
	<b>total 1410 - Administration</b>			<b>58,046</b>	<b>58,046</b>	<b>58,046</b>	<b>58,046</b>	
	A & E Fees	1430		20,000	16,814	0	0	incomplete
	Hope VI Consultant	1430		30,000	33,186	0	0	incomplete
	<b>total 1430 - Fees &amp; Costs</b>			<b>50,000</b>	<b>50,000</b>	<b>0</b>	<b>0</b>	
	Ranges	1465		24,000	24,000	5,000	1,912	incomplete
	Refrigerators	1465		11,250	11,250	6,490	0	incomplete
	<b>total 1465 - Dwelling Equipment</b>			<b>35,250</b>	<b>35,250</b>	<b>11,490</b>	<b>1,912</b>	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Tallahassee Housing Authority		Capital Fund Program Grant No: FL29P073501-02 Replacement Housing Factor Grant No:				2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Upgrade & Enlarge HA Office Building (phase I)	1470		70,575	0	0	0	Carried Forward
	<b>total 1470 - Non-Dwelling Structures</b>			<b>70,575</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	Upgrade Computer Equipment	1475	15	17,500	17,500	17,500	17,500	in progress
	<b>total 1475 - Non-Dwelling Equipment</b>			<b>17,500</b>	<b>17,500</b>	<b>17,500</b>	<b>17,500</b>	
FL029P073-001 & 003	General Landscaping	1450		10,000	5,309	4,800	4,800	in progress
Springfield	Upgrade Streets and Parking Areas	1450		5,000	0	0	0	not contracted
	Paint Exterior of Buildings	1450		5,000	0	0	0	
	<b>total 1450 -Site Improvement</b>			<b>20,000</b>	<b>5,309</b>	<b>4,800</b>	<b>4,800</b>	
	Replace Roofs	1460		24,290	24,290	24,290	24,290	
	Replace Exterior Doors	1460	390	88,004	104,202	0	0	
	Rewire 1, 2, and 3-BR apartments including 100 amp service	1460		0	48,815	0	0	
	Upgrade Units to Building Code and Install Carpeting	1460	15	65,000	65,375	65,000	65,000	
	<b>total 1460 - Dwelling Structures</b>			<b>177,294</b>	<b>242,682</b>	<b>89,290</b>	<b>89,290</b>	
	<b>TOTAL SPRINGFIELD</b>			<b>197,294</b>	<b>247,991</b>	<b>94,090</b>	<b>94,090</b>	
FL029P073-002	General Landscaping	1450		10,000	23,344	10,000	525	incomplete
Orange Ave	Install Pole Mounted Lighting	1450		0	0	0	0	removed
	<b>total 1450 -Site Improvement</b>			<b>10,000</b>	<b>23,344</b>	<b>10,000</b>	<b>525</b>	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Tallahassee Housing Authority		Capital Fund Program Grant No: FL29P073501-02 Replacement Housing Factor Grant No:				2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-002	Upgrade Units to Building Code and Install Carpeting	1460	15	90,000	90,000	90,000	90,000	
Orange Ave	total 1460 - Dwelling Structures			90,000	90,000	90,000	90,000	
	Community Center Revitalization	1475		60,000	119,810	60,000	41,093	in progress
	total 1470 - Non-Dwelling Structures			60,000	119,810	60,000	41,093	
	<b>TOTAL ORANGE AVE</b>			<b>160,000</b>	<b>233,154</b>	<b>160,000</b>	<b>131,618</b>	
FL029P073-004	General Landscaping	1450		0	0	0	0	deleted
Ebony Gardens	total 1450 -Site Improvement			0	0	0	0	
	Repair/Replace gas appliances and hook-ups	1460	60	117,352	110,911	117,352	117,352	
	Upgrade Units to Building Code and Install Carpeting	1460	5	3,498	3,498	3,498	3,498	
	total 1460 - Dwelling Structures			120,850	114,409	120,850	120,850	
	<b>TOTAL EBONY GARDENS</b>			<b>120,850</b>	<b>114,409</b>	<b>120,850</b>	<b>120,850</b>	
FL029P073-006	General Landscaping	1450		6,750	11,512	5,850	5,850	
Pinewood Place	total 1450 -Site Improvement			6,750	11,512	5,850	5,850	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Tallahassee Housing Authority		Capital Fund Program Grant No: FL29P073501-02				2002		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-006	Upgrade Units to Building Code and Install Carpeting	1460	7	30,000	30,584	30,000	30,000	
Pinewood Place	Replace Exterior Doors	1460		84,744	84,744	0	0	contracted
	<b>total 1460 - Dwelling Structures</b>			<b>114,744</b>	<b>115,328</b>	<b>30,000</b>	<b>30,000</b>	
	<b>TOTAL PINWOOD PLACE</b>			<b>121,494</b>	<b>126,840</b>	<b>35,850</b>	<b>35,850</b>	
FL029P073-0015	Resurface Drives	1450	3	10,000	5,234	0	0	incomplete
Scattered Site	Repair Septic Tank Drain Field	1450	3	10,000	2,000	200	200	incomplete
	Landscaping	1450		0	7,000	4,855	4,855	
	<b>total 1450 -Site Improvement</b>			<b>20,000</b>	<b>14,234</b>	<b>5,055</b>	<b>5,055</b>	
	Upgrade Units to Building Code and Install Carpeting	1460	3	3,500	5,050	3,500	0	incomplete
	Repair Siding, repaint exteriors	1460	3	10,000	5,261	150	150	incomplete
	Install Vinyl siding over T-111	1460	3	15,000	0	0	0	incomplete
	Replace Roofing	1460	3	4,500	3,725	3,725	3,725	in progress
	Energy Efficiency Measures	1460	3	2,000	0	0	0	incomplete
	Replace HVAC systems	1460	3	6,000	1,214	0	0	incomplete
	<b>total 1460 - Dwelling Structures</b>			<b>41,000</b>	<b>15,250</b>	<b>7,375</b>	<b>3,875</b>	
	<b>TOTAL SCATTERED SITE 15</b>			<b>61,000</b>	<b>29,484</b>	<b>12,430</b>	<b>8,930</b>	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Tallahassee Housing Authority		Capital Fund Program Grant No: FL29P073501-02				2002		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-0016	Resurface Drives	1450	3	10,000	13,351	6,000	6,000	incomplete
Scattered Site	Repair Septic Tank Drain Field	1450	3	10,000	2,000	0	0	incomplete
	Landscaping	1450		1,200	7,000	3,363	3,363	deleted
	<b>total 1450 -Site Improvement</b>			<b>21,200</b>	<b>22,351</b>	<b>9,363</b>	<b>9,363</b>	
	Upgrade Units to Building Code and Install Carpeting	1460	3	3,500	14,092	3,500	0	incomplete
	Repair Siding, repaint exteriors	1460	3	10,000	0	0	0	incomplete
	Install Vinyl siding over T-111	1460	3	15,000	4,547	4,547	4,547	in progress
	Replace Roofing	1460	3	4,500	0	0	0	incomplete
	Energy Efficiency Measures	1460	3	2,000	678	678	678	in progress
	Replace HVAC systems	1460	3	6,000	67	0	0	incomplete
	<b>total 1460 - Dwelling Structures</b>			<b>41,000</b>	<b>19,384</b>	<b>8,725</b>	<b>5,225</b>	
	<b>TOTAL SCATTERED SITE 16</b>			<b>62,200</b>	<b>41,735</b>	<b>18,088</b>	<b>14,588</b>	
FL029P073-0017	General Landscaping	1450		0	1,200	900	900	incomplete
Hidden Pines	<b>total 1450 -Site Improvement</b>			<b>0</b>	<b>1,200</b>	<b>900</b>	<b>900</b>	
	Upgrade Units to Building Code and Install Carpeting	1460	1	2,500	1,100	500	500	incomplete
	Replace Exterior Doors	1460			0	0	0	
	<b>total 1460 - Dwelling Structures</b>			<b>2,500</b>	<b>1,100</b>	<b>500</b>	<b>500</b>	
	<b>TOTAL HIDDEN PINE</b>			<b>2,500</b>	<b>2,300</b>	<b>1,400</b>	<b>1,400</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	total 1406 - Operations			110,922	110,922	110,922	110,922	
PHA Wide	total 1408 - Management Improvements			93,291	93,291	93,291	93,291	
PHA Wide	total 1410 - Administration			58,046	58,046	58,046	58,046	
PHA Wide	total 1430 - Fees & Costs			50,000	50,000	-	-	
PHA Wide	total 1465 - Dwelling Equipment			35,250	35,250	11,490	1,912	
PHA Wide	total 1470 - Non-Dwelling Structures			70,575	-	-	-	
PHA Wide	total 1475 - Non-Dwelling Equipment			17,500	17,500	17,500	17,500	
FL029P073-001 & 003	TOTAL SPRINGFIELD			197,294	247,991	94,090	94,090	
FL029P073-002	TOTAL ORANGE AVE			160,000	233,154	160,000	131,618	
FL029P073-004	TOTAL EBONY GARDENS			120,850	114,409	120,850	120,850	
FL029P073-006	TOTAL PINWOOD PLACE			121,494	126,840	35,850	35,850	
FL029P073-015	TOTAL SCATTERED SITE 15			61,000	29,484	12,430	8,930	
FL029P073-016	TOTAL SCATTERED SITE 16			62,200	41,735	18,088	14,588	
FL029P073-017	TOTAL HIDDEN PINES			2,500	2,300	1,400	1,400	
	<b>TOTAL CFP501-2002</b>			<b>1,160,922</b>	<b>1,160,922</b>	<b>733,957</b>	<b>688,997</b>	

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part III: Implementation Schedule**

<b>PHA Name:</b> Tallahassee Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29P073501-02 Replacement Housing Factor Grant No:				<b>Federal FY of Grant:</b> 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>PHA Wide:</b>							
1406 - Operations	06/14/04		06/30/03	06/13/06		06/30/03	
1408 - Man. Improvements	06/14/04		12/31/03	06/13/06		12/31/03	
1410 - Administration	06/14/04		12/31/03	06/13/06		12/31/03	
1430 - Fees & Costs	06/14/04			06/13/06			
1465 - Dwelling Equipment	06/14/04			06/13/06			
1470 - Non-Dwell Struct	06/14/04			06/13/06			
1475 - Non-Dwell Equip	06/14/04		12/31/03	06/13/06			
FL029P073-001 & 003	06/14/04			06/13/06			
FL029P073-002	06/14/04		12/31/03	06/13/06			
FL029P073-004	06/14/04		12/31/03	06/13/06			
FL029P073-006	06/14/04			06/13/06			
FL029P073-015	06/14/04			06/13/06			
FL029P073-016	06/14/04			06/13/06			
FL029P073-017	06/14/04			06/13/06			

## CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:						
Summary						
PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-03 Replacement Housing Factor Gran			Federal FY of Grant: 2003	
[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies [ ] Revised Annual Statement (revision no: )						
[X] Performance and Evaluation Report for Period Ending: 12/31/03 [ ] Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Annual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-CFP Funds					
2	1406 Operations	90,100	90,100	90,100	90,100	
3	1408 Management Improvements	67,000	67,000	54,731	8,290	
4	1410 Administration	57,500	57,500	57,500	5,426	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	40,000	130,000	0	0	
8	1440 Site Acquisition					
9	1450 Site Improvement	20,000	0	0	0	
10	1460 Dwelling Structures	305,216	386,291	182,500	52,772	
11	1465.1 Dwelling Equipment - Nonexpendable	35,250	35,250	35,250	0	
12	1470 Nondwelling Structures	185,000	106,906	75,000	0	
13	1475 Nondwelling Equipment	10,000	28,269	0	7,865	
14	1485 Demolition	91,250	0	0	0	
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collaterization of Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2- 20)	901,316	901,316	495,081	164,453	
22	Amount of line 21 Related to LBP Activities	0				
23	Amount of line 21 Related to Section 504 Compliance	0				
24	Amount of line 21 Related to Security - Soft Costs	0				
25	Amount of line 21 Related to Security - Hard Costs	0				
26	Amount of line 21 Related to Energy Conservation Measures	0				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Tallahassee Housing Authority		Capital Fund Program Grant No: FL29P073501-03				2003		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operating Subsidy	1406		90,100	90,100	90,100	90,100	
	<b>total 1406 - Operations</b>			<b>90,100</b>	<b>90,100</b>	<b>90,100</b>	<b>90,100</b>	
	Staff Training in Hud Regulations	1408		10,000	7,500	668	668	
	Maintenance Skills Training	1408		5,000	7,500	2,063	2,063	
	Resident Job and Leadership Training	1408		52,000	52,000	52,000	5,559	
	<b>total 1408 - Management Improvements</b>			<b>67,000</b>	<b>67,000</b>	<b>54,731</b>	<b>8,290</b>	
	Executive Director	1410	5%	4,728	3,979	3,979	378	
	Executive Secretary	1410	5%	2,157	1,850	1,850	173	
	Maintenance Director	1410	25%	13,433	14,154	14,154	1,320	
	Capital Funds Coordinator	1410	100%	25,772	22,015	22,015	2,061	
	Finance Director	1410	5%	3,137	2,659	2,659	253	
	Bookkeeper	1410	5%	1,298	2,253	2,253	211	
	Benefits	1410		6,975	10,590	10,590	1,030	
	<b>total 1410 - Administration</b>			<b>57,500</b>	<b>57,500</b>	<b>57,500</b>	<b>5,426</b>	
	A & E Fees	1430		20,000	20,000	0	0	
	Hope VI Consultant	1430		20,000	110,000	0	0	
	<b>total 1430 - Fees &amp; Costs</b>			<b>40,000</b>	<b>130,000</b>	<b>0</b>	<b>0</b>	
	Ranges	1465		24,000	24,000	24,000	0	
	Refrigerators	1465		11,250	11,250	11,250	0	
	<b>total 1465 - Dwelling Equipment</b>			<b>35,250</b>	<b>35,250</b>	<b>35,250</b>	<b>0</b>	

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Tallahassee Housing Authority		Capital Fund Program Grant No: FL29P073501-03 Replacement Housing Factor Grant No:				2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Upgrade & Enlarge HA Office Building (phase I)	1470		110,000	0	0	0	
	<b>total 1470 - Non-Dwelling Structures</b>			<b>110,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	Upgrade Computer Equipment	1475	15	10,000	9,976	10,000	7,865	
	<b>total 1475 - Non-Dwelling Equipment</b>			<b>10,000</b>	<b>9,976</b>	<b>10,000</b>	<b>7,865</b>	
FL029P073-001 & 003 Springfield	Paint exterior of buildings	1450		20,000	0	0	0	
	<b>total 1450 -Site Improvement</b>			<b>20,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	Raise air conditioners off gr	1460	195	25,000	0	0	0	
	Roofing Repair	1460	25	0	50,000	0	0	
	Replace mechanical room doors w/metal insulated	1460	195	60,000	0	0	0	
	Install rangehoods	1460	195	30,000	0	0	0	
	Upgrade Units to Building Code and Install Carpeting	1460	15	60,000	118,095	60,000	48,106	
	<b>total 1460 - Dwelling Structures</b>			<b>175,000</b>	<b>168,095</b>	<b>60,000</b>	<b>48,106</b>	
	<b>TOTAL SPRINGFIELD</b>			<b>195,000</b>	<b>168,095</b>	<b>60,000</b>	<b>48,106</b>	
FL029P073-002 Orange Ave.	Roofing Repair	1460	30	0	65,688	0	0	
	Upgrade Units to Building Code and Install Carpeting	1460	15	60,000	76,865	60,000	3,624	
	<b>total 1460 - Dwelling Structures</b>			<b>60,000</b>	<b>142,553</b>	<b>60,000</b>	<b>3,624</b>	

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Tallahassee Housing Authority		Capital Fund Program Grant No: FL29P073501-03				2003		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-002	Community Center Revitalization	1470		75,000	106,906	75,000	0	
Orange Ave.	<b>total 1470 - Non-Dwelling Structures</b>			<b>75,000</b>	<b>106,906</b>	<b>75,000</b>	<b>0</b>	
	Furnish Community Center	1475		0	18,293	0	0	
	<b>total 1475 - Non-Dwelling Equipment</b>			<b>0</b>	<b>18,293</b>	<b>0</b>	<b>0</b>	
	<b>TOTAL ORANGE AVE</b>			<b>135,000</b>	<b>267,752</b>	<b>135,000</b>	<b>3,624</b>	
FL029P073-004	Repair/Replace gas appliances and hook-ups	1460	60	5,216	0	0	0	
Ebony Gardens	Upgrade Units to Building Code and Install Carpeting	1460	5	2,500	1,085	2,500	325	
	<b>total 1460 - Dwelling Structures</b>			<b>7,716</b>	<b>1,085</b>	<b>2,500</b>	<b>325</b>	
	Demolition of Ebony Gardens	1485		91,250	0	0	0	
	<b>total 1485 - Demolition</b>			<b>91,250</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	<b>TOTAL EBONY GARDENS</b>			<b>98,966</b>	<b>1,085</b>	<b>2,500</b>	<b>325</b>	
FL029P073-006	Replace mechanical room doors w/metal insulated	1460	96	25,000	0	0	0	
	Roof Repair	1460	10	0	30,000	0	0	
Pinewood Place	Upgrade Units to Building Code and Install Carpeting	1460	7	25,000	18,679	25,000	717	
	<b>total 1460 - Dwelling Structures</b>			<b>50,000</b>	<b>48,679</b>	<b>25,000</b>	<b>717</b>	
	<b>TOTAL PINWOOD PLACE</b>			<b>50,000</b>	<b>48,679</b>	<b>25,000</b>	<b>717</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-0015	Upgrade Units to Building Code and Install Carpeting	1460	2	5,000	12,830	5,000	0	
Scattered Site	total 1460 - Dwelling Structures			5,000	12,830	5,000	0	
	TOTAL SCATTERED SITE 15			5,000	12,830	5,000	0	
FL029P073-0016	Upgrade Units to Building Code and Install Carpeting	1460	2	5,000	12,441	5,000	0	
Scattered Site	total 1460 - Dwelling Structures			5,000	12,441	5,000	0	
	TOTAL SCATTERED SITE 16			5,000	12,441	5,000	0	
FL029P073-0017	Upgrade Units to Building Code and Install Carpeting	1460	1	2,500	608	25,000	0	
Hidden Pines	total 1460 - Dwelling Structures			2,500	608	25,000	0	
	TOTAL HIDDEN PINES			2,500	608	25,000	0	

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Tallahassee Housing Authority		Capital Fund Program Grant No: FL29P073501-03				2003		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	total 1406 - Operations			90,100	90,100	90,100	90,100	
PHA Wide	total 1408 - Management Improvements			67,000	67,000	54,731	8,290	
PHA Wide	total 1410 - Administration			57,500	57,500	57,500	5,426	
PHA Wide	total 1430 - Fees & Costs			40,000	130,000	-	-	
PHA Wide	total 1465 - Dwelling Equipment			35,250	35,250	35,250	-	
PHA Wide	total 1470 - Non-Dwelling Structures			185,000	-	-	-	
PHA Wide	total 1475 - Non-Dwelling Equipment			10,000	9,976	10,000	7,865	
PHA Wide	total 1485 - Demolition			91,250	-	-	-	
FL029P073-001 & 003	TOTAL SPRINGFIELD			195,000	168,095	60,000	48,106	
FL029P073-002	TOTAL ORANGE AVE			60,000	267,752	135,000	3,624	
FL029P073-004	TOTAL EBONY GARDENS			7,716	1,085	2,500	325	
FL029P073-006	TOTAL PINWOOD PLACE			50,000	48,679	25,000	717	
FL029P073-015	TOTAL SCATTERED SITE 15			5,000	12,830	5,000	-	
FL029P073-016	TOTAL SCATTERED SITE 16			5,000	12,441	5,000	-	
FL029P073-017	TOTAL HIDDEN PINES			2,500	608	25,000	-	
	<b>TOTAL CFP501-2002</b>			<b>901,316</b>	<b>901,316</b>	<b>505,081</b>	<b>164,453</b>	

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part III: Implementation Schedule**

PHA Name:		Grant Type and Number					Federal FY of Grant:
Tallahassee Housing Authority		Capital Fund Program Grant No: FL29P073501-03 Replacement Housing Factor Grant No:					2003
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>PHA Wide:</b>							
1406 - Operations	09/16/05		12/31/03	09/16/07			
1408 - Man. Improvements	09/16/05			09/16/07			
1410 - Administration	09/16/05		12/31/03	09/16/07			
1430 - Fees & Costs	09/16/05			09/16/07			
1465 - Dwelling Equipment	09/16/05		12/31/03	09/16/07			
1470 - Non-Dwell Struct	09/16/05			09/16/07			
1475 - Non-Dwell Equip	09/16/05		12/31/03	09/16/07			
FL029P073-001 & 003	09/16/05			09/16/07			
FL029P073-002	09/16/05			09/16/07			
FL029P073-004	09/16/05			09/16/07			
FL029P073-006	09/16/05			09/16/07			
FL029P073-015	09/16/05			09/16/07			
FL029P073-016	09/16/05			09/16/07			
FL029P073-017	09/16/05			09/16/07			

## CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:						
Summary						
PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073502-03 Replacement Housing Factor Gran			Federal FY of Grant: 2003	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )						
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Annual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-CFP Funds					
2	1406 Operations	19,036	0	0	0	
3	1408 Management Improvements	27,500	0	0	0	
4	1410 Administration					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment - Nonexpendable					
12	1470 Nondwelling Structures	123,830	0	0	0	
13	1475 Nondwelling Equipment	20,000	0	0	0	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collaterization of Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2- 20)	190,366	0	0	0	
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 Compliance					
24	Amount of line 21 Related to Security - Soft Costs	46,536				
25	Amount of line 21 Related to Security - Hard Costs	143,830				
26	Amount of line 21 Related to Energy Conservation Measures					

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073502-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operating Subsidy	1406		19,036	0	0	0	
	<b>total 1406 - Operations</b>			<b>19,036</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	Highly skilled/trained labor for Annual Inspection work due to low PHAS score on Annual Inspections	1408		20,000	0	0	0	
	Update Housing Authority Web Site to create a more user friendly atmosphere	1408		7,500	0	0	0	
	<b>total 1408 - Management Improvements</b>			<b>27,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	Upgrade & Enlarge HA Office Building	1470		103,830	0	0	0	
	<b>total 1470 - Non-Dwelling Structures</b>			<b>103,830</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	Purchase a tractor/bush hog to assist in the erosion control at Springfield Complex	1475		0	0	0	0	
	<b>total 1475 - Non-Dwelling Equipment</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
FL029P073-001/003	Build a community center at Springfield Complex	1470		0	0	0	0	
Springfield Complex	<b>total 1470 - Non-Dwelling Structures</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	Furnish Springfield Community Center	1475	15	0	0	0	0	
	<b>total 1475 - Non-Dwelling Equipment</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	<b>TOTAL SPRINGFIELD COMPLEX</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073502-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-006	Build a storage facility for the Pinewood Community Center to assist in better management of space.	1470		20,000	0	0	0	
Pinewood Place	<b>total 1470 - Non-Dwelling Structures</b>			<b>20,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	Install a playground for the younger children on the Pinewood Place Complex	1475	15	20,000	0	0	0	
	<b>total 1475 - Non-Dwelling Equipment</b>			<b>20,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	<b>TOTAL PINEWOOD PLACE</b>			<b>40,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
PHA Wide	total 1406 - Operations			19,036	-	-	-	
PHA Wide	total 1408 - Management Improvements			27,500	-	-	-	
PHA Wide	total 1470 - Non-Dwelling Structures			103,830	-	-	-	
PHA Wide	total 1475 - Non-Dwelling Equipment			-	-	-	-	
FL029P073-001/003	TOTAL SPRINGFIELD			-	-	-	-	
FL029P073-006	TOTAL PINEWOOD PLACE			40,000	-	-	-	
	<b>TOTAL CFP501-2002</b>			<b>190,366</b>	<b>-</b>	<b>-</b>	<b>-</b>	



# 1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input 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	2206		192
Extremely low income <=30% AMI	2146	97.28	
Very low income (>30% but <=50% AMI)	43	2	
Low income (>50% but <80% AMI)	14	.72	
Families with children	1866	84.58	
Elderly families	30	1.37	
Families with Disabilities	310	14.05	
Race/ethnicity	2/2      2015	91.34	
Race/ethnicity	2/2      188	8.52	
Race/ethnicity	1/2      3	.14	
Race/ethnicity	0	0	

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	160	7	12
2 BR	733	33	35
3 BR	1033	47	125
4 BR	240	11	16
5 BR	40	1.8	4
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No x Yes If yes: How long has it been closed (# of months)? 24 Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No x Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No x Yes			

### C. Strategy for Addressing Needs

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

#### (1) Strategies

##### **Need: Shortage of affordable housing for all eligible populations**

The Authority will continue to work with other governmental, community based Groups such as Habitat, Tallahassee Lenders Consortium and the City of Tallahassee Community and Neighborhood Services to combat the affordable Housing dilemma. We will reach out into the community for project based Developments, work with investors and CHDO's in owner/rental rehabilitation. We will also, work to increase the self-sufficiency and homeownership opportunities. To pursue homeowner initiatives with neighboring housing authorities.

##### **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
- x 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
- x Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- x 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
- x Other (list below) Work toward partnering with the Florida Housing Finance Corporation to provide tenant rental assistance vouchers.

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

Select all that apply

- x 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
- x Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- x 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

- x      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
- x      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
- x      Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- x      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

- x      Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units

- x Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

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

**(2) Reasons for Selecting Strategies**

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

- x Funding constraints
- x Staffing constraints
- Limited availability of sites for assisted housing
- x Extent to which particular housing needs are met by other organizations in the community
- x 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
- x Community priorities regarding housing assistance
- x Results of consultation with local or state government
- x Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)