

PHA Plans

Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226
(exp 05/31/2006)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined 5-Year Plan for Fiscal Years 2005 - 2010

Streamlined Annual Plan for Fiscal Year 2005 - 2006

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Tacoma **PHA Number:** WA005

PHA Fiscal Year Beginning: (mm/yyyy) 07/2005

PHA Programs Administered:

- Public Housing and Section 8**
 Section 8 Only
 Public Housing Only
 Number of public housing units:
 Number of S8 units:
 Number of public housing units:
 Number of S8 units:

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

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 and attachments (if any) 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)

Streamlined Five-Year PHA Plan PHA FISCAL YEARS 2005 - 2006 [24 CFR Part 903.12]

A. Mission

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

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

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)

- 1. Purchase or preserve Section 8 project-based developments.**
- 2. Use of Project-based Section 8 vouchers to preserve or expand the supply of affordable housing.**

- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:

- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

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

PHA Goal: Provide an improved living environment

Objectives:

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

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

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

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

Protected classes under state and local fair housing law include:

11. Race
12. Color
13. National origin
14. Religion
15. Creed
16. Sex
17. Disability
18. Familial status
19. Retaliation
20. Marital status
21. Age
22. Ancestry
23. Sexual orientation
24. Gender identity

Other PHA Goals and Objectives: (list below)

Streamlined Annual PHA Plan
PHA Fiscal Year 2005
[24 CFR Part 903.12(b)]

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
 - a. PHA Progress on Meeting 5-Year Mission and Goals
 - b. Criteria for Substantial Deviations and Significant Amendments
- 10. Other Information Requested by HUD
 - i. Resident Advisory Board Membership and Consultation Process
 - ii. Resident Membership on the PHA Governing Board
 - iii. PHA Statement of Consistency with Consolidated Plan
 - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 2005 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan
- 14. Other (List below, providing name for each item)

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions;

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]**A. 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) (as of 12/31/2004)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1214	100%	90%
Extremely low income <=30% AMI	1145	94%	N/A
Very low income (>30% but <=50% AMI)	65	5%	N/A
Low income (>50% but <80% AMI)	4	<1%	N/A
Families with children	426	35%	N/A
Elderly families	177	15%	N/A
Families with Disabilities	591	49%	N/A
Race/ethnicity-White	615	51%	N/A
Race/ethnicity-Black	373	31%	N/A
Race/ethnicity-Asian	173	14%	N/A
Race/ethnicity-N.Amer.	30	2%	N/A
Race/ethnicity-Pac. Isl.	20	2%	N/A
Characteristics by Bedroom Size (Public Housing Only)			
0BR	N/A	N/A	N/A
1BR	752	62%	43%
2 BR	334	28%	38%
3 BR	92	8%	14%
4 BR	34	3%	4%
5 BR	9	<1%	1%
5+ BR	N/A	N/A	N/A

Housing Needs of Families on the Waiting List	
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)? 16	
Does the PHA expect to reopen the list in the PHA Plan year? NO	
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) (as of 12/31/2004)			
<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	- 270	100%	12%
Extremely low income <=30% AMI	- 212	- 78.6%	
Very low income (>30% but <=50% AMI)	52	14.3%	
Low income (>50% but <80% AMI)	4	1.5%	
Families with children	157	- 57.9%	
Elderly families	- 27	9.9%	
Families with Disabilities	82	30.2%	
Race/ethnicity-White	153	56.8%	
Race/ethnicity-Black	95	35.0%	
Race/ethnicity-Asian	- 14	5.1%	
Race/ethnicity-N.Amer.	6	2.2%	
Race/ethnicity-Other	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Housing Needs of Families on the Waiting List	
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)?	38 months
Does the PHA expect to reopen the list in the PHA Plan year?	Yes
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	

B. Strategy for Addressing Needs

Provide a brief description of the PHA’s strategy for addressing the housing needs of families on the PHA’s public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency’s reasons for choosing this strategy.

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Admissions Preference for 100% of public housing units

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

Operate five miles outside of City limits of Tacoma.

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance

- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.12 (b), 903.7 (c)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	3,000,000	
b) Public Housing Capital Fund		
CFP 104 (2004)	3,590,518	
CFP 104R	76,386	
c) HOPE VI Revitalization	20,548,266	
d) HOPE VI Demolition		
1996 Hillside	64,314	
1999 Salishan	109,578	
e) Annual Contributions for Section 8 Tenant-Based Assistance	25,586,580	
f) Resident Opportunity and Self-Sufficiency Grants	650,000	
g) Capital Fund and Replacement Housing Factor Acceleration Bonds (Salishan)	7,065,000	
h) HOME	-0-	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP 101R (2001)	93,043	PH Cap. Improve.
CFP 102R (2002)	63,348	PH Cap. Improve
CFP 103R (2003)	65,958	PH Cap. Improve
CFP 203 (2003)(Set Aside)	630,585	PH Cap. Improve
Resident Opportunity & Self-Sufficiency Grants	465,163	Resident Services
3. Public Housing Dwelling Rental Income		
	2,529,099	Operations

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
4. Other income (list below)	15,000	Operations
5. Non-federal sources (list below)		
Affordable Housing Program (Federal Home Loan Bank)	1,253,000	Mixed Finance Cap. Imp. (Salishan)
State Housing Trust Fund	1,500,000	Mixed Finance Cap. Imp. (Salishan)
Private Equity From Tax Credits	20,000,000	Mixed Finance Cap. Imp. (Salishan)
Private Equity From Tax Credits	1,263,474	Mixed Finance Cap. Imp. (Hillside Terrace)
Gates Foundation (Sound Families)	80,000	Mixed Finance Cap. Imp. (Hillside Terrace)
Pierce County SHB 2060	316,166	Mixed Finance Cap. Imp. (Hillside Terrace)
Total resources	88,500,315	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time): **3 months**
- Other: (describe)

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

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

Credit History

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

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

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

(2)Waiting List Organization

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

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

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

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

Website submission by email

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? ____

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? ____

4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

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

1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
 - One
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:
 - Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below)
 - Emergencies
 - Over-housed
 - Under-housed
 - Medical justification
 - Administrative reasons determined by the PHA (e.g., to permit modernization work)

- Resident choice: (state circumstances below)
 Other: (list below)

Displacement due to THA’s modernization and revitalization activities including HOPEVI

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection (5) **Occupancy**)

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

Former Federal preferences:

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

Other preferences: (select below)

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

THA LOCAL PREFERENCES FOR PUBLIC HOUSING			
Preference Group	Points	Description	
First Group	50	Displaced by THA	Persons in need of housing upon their displacement by the demolition or rehabilitation of THA housing; provided that this preference shall not apply to persons to whom THA offers alternative replacement housing.
Second Group	16	Salishan Returnees	Households returning to new Salishan pursuant to THA’s reoccupancy plan; limited to households whose annual income is at or less than 50% A.M.I.
Income Groups	10	Extremely Low and Very Low Income Households	Households whose Annual Income is at or less than 50% of Area Median Income
	1	Low Income Households	Households whose Annual Income is above 50% but below 80% of Area Median Income.

EXTRA POINTS: THA shall assign extra points for the following:		
15 Extra Points	Homeless Program Participant	Persons who are eligible for and selected to participate in a program to house homeless families in THA public housing units, such as units financed for the purpose by Low Income Housing Tax Credits. These extra points shall be available only for assigning households to vacant units in the Program.
2 Extra Points	Disabled, Elderly	Disabled: A household that includes a disabled person. Disability shall be shown by the current receipt of income from Social Security Disability, Social Security Retirement, SSI or GAU. Elderly: A household that includes a person who is 62 years of age or older for a 1 bedroom unit
2 Extra Points	Displaced	Persons suffering continued displacement from their homes because of: governmental action; extensive damage or destruction of their home by fire, or by a federally declared disaster; being a victim of domestic violence verified by a current protection order or other reliable source of information; being a victim of hate crimes verified by police information; need to relocate because of their participation as a witness in a police investigation or a judicial proceeding.
1 Extra Point	Working, in School, or training	Working, Schooling or Training: A household with an adult member enrolled in an employment training program, or currently working 20 hours a week or more, or attending school full time or part time.
GENERAL		
THA may deviate from these preferences when necessary to fulfill its obligation to reasonably accommodate the needs of a disabled tenant or applicant.		
THA may deviate from these preferences when necessary to permit the return of a former Salishan resident pursuant to THA's Reoccupancy Plan for Salishan's redevelopment provided that such former residents meet other eligibility requirements for the unit.		
Notwithstanding the preferences described above, THA shall not assign any person to a public housing unit financed by the sale of Low Income Housing Tax Credits (LIHTC) unless that person satisfies the eligibility criteria governing LIHTC program and the applicable Regulatory and Operating Agreement (R&O Agreement). In the event that any provisions of this Plan and THA's Annual and Continued Occupancy Policy (ACOP) conflict with provisions of an applicable R&O Agreement, the R&O Agreement shall govern to the extent it is consistent with applicable laws and regulations.		

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)

- 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) (see above)

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):

The PHA Application Packet

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

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

(6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

B. Section 8

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

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
 - Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors):
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
 - Criminal or drug-related activity
 - Other (describe below)

Landlord History

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
 - None
 - Federal public housing
 - Federal moderate rehabilitation
 - Federal project-based certificate program
 - Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance?

(select all that apply)

- PHA main administrative office
- Other (list below)

Site offices (if the waiting list is open)

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?
If yes, state circumstances below:

Verified difficulty identifying dwelling unit or inability to conduct search effectively.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

Tacoma Housing Authority Local Preferences for Housing Choice Vouchers

THA shall assign Housing Vouchers to eligible persons on its waiting list according to the following preferences. These preferences shall govern its issuance of Vouchers for both tenant-based and project-based purposes:

In the aggregate for each year, at least eighty percent (80%) of all Vouchers that THA issues shall go to persons whose “Annual Income” is at or below 30% of Area Median Income (AMI); twenty percent (20%) shall go to persons whose “Annual Income” is between 31% and 50% of AMI. PROVIDED that THA may change these percentages to 75%/25% if necessary to further reduce THA’s HAP average to comply with limits imposed by HUD pursuant to PIH Notice 2004-07 (April 22, 2004) or other directives. THA shall monitor its issuance rates and adjust its issuances as necessary to satisfy this aggregate requirement.

THA shall issue Vouchers according to the preferences below. THA shall implement these preferences by assigning Vouchers to people ranked by the designated points. Those with more points will receive vouchers before those with fewer points. Persons with the same points shall receive Vouchers in the chronological order of the date and time of their application.

THA LOCAL PREFERENCES FOR HOUSING VOUCHER PROGRAM			
Preference Group	Points	Description	
First Group	50	Displaced by THA	Persons in need of housing upon their displacement by the demolition or rehabilitation of THA housing; provided that this preference shall not apply to persons to whom THA offers alternative replacement housing.
Second Group	16	Current Project Based Voucher Holders	Persons who, for more than 12 months in the same unit, have been using a Project Based Voucher governed by a Project Based HAP Contract with THA and who then terminate their tenancy and seek to move with a tenant-based Voucher.
Third Group	10	New Project Based Program Participants: <u>Special Needs Populations</u> <i>85% of vouchers to ≤ 30% AMI; 15% of vouchers to households between 31% and 50% of AMI</i>	Persons referred by Housing Provider with whom THA has a Project-Based HAP Contract for a program serving special needs populations, or referred by THA for that program and who are willing to occupy a unit in the program using a Project Based Voucher. Special needs population includes: homeless persons, homeless persons in transitional housing, disabled persons.
Fourth Group	6	New Project Based Program Participants: <u>Regular Population</u> <i>85% of vouchers to ≤ 30% AMI; 15% of vouchers to households between 31% and 50% of AMI</i>	Persons referred by Housing Provider with whom THA has a Project-Based HAP Contract for a housing program or referred by THA for that program and who are willing to occupy a unit in the Program using Project-Based Voucher.

Income Groups	2	<i>Households ≤ 30% AMI;</i>	All other eligible persons in these income groups PROVIDED that 85% of vouchers issued yearly shall go to households ≤ 30% AMI and 15% shall go to households 31%-50% AMI. THA shall monitor issuance rates and adjust as necessary. THA shall not issue vouchers to households 50% - 80% AMI unless there are no applicants in lower income categories.
	1	<i>Households 31% -50% AMI</i>	

EXTRA POINTS: THA shall assign extra points for the following:

2 Extra Points	Displaced	Persons suffering continued displacement from their homes because of: governmental action; extensive damage or destruction of their home by fire, or by a federally declared disaster; being a victim of domestic violence verified by a current protection order or other reliable source of information; being a victim of hate crimes verified by police information; need to relocate because of their participation as a witness in a police investigation or a judicial proceeding.
1 Extra Point	Disabled	A household that includes a disabled person. Disability shall be shown by the current receipt of income from Social Security Disability, Social Security Retirement, SSI or GAU.

GENERAL

THA has made or may make changes to its Voucher Program to comply with HUD PIH Notice 2004-07 (April 22, 2004) or similar funding directives. Persons have or may lose their Vouchers as a result, including those in the following circumstances: (i) THA takes back a Voucher before the person could use it; (ii) THA terminates a HAP Contract or cancels the Voucher. When this happens, THA will place affected persons back on the waiting list. THA may deviate from these preferences when necessary to place these persons at the top of the waiting list.

THA may deviate from these preferences when necessary to fulfill its obligation to reasonably accommodate the needs of a disabled tenant in THA housing.

THA may deviate from these preferences when necessary to permit the return of a former Salishan resident pursuant to THA’s Reoccupancy Plan for Salishan’s redevelopment provided that such former residents meet other eligibility requirements for the Voucher and the Project-Based unit.

THA reserves the authority to set-aside Housing Vouchers to house persons participating in approved programs serving the needs of targeted special needs populations, including homeless persons, persons who are chronically mentally ill, and the Housing Options Plan. The use of these Vouchers shall be governed by the operational plan and agreement with each providers.

- 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)

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

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

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

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

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

(5) Special Purpose Section 8 Assistance Programs

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

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices

Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.12(b), 903.7(d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one of the following two)

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

10. Minimum Rent

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

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

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

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

11. Rents set at less than 30% of adjusted income

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

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

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

- For the earned income of a previously unemployed household member
 For increases in earned income

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

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)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The “rental value” of the unit
- Other (list below)

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \$50.00
- Other (list below)

FSS applicants whose most recent re-examination exceeds 120 days

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

(2) Flat Rents

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

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

Flat rent increase or decrease shall take effect upon 30 days written notice.

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)
THA will set its payment standard at 100% of FMR; PROVIDED that THA may lower the payment standard to no lower than 90% of FMR if necessary to comply with appropriations limits or other directives; provided further that THA may raise the payment standard to no higher than 110% of FMR as appropriations permit to further program goals.

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

Other (list below)

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

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

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

- Annually
- Other (list below)

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

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

Utility increase

Compliance with HUD's PIH Notice 2004-07 (April 22, 2004) or other directives

(2) Minimum Rent

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

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

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

**Temporary (90 days or less) financial hardship prevents payment of minimum rent.
Long term inability to pay the minimum rent resulting from out of pocket medical expenses.**

Reasonable accommodation to a disability.

5. Capital Improvement Needs

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: 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.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below 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)
Development name:
Development (project) number:
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
- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d. Yes No: 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: **Hillside Terrace Development**
Salishan Housing Development
Scattered Sites
- e. Yes No: 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:

It is THA’s policy to make full use of all available ACC operating subsidies up to the maximum permitted by federal law. That maximum is at least 1,524. THA presently has 1,100 active ACC units. That number may change further during THA’s planned HOPE VI revitalization. THA reserves any number of unused ACC operating subsidies for its future use.

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

Demolition/Disposition Activity Description
1a. Development name: Hillside Terrace (1500 Block)
1b. Development (project) number: WA19P005018
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" 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: 10/24/2004
5. Number of units affected: 16
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 1/17/2004 b. Projected end date of activity: 12/15/2005

Demolition/Disposition Activity Description	
1a. Development name:	Scattered Sites
1b. Development (project) number:	WA19P005022;WA19P005024;WA19P005025
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
Date application approved, submitted, or planned for submission: 12/01/05	
5. Number of units affected:	34
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: 09-01-2006 b. Projected end date of activity: 09/01/2008

Demolition/Disposition Activity Description	
1a. Development name:	Salishan
1b. Development (project) number:	WA19URDOO5I100 and WA19P005003
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" 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: 5/18/2004	
5. Number of units affected:	N/A (Land only – KWA)
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 06/01/2004 b. Projected end date of activity: 08/01/2007

Demolition/Disposition Activity Description	
1a. Development name:	Salishan
1b. Development (project) number:	WA19URDOO5I100 and WA19P005003
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	3/1/2005
5. Number of units affected:	45 (Salishan Three)
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 10/01/2005 b. Projected end date of activity: 06/01/2007

Demolition/Disposition Activity Description	
1a. Development name:	Salishan
1b. Development (project) number:	WA19URDOO5I100 and WA19P005003, 004, 005, 007
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	3/1/2005
5. Number of units affected:	N/A (Land only – Phase 3 & relocated houses)
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 06/01/2005 b. Projected end date of activity: 06/01/2009

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

- (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 the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

(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, what is the maximum number of participants this fiscal year? **25**

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:

10. What actions will the PHA undertake to implement the program this year (list)?

Continue to employ a homeownership specialist.
Provide post purchase counseling to homeowners.
Offer homeownership classes to prospective participants.

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- a. Establishing a minimum homeowner down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s resources.
- b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d. Demonstrating that it has other relevant experience (list experience below).

2 families have successfully used THA’s Section 8 Homeownership Program to purchase homes since THA initiated the program in 2004.

112 families have participated in THA-sponsored Home Ownership Training classes to prepare for homeownership.

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2000 - 2004.)

THA made notable progress in the revitalization of Salishan, rehabilitation at Bergerson Terrace and Hillside Terrace. THA completed modernization of its seven senior buildings. The housing authority is creating additional public housing at the 1500 block of Hillside Terrace. THA has made creative use of mixed finance approaches to preserve and expand affordable housing.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

a. Substantial Deviation from the 5-Year Plan

Any change required by amendment in federal statutes, regulations or HUD notices that, in the opinion of THA, has either substantial programmatic or financial effects on the programs that its administers, or creates substantial obligations or administrative burdens beyond the programs under administration at the start of the 5-year Plan; or,

Any change that THA's Board determines to be significant.

b. Significant Amendment or Modification to the Annual Plan

Any change required by amendment in federal statutes, regulations or HUD notices that, in the opinion of THA, has either substantial programmatic or financial effects on the programs that its administers, or creates substantial obligations or administrative burdens beyond the programs under administration at the start of the Plan Year; or,

Any change that THA's Board determines to be significant; or,

Any change that alters:

the eligibility criteria for public housing or Section 8 Vouchers;
the criteria that determines the order of preference for public housing and Section 8 Vouchers;

how much recipients will have to pay in rent or other fees while receiving public housing or Section 8 Vouchers;

any plans for demolition of any housing owned or managed by THA; or

any actions included in the Plan for which HUD requires a 30 day resident comment period.

Any changes covering topics covered by the Plan for which HUD gave notice to applicants, tenants and program participants.

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below:

b. 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)

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: **Roslynn Watson**

Method of Selection:

Appointment

The Commissioner is appointed by the Mayor.

The term of appointment is (include the date term expires): 2004 - 2009

Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

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)

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)

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)

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board,

and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

Date of next term expiration of a governing board member:

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position):

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: City of Tacoma, Washington

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

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

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

(4) (Reserved)

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

10. Project-Based Voucher Program

10. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.

11. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

Low utilization rate for vouchers due to lack of suitable rental units

- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

To leverage other sources of financing or to assist other nonprofit developers leverage such financing for housing development or preservation.

10. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

1. **Hillside Terrace 2300 block (Census Tract 614) – 5 units**
2. **Harbor View Manor (Census Tract 616.01) -- up to 167 units**
3. **New Look Apartments (Census Trace 614) – 42 units**
4. **Eliza McCabe Townhomes (Census Tract 617) – 10 units**
5. **Hillside Gardens (Census Tract 614) – 8 units**
6. **Flett Meadows Apartments (Census Tract 628) – 14 units**
7. **Tyler Square Expansion Project (Census Tract 616) - 15 units**
8. **Pacific Courtyard Apartments (Census Tract 634) – 23 units**
9. **Salishan (Census Tract 622) – up to 345 units**
10. **Hillside Terrace 1500 block (Census Tract 614) – 4 units**

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: 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	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	involvement.	
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	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/ACOP).	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method 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 (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents.	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	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	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	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	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

PLEASE SEE ATTACHED FILES.

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
	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	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
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				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

PLEASE SEE ATTACHED FILES.

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
25	Amount of Line 21 Related to Security – Hard Costs				
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:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

13. Capital Fund Program Five-Year Action Plan

PLEASE SEE ATTACHED FILES.

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

13. Capital Fund Program Five-Year Action Plan

PLEASE SEE ATTACHED FILES.

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						
Total CFP Estimated Cost			\$			\$

wa005a01

Annual Statement/Performance and Evaluation Report		
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary		
PHA Name: Tacoma Housing Authority	Grant type and Number Capital Fund Program Grant No: WA19P00550105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
<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"/> P&E Report for the Program Year Ending ____	<input type="checkbox"/> Final Performance and Evaluation Report	

Line No.	Summary by Development Account	Total Estimated cost		Total Actual Cost	
		Orginal	Revised	Obligated	Expended
1					
2	1406 Operations (May not exceed 20% of line 19)	206,516.00	0.00	0.00	0.00
3	1408 Management Improvements Soft Costs	138,543.00	0.00	0.00	0.00
	Mmanagement Improvements - Hard Costs	0.00	0.00		
4	1410 Administration	372,006.00	0.00	0.00	0.00
5	1411 Audit	5,000.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	327,136.00	0.00	0.00	0.00
9	1450 Site Improvements	63,000.00	0.00	0.00	0.00
10	1460 Dwelling Structures	1,311,814.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment - Non Expendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	45,000.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	9,000.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to work Demonstration	0.00	0.00		
17	1495.1 Relocation Costs	60,000.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1499 Bond Proceeds for Development *	7,065,000.00	0.00		
20	1501 Bond Repayment	1,255,251.00	0.00		
21	1502 Contingency	0.00	0.00	0.00	0.00
22	Amount of Actual Grant (sum of lines 2 -19) *Does not include Bond Proceeds	3,793,266.00	0.00	0.00	0.00
	Amount of line 22 Related to LBP Activities	0.00			
	Amount of line 22 Related to Section 504 Compliance	250,000.00			
	Amount of line 22 Related to Security - Soft Costs	90,000.00	0.00	0.00	0.00
	Amount of line 22 Related to Security - Hard Costs	1,266,814.00			
	Amount of line 22 Related to Energy Conservation Measures	80,000.00	0.00		
	Collateralization Expenses or Debt Service				4/14/2005

Signature of Executive Director and Date	Signature of Public Housing Director and Date
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Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

Part II: Supporting Pages

PHA Name: Tacoma Housing Authority		Grant type and Number Capital Fund Program Grant No: WA19P00550105 Replacement Housing Factor Grant No:					
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Costs	
				Original	Revised	Funds Obligated	Funds Expended
PHA-WIDE	OPERATIONS	1406		206,516	0		
PHA-WIDE	MANAGEMENT IMPROVEMENTS	1408		138,543	0		
	1. Provide Staff Training & Education for Modernization Staff		5	7,500	0		
	3. Establishment and Implementation of an Economic Development Program PHA-wide			75,743	0		
	4. Coordination of Family Support Services at Dixon Village, Bergerson, Hillside			40,300	0		
	6. Training for resident Council Officers			5,000	0		
	7. Computer software - PHA-wide - CFP portion only			5,000	0		
	8. Records Mgmt System/storage			5,000			
PHA-WIDE	ADMINISTRATIVE COSTS	1410		372,006	0		
	1. Technical and Non-technical Salaries	1410.2		273,312	0		
	DIRECTOR OF Mod & Econ Dev @ 60%		1	55,644	0		
	MODERNIZATION MANAGER @ 100%		1	69,640	0		
	MODERNIZATION ASSIT @ 95%		1	46,035	0		
	MODERNIZATION COORDINATOR @ 80%		1	47,929	0		
	SPECIAL PROJECTS OFFICER @ 50%		1	30,374	0		
	REAL ESTATE DEV. COORD. @ 50%		1	23,690	0		
PHA-WIDE	2. Employee Benefits	1410.9	6	81,994	0		
	4. Sundry Expenses (Advertising)	1410.19		7,000	0		
	5. Legal	1410.4		5,000	0		
	6. Fuel for Mod Vehicles/Copier maintenance			4,700	0		
PHA-WIDE	AUDIT	1411		5,000	0		
	FEES AND COSTS	1430		327,136	0		
	2. A&E Fees ADA			100,000	0		
	3. Consulting fees			150,000	0		
	4. Fees & Permits			1,000	0		
	5. Inspection Cost			66,136	0		
	6. Sundry Expenses (Reproduction)			10,000	0		

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

Part II: Supporting Pages

PHA Name:		Grant type and Number					
Tacoma Housing Authority		Capital Fund Program Grant No: WA19P00550105					
		Replacement Housing Factor Grant No:					
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Costs	
				Original	Revised	Funds Obligated	Funds Expended
	NON-DWELLING EQUIPMENT	1475		7,000	0		
	Technology upgrades PHA Wide		6	2,000	0		
	Technology upgrades for Mod Staff		1	5,000	0		
PHA-WIDE	RELOCATION COSTS	1495		60,000	0		
PHA-WIDE	ADA COMPLIANCE			150,000			
		1460		100,000			
		1450		50,000			
WA19P005020	BERGERSON TERRACE			245,000	0		
	Dwelling Structures	72 units	1460	245,000	0		
	- Interior Revitalization						
WA19P005018	HILLSIDE TERRACE			981,814	0		
	Dwelling Structures		1460	966,814	0		
	- Interior Revitalization						
	Site work		1450	13,000	0		
	Parking lots, site utilities, site lighting/security, asbestos abatement, landscaping, irrigation system						
	Washers/Dries Hillside Terrace		1475	2,000	0		
	NON-DWELLING STRUCTURES			45,000	0		
WA19P005008	902 South L Street		1470	45,000	0		
	Replace windows, improve HVAC - partial						
Salishan	Bond Repayment		1501	1,255,251	0		
PHA-WIDE	CONTINGENCY		1502	0			

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

PHA Name: Tacoma Housing Authority		Grant type and Number Capital Fund Program Grant No: WA19P00550105 Replacement Housing Factor Grant No:				Federal FY of Grant 2005	
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
THA-Wide Management Improvements	9/6/2007			9/5/2009			
THA-Wide ADA Compliance	9/6/2007			9/5/2009			
WA19P005008 M Street /Admin	9/6/2007			9/5/2009			
WA19P005026 Hillside Terrace	9/6/2007			9/5/2009			
WA19P005020 Bergerson	9/6/2007			9/5/2009			

wa005b01

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Tacoma Housing Authority	Grant type and Numer Replacement Housing Factor Grant No: WA19R00550105R	FFY of Grant Approval 2005
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for the Program Year Ending ____
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds			0.00	0.00
2	1406 Operations (May not exceed 20% of line 19)			0.00	0.00
3	1408 Management Improvements			0.00	0.00
4	1410 Administration			0.00	0.00
5	1411 Audit			0.00	0.00
6	1415 Liquidated Damages			0.00	0.00
7	1430 Fees and Costs			0.00	0.00
8	1440 Site Acquisition			0.00	0.00
9	1450 Site Improvements			0.00	0.00
10	1460 Dwelling Structures			0.00	0.00
11	1465.1 Dwelling Equipment - Non Expendable			0.00	0.00
12	1470 Nondwelling Structures			0.00	0.00
13	1475 Nondwelling Equipment			0.00	0.00
14	1485 Demolition			0.00	0.00
15	1490 Replacement Reserve			0.00	0.00
16	1495.1 Relocation Costs			0.00	0.00
17	1501 Bond Payment	237,506.00		0.00	0.00
18	1502 Contingency (may not exceed 8% of line 19)			0.00	0.00
	Amount of Annual Grant (sum of lines 2 -18)	237,506.00	0.00	0.00	0.00
	Amount of line 19 Related to LBP Activities				
	Amount of line 19 Related to Section 504 Compliance				
	Amount of line 19 Related to Security-Soft costs				
	Amount of line 19 Related to Security-Hard costs				
	Amount of line 19 Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				4/14/2005

Signature of Executive Director and Date	Signature of Public Housing Director and Date
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wa005c01

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Tacoma Housing Authority		Grant type and Numer Capital Fund Program Grant No: WA19P005501-00 Replacement Housing Factor Grant No:	FFY Grant Approval 2000
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	Revised Annual Statement (revision no: 5)	
<input checked="" type="checkbox"/> FINAL P&E Report for the Program Year Ending _12/31/2004			

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CGP Funds	75,000.00	75,000.00	75,000.00	75,000.00
2	1406 Operations (May not exceed 20% of line 19)	865,358.00	865,358.00	865,358.00	865,358.00
3	1408 Management Improvements Soft Costs	285,225.11	246,487.02	246,487.02	246,487.02
	Management Improvements Hard Costs				
4	1410 Administration	402,556.53	396,500.85	396,500.85	396,500.85
5	1411 Audit	5,000.00	0.00	0.00	0.00
7	1430 Fees and Costs	651,802.74	764,233.02	764,233.02	764,233.02
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvements	817,278.20	817,278.50	817,278.50	817,278.50
10	1460 Dwelling Structures	930,238.11	716,722.36	716,722.36	716,722.36
11	1465.1 Dwelling Equipment - Non Expendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	237,313.33	397,230.36	397,230.36	397,230.36
13	1475 Nondwelling Equipment	91,586.22	92,487.90	92,487.90	92,487.90
14	1485 Demolition	1,698.93	2,073.93	2,073.93	2,073.93
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	38,736.83	28,422.06	28,422.06	28,422.06
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1502 Contingency	0.00	0.00	0.00	0.00
#	Amount of Actual Grant (sum of lines 2 -18)	4,326,794.00	4,326,794.00	4,326,794.00	4,326,794.00
#	Amount of line 19 Related to LBP Activities				
#	Amount of line 19 Related to Section 504 Compliance				
#	Amount of line 19 Related to Security	90,000.00	90,000.00	90,000.00	82,636.21
#	Amount of line 19 Related to Energy Conservation Measures				1/3/2005

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary
Part II: Supporting Pages

PHA Name: Tacoma Housing Authority						Federal FY of Grant 2000			
Development Number/PHA-Wide Activities	General Description of Major Wrok Categories	Dev Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
PHA-WIDE	OPERATIONS	1406		865,358.00	865,358.00	865,358.00	865,358.00		
PHA-WIDE	MANAGEMENT IMPROVEMENTS	1408		285,225.11	246,487.02	246,487.02	246,487.02		
	1. Provide Staff Training & Education for		5	18,566.49	13,251.07	13,251.07	13,251.07		
	2. Security of Residents PHA Wide			90,000.00	90,000.00	90,000.00	90,000.00		
	3. Establishment and Implementation of an Economic Development Program PHA-wide			157,685.05	124,262.38	124,262.38	124,262.38		
	4. Family Support Services at Dixon Village,			18,973.57	18,973.57	18,973.57	18,973.57		
	5. Purchase Records Management System			0.00	0.00	0.00	0.00	Moved to CFP 101	
	6. Computer software - PHA-wide - CFP portion			0.00	0.00	0.00	0.00	Moved to CFP 101	
	7. Records Management Assess & Implem			0.00	0.00	0.00	0.00	Moved to CFP 101	
	8. Upgrade Preventative Management Plan			0.00	0.00	0.00	0.00	Moved to CFP 101	
	9. Data Base Software Track Revit units			0.00	0.00	0.00	0.00	Moved to CFP 101	
	10. Computer Software Modernization Staff			0.00	0.00	0.00	0.00	Moved to CFP 101	
PHA-WIDE	ADMINISTRATIVE COSTS	1410		402,556.53	396,500.85	396,500.85	396,500.85		
	1. Technical and Non-technical Salaries	1410.2		262,107.95	272,277.80	272,277.80	272,277.80		
	EXECUTIVE DIRECTOR @ 10%		1	9,490.00	9,490.00				
	PROP MANAGEMENT DIRECTOR @ 10%		1	7,342.00	7,342.00				
	DIRECTOR OF Mod & Econ dev @100%		1	75,000.00	85,169.85				
	MODERNIZATION MANAGER @ 100%		1	62,056.95	62,056.95				
	MODERNIZATION COORDINATOR @ 100%		1	50,279.00	50,279.00				
	MODERNIZATION CLERK MA-IV @ 100%		1	37,115.00	37,115.00				
	FINANCE DIRECTOR @ 10%		1	5,484.00	5,484.00				
	FINANCE COORDINATOR @ 25%		1	10,000.00	10,000.00				
	MIS SPECIALIST MA-IV @ 15%		1	5,341.00	5,341.00				
	2. Employee Benefits (24% of salaries)	1410.9		71,754.04	66,668.87	66,668.87	66,668.87		
	3. Publication of CGP Materials	1410.14		67.50	67.50	67.50	67.50		
	4. Sundry Expenses (Advertising)	1410.19		48,443.71	37,417.11	37,417.11	37,417.11		
	5. Legal	1410.4		14,730.50	14,730.50	14,730.50	14,730.50		
	6. Fuel for Mod Vehicles			250.00	136.24	136.24	136.24		
	7. Copier Manintenance			5,202.83	5,202.83	5,202.83	5,202.83	Moved from CGP 1999 (708)	

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary
 Part II: Supporting Pages**

PHA Name: Tacoma Housing Authority						Federal FY of Grant 2000		
Development Number/PHA-Wide Activities	General Description of Major Wrok Categories	Dev Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	AUDIT	1411		5,000.00	0.00	0.00	0.00	
PHA-WIDE	FEES AND COSTS	1430		651,802.74	764,233.02	764,233.02	764,233.02	
	1. A/E fees for Salishan/Hillside Terrace	1430.1		112,727.26	272,555.55	272,555.55	272,555.55	
	2. A/E fees for Bergerson Terrace	1430.1		2,540.00	2,540.00	2,540.00	2,540.00	Moved to CGP 1999 (708)
	4. Consulting fees	1430.2		325,693.12	281,528.38	281,528.38	281,528.38	
	5. Fees & Permits for non-residential	1430.6		15,677.12	12,996.00	12,996.00	12,996.00	
	6. Inspection Cost	1430.7		74,579.86	74,576.86	74,576.86	74,576.86	
	7. Sundry Expenses (Reproduction)	1430.19		6,714.20	5,734.64	5,734.64	5,734.64	
	8 A/E Admin Bldg 902 South L	1430.1		0.00	430.41	430.41	430.41	
	9 A/E Fees for M Street	1430.2		113,871.18	113,871.18	113,871.18	113,871.18	
PHA-WIDE	NON-DWELLING EQUIPMENT	1475		46,558.85	46,245.53	46,245.53	46,245.53	
	Tools and Equipment for Force Account Crew			0.00	0.00	0.00	0.00	
	Computer Equip/tech upgrades. for Mod Staff		1	9,396.34	9,083.33	9,083.33	9,083.33	
	Office furniture for comp staff			369.58	369.58	369.58	369.58	Partial from 708 1999
	Telephone system upgrade			36,792.93	36,792.62	36,792.62	36,792.62	Partial from 102 2002
PHA-WIDE	RELOCATION COSTS	1495		38,736.83	28,422.06	28,422.06	28,422.06	
WA19P005009	FAWCETT SENIOR APTS	1450		3,344.00	3,344.00	3,344.00	3,344.00	
WA19P005020	BERGERSON TERRACE	1450		620,417.18	620,417.48	620,417.48	620,417.48	
	Site Improvements							
	Water proof foundation walls, regrade site, erosion control, renovate playground, site lighting, security			620,417.18	620,417.48	620,417.48	620,417.48	
	Bergerson Terrace Foundation							
	<i>Section 8 \$75,000</i>		21 units	<i>75,000.00</i>	<i>75,000.00</i>	<i>75,000.00</i>	<i>75,000.00</i>	
	Dwelling Structures	1460		3,931.59	3,931.59	3,931.59	3,931.59	
	Porch Lights		77 units	3,931.59	3,931.59	3,931.59	3,931.59	
	Dry Rot Repair and Replacement		44 units	0.00	0.00	0.00	0.00	Moved to 707 1998
	Dryer Vent Replacement		36 units	0.00	0.00	0.00	0.00	Moved to 707 1998
	NON DWELLING STRUCTURE	1470		149,453.65	148,216.15	148,216.15	148,216.15	
	Siding & Windows in Community Rm			0.00	0.00	0.00	0.00	work moved to 1999 (709)

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary
Part II: Supporting Pages

PHA Name: Tacoma Housing Authority						Federal FY of Grant 2000		
Development Number/PHA-Wide Activities	General Description of Major Wrok Categories	Dev Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Maint Bldg & Property Mgmt Office			149,453.65	148,216.15	148,216.15	148,216.15	
	Non Dwelling Equipment Garbage compactor	1475		24,900.00	26,115.00	26,115.00	26,115.00	needs assessment
WA19P005014	6th AVENUE MODERNIZATION			303,982.35	303,982.34	303,982.34	303,982.34	
	Site Improvements	1450		0.00	0.00	0.00	0.00	Moved to 707 1998
	1. Install additional site lighting			0.00	0.00	0.00	0.00	
	2. Install perimeter fencing							
	3. Install site subdrainage							
	4. Upgrade parking lot							
	5. Re-landscape							
	6. Replace exterior sanitary sewer							
	7. Install H/C ramp at common room door							
	Dwelling Structures	1460	10 units	283,854.98	283,854.97	283,854.97	283,854.97	
	Comprehensive interor Modernization			283,854.98	283,854.97	283,854.97	283,854.97	Portion work moved to 1999 (708)
	a. Upgrade common area restrooms							
	b. Upgrade stairwells, c. upgrade boiler							
	d. Upgrade elevator/add elevator							
	e. Install fire sprikler system, f. Upgrade fire alarm							
	g. Install emergency generator							
	h. Renovate laundry room							
	i. Replace hall carpet							
	j. Upgrade apartment entry doors							
	k. Replace lights, switches, electrical outlets and phone jacks							
	l. Replace kitchen counter tops, sinks and faucets							
	m. Repaint apart. Interiors and replace kitchen cabinets and interior doors							
	n. Replace range hoods.							
	o. Replace bathroom, faucets, shower valves							
	p. Replace window coverings							
	q. Replace floor coverings							
	6th Avenue cont							
	r. Replace roofing							
	s. Renovate office area/add resident mgr office							

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary
Part II: Supporting Pages

PHA Name: Tacoma Housing Authority							Federal FY of Grant 2000	
Development Number/PHA-Wide Activities	General Description of Major Wrok Categories	Dev Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	t. Install corridor handrails							
	u. Renovate community rooms, corridors, lobby							
	v. Renovate ramps (ADA Approved)							
	w, Create 2nd laundry on 3rd floor							
	x. Repair window framing							
	y. Install storage shelves at common areas							
	z. Install garbage disposals							
	aa. Renovate HVAC (office)							
	ab. Upgrade Ventilation system							
	ae. Replace toilets, faucets and shower lever handles							
	DWELLING EQUIPMENT	1465		0.00	0.00	0.00	0.00	
	Replace stoves and refrigerators.		21 units	0.00	0.00	0.00	0.00	Moved to 1475
	NON DWELLING EQUIPMENT	1475		20,127.37	20,127.37	20,127.37	20,127.37	
	Washers/Dryers 6th Ave Sr Bldg			19,825.00	19,825.00	19,825.00	19,825.00	Needs assessment
	Common-area furniture for 6th Ave Sr Bldg			302.37	302.37	302.37	302.37	moved to CFP101
WA19P05007	Salishan Emergency Roofing Project	1460		157,022.51	137,505.51	137,505.51	137,505.51	
WA19P00518	HILLSIDE TERRACE			676,932.29	482,933.55	482,933.55	482,933.55	
	- DWELLING STRUCT	1460	27 units	483,415.27	289,416.53	289,416.53	289,416.53	
	Interior Revitilization			483,415.27	289,416.53	289,416.53	289,416.53	
	1. Replace heaters, stair handrails, closet doors,							
	2. Insulate walls, lower ceilings, upgrade							
	3. Replace kitchen cabinets, countertops, sinks,							
	4. Repaint interiors, new floor coveings throughout							
	5. Reconfigure units							
		1450		193,517.02	193,517.02	193,517.02	193,517.02	
	SALISHAN -							
	SALISHAN - NON-							
WA19P005003	DWELLING STRUCTURES	1470		0.00	0.00	0.00	0.00	Moved to future CGP

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary
Part II: Supporting Pages

PHA Name: Tacoma Housing Authority						Federal FY of Grant 2000		
Development Number/PHA-Wide Activities	General Description of Major Wrok Categories	Dev Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Maintenance Facility-							
	A. Remodel to accommodate site based Prop. Mgmt							
	1. Add windows, floor covering							
	2. Add bathroom, conference room							
	3. Add walls for managers offices							
	Demolition	1485		1,698.93	2,073.93	2,073.93	2,073.93	Moved from 708
	SALISHAN/SCATTERED SITES	1460		1,663.76	1,663.76	1,663.76	1,663.76	
	3812 East R St-piping/ductwork/crawl space							
WA19P005008	1202 South M Street	1460		350.00	350.00	350.00	350.00	
	Repair wall damage							
	902 South L Admin Bldg	1460		0.00	0.00	0.00	0.00	moved to 1470
	Data lines for computers							
	Interior Remodel/HVAC upgrade	1470		87,859.68	87,859.68	87,859.68	87,859.68	From CGP 1999 (708)
WA19P005018	HILLSIDE TERRACE NON-DWELLING STRUCTURES	1470	0	0.00	161,154.53	161,154.53	161,154.53	Work moved to CGP 1998 (707)
	A. Remodel non dwelling structure to accommodate site based Prop. Mgmt			0.00	0.00	0.00	0.00	
	Community room				161,154.53	161,154.53	161,154.53	from CFP 2002
	MOD FUNDS USED FOR DEVELOPMENT	1499		0.00	0.00	0.00	0.00	
WA19P005027	Add 4 dwelling units at 2302 6th Ave			0.00	0.00	0.00	0.00	Moved work to CGP 1999 (708)
	Hillside Terrace - acquire additional property			0.00	0.00	0.00	0.00	Moved to future grant
PHA-WIDE	CONTINGENCY	1502		0.00	0.00	0.00	0.00	

SUPPLEMENTAL INFORMATION TO 2000 ANNUAL STATEMENT

TACOMA HOUSING AUTHORITY

SOURCE OF NON-CGP FUNDS

AMOUNT

Section 8 Reimbursement to CGP for Admin. Bldg.

75,000.00 Bergerson Terrace 1450

wa005d01

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Tacoma Housing Authority		Grant type and Numer Capital Fund Program Grant No: WA19P00550101 Replacement Housing Factor Grant No:		FFY of Grant Approval 2001	
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emerg	<input type="checkbox"/> Revised Annual Statement (revision no: 4)			
<input checked="" type="checkbox"/> Performance&Evaluation Report-Program 12/31/04	<input checked="" type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Orginal	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 19)	432,679.00	332,500.00	332,500.00	332,500.00
3	1408 Management Improvements - Soft Costs	172,867.85	173,548.30	173,548.30	172,971.42
	Management Improvements - Hard Costs				
4	1410 Administration	312,252.14	393,126.76	393,126.76	306,076.50
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	721,117.29	711,367.01	711,367.01	706,477.87
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvements	520,638.66	521,982.16	521,982.16	521,982.16
10	1460 Dwelling Structures	1,998,787.79	2,008,389.85	2,008,389.85	2,008,389.85
11	1465.1 Dwelling Equipment - Non Expendable	31,951.00	31,723.00	31,723.00	31,723.00
12	1470 Nondwelling Structures	28,722.00	28,722.00	28,722.00	28,722.00
13	1475 Nondwelling Equipment	63,720.61	81,327.19	81,327.19	81,327.19
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	14,351.66	14,401.73	14,401.73	14,401.73
17	1499 Development Activities	0.00	0.00	0.00	0.00
18	1502 Contingency (may not exceed 8% of line 19)	0.00	0.00	0.00	0.00
	Amount of Annual Grant (sum of lines 2 -18)	4,297,088.00	4,297,088.00	4,297,088.00	4,204,571.72
	Amount of line 19 Related to LBP Activities				
	Amount of line 19 Related to Section 504 Compliance				
	Amount of line 19 Related to Security-Soft costs	90,000.00	90,000.00	90,000	90,000
	Amount of line 19 Related to Security-Hard costs				
	Amount of line 19 Related to Energy Conservation Measures			0.00	
	Collateralization Expenses or Debt Service				4/14/2005

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			
Tacoma Housing Authority		Capital Fund Program Grant No: WA19P00550101				2001			
		Replacement Housing Factor Grant No:							
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
PHA-WIDE	OPERATIONS	1406		432,679	332,500.00	332,500	332,500		
PHA-WIDE	MANAGEMENT IMPROVEMENTS	1408		172,868	173,548.30	173,548.30	172,971.42		
	1. Provide Staff Training & Education for Modernization Support		8	6,907	6,987.45	6,987.45	6,517.20		
	2. Security patrol of residents PHA Wide			90,000	90,000.00	90,000.00	90,000.00		
	3. Establishment and Implementation of an Economic Development Program PHA-wide			74,024	74,624.35	74,624.35	74,517.72		
	4. Coordination of Family Support Services at			0	0.00			Staff position w/above	
	5. Purchase Records Management System			0	0.00			Moved to future TBD	
	6. Training for resident Council Officers			0	0.00			Moved to future TBD	
	7. Computer software - PHA-wide - CFP portion			1,937	1,936.50	1,936.50	1,936.50		
	8. Update PHA Master Facility Plan			0	0.00			From mgmt needs ass.	
PHA-WIDE	ADMINISTRATIVE COSTS	1410		312,252	393,126.76	393,127	306,076.50		
	1. Technical and Non-technical Salaries	1410.2		213,675	236,572	236,572	236,572.36		
	EXECUTIVE DIRECTOR @ 6%		1	6,719	6,719.00				
	PROP MANAGEMENT DIRECTOR @ 10%		1	7,103	7,103.36				
	DIRECTOR OF MOD & DEV @ 73%		1	39,930	62,827.00				
	MODERNIZATION MANAGER @ 65%		1	41,439	41,439.00				
	MODERNIZATION COORDINATOR @ 50%		1	27,602	27,602.00				
	MODERNIZATION CLERK @ 95%		1	40,034	40,034.00				
	FINANCE DIRECTOR @ 10%		1	7,305	7,305.00				
	ACCOUNTING SPECIALIST @ 20%		1	10,386	10,386.00				
	ACCOUNTING SPECIALIST @ 5%		1	2,258	2,258.00				
	PURCHASING CLERK @ 10%		1	2,985	2,985.00				
	MIS SPECIALIST @ 15%		1	7,145	7,145.00				
	HUMAN RESOURCE ADMINISTRATOR @6%		1	2,898	2,898.00				
	ATTORNEY @6%		1	4,872	4,872.00				
	EXECUTIVE SECRETARY @9%		1	4,090	4,090.00				
	FINANCE COORDINATOR @5%		1	2,489	2,489.00				
	PURCHASING AGENT @21%		1	6,420	6,420.00				
	2. Employee Benefits (12% of salaries)	1410.9	12	49,552	27,078.51	27,078.51	27,078.51		
	3. Publication of CGP Materials	1410.14		0	0.00			deleted not needed	
	4. Sundry Expenses (Advertising/Office	1410.19		6,618	105,458.84	105,458.84	25,793.65		

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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			
Tacoma Housing Authority		Capital Fund Program Grant No: WA19P00550101				2001			
		Replacement Housing Factor Grant No:							
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
	5. Legal	1410.4		21,601	8,662.13	8,662.13	8,662.13		
	6. Fuel/INS for Mod Vehicles			7.92	7.92	7.92	7.92		
	7. Copier maintenance			8720	4,260.00	4,260.00	4,260.00		
	8. Insurance for Hillside Terrace			12078	11,087.00	11,087.00	3,701.93		
PHA-WIDE	AUDIT	1411		0	0.00	0.00	0.00	mpve tp fitire CPG	
PHA-WIDE	FEES AND COSTS	1430		721,117.29	711,367.01	711,367.01	706,477.87		
	1. A/E fees for Salishan	1430.1		204,792	196,004.52	196,004.52	196,004.52		
	1. A/E fees for Hillside Terrace			1,603	1,602.83	1,602.83	1,602.83		
	2. A/E fees for Bergerson Terrace			14,793	23,580.98	23,580.98	19,535.22	work in 708	
	4. Consulting fees	1430.2		208,357	203,938.06	203,938.06	203,938.06		
	5. Fees & Permits for non-residential	1430.6		33,077	47,235.08	47,235.08	47,235.08		
	6. Inspection Cost	1430.7		51,184	52,980.07	52,980.07	52,980.07		
	7. Sundry Expenses (Reproduction/)	1430.19		10,000	5,646.00	5,646.00	5,646.00		
	8. A&E Fees M Street			152,610	153,498.47	153,498.47	152,655.09	From 102	
	9 Financing fees Hillside Terrace			44,700	26,881.00	26,881.00	26,881.00		
	# A& E for 504 Compliance								
PHA-WIDE	NON-DWELLING EQUIPMENT	1475		38,646	38,646.48	38,646	38,646		
	15. Common-area furniture for Bergerson Terrace			0	0.00			Moved to future grant	
	3. Tools and Equipment for Mod Staff		9	15,194	15,193.78	15,193.78	15,193.78		
	4. Computer Equipment for PHA wide			23,328	23,328.20	23,328.20	23,328.20	From 1999	
	16. Technology upgrades for Mod Staff		1	125	124.50	124.50	124.50		
PHA-WIDE	RELOCATION COSTS	1495		14,352	14,401.73	14,401.73	14,401.73		
WA19P005020	BERGERSON TERRACE			84,900	84,900.00	84,900.00	84,900.00		
	Site work	1450		43,095	44,438.38	44,438.38	44,438.38	From 709	
	Non Dwelling Equip - Misc	1475		22,742	22,741.58	22,741.58	22,741.58	From 709	
	<i>Section 8 - \$75,000 - site work</i>	1450		75,000	75,000.00	75,000	75,000		
	<i>RSDM 2001 Community room acoustics</i>	1470		9,900	9,900.00	9,900	9,900		

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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			
Tacoma Housing Authority		Capital Fund Program Grant No: WA19P00550101				2001			
		Replacement Housing Factor Grant No:							
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
WA19P00518	HILLSIDE TERRACE			2,151,842	2,113,268.05	2,113,268	2,113,268		
	- DWELLING STRUCT	1460	27 units	1,640,015	1,601,714.14	1,601,714	1,601,714		
	2. Interior Revitalization								
	a. Replace heaters, stair handrails, closet doors, window coverings								
	b. Insulate walls, lower ceilings, upgrade								
	c. Replace kitchen cabinets, countertops, sinks,								
	d. Repaint interiors, new floor coverings throughout								
	e. Reconfigure units								
	Site work	1450		477,544	477,543.78	477,544	477,544		
	Sidewalks, parking lots, site utilities, site lighting/security, playground, asbestos abatement, landscaping, fencing		33 units	531,692	531,692.00	531,692	0		
	Dwelling Equipment	1465		31,951	31,723.00	31,723	31,723		
	Stoves and Refrigerators		52 units	31,951	31,723.00	31,723	31,723	Moved from 103-2003	
	Non Dwelling Equipment								
	Refer for comm room/fire extinguishers	1475		2,332	2,287.13	2,287	2,287	From 708 -1999	
WA19P005008	ADMINISTRATION BUILDING 902 S "L"	1470		28,722	28,722.00	28,722	28,722	From 708- 1999 (retainage)	
	Upgrades			28,722	28,722.00	28,722	28,722		
WA19P005008	M Street Modernization			358,773	406,675.71	406,676	406,676		
	Interior Revovation	1460		358,773	406,675.71	406,676	406,676	From 2002 CFP	
		1475		0	17,652.00	17,652	17,652		
PHA-WIDE	CONTINGENCY	1502		0					

SUPPLEMENTAL INFORMATION TO 2001 ANNUAL STATEMENT

TACOMA HOUSING AUTHORITY

SOURCE OF NON-CGP FUNDS

AMOUNT

Section 8 Reimbursement to CGP for Admin. Bldg. 75,000.00 Bergerson Terrace

RSDM Grant 2001 9,900.00 Bergerson Terrace

2371.32
 261
 250.92
 158.85
 24
 56.5
 98.95
 1173.21
 146.45
 190.59
 10.39
 500
 4.92
 45.47
 187.77
 7.61
 338.36
 36.38
 65.95
 2.08
 468.44
 1690.41
 148
 444
 1214

1870		
1000		
3000		
1000		
1000		
5500		
1000	24265.57	
500	24765.57	
1500	26265.57	
1621	27886.57	
3200	31086.57	
148	31234.57	
400	31634.57	
50	31684.57	
70	31754.57	
70	31824.57	
70	31894.57	
70		
70		
1000		
197.2		
3000		
4000		
2000		
185		
42416.77	32895.37	9521.4

wa005e01

Annual Statement/Performance and Evaluation Report

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

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

Capital Fund Program(CFP) Part 1 Summary

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

Capital Grant Number:
WA19R00550101

FFY of Grant Approval
2001

Original Annual Statement Reserve Disasters/Emergencies Revised Annual Statement /Revision Number _1_ Performance and Evaluation Report for the Program Year Ending ____
 Final Performance and Evaluation Report 12/31/2004

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised(1)	Obligated	Expended
1	Total Non-CGP Funds			0.00	0.00
2	1406 Operations (May not exceed 20% of line 19)			0.00	0.00
3	1408 Management Improvements			0.00	0.00
4	1410 Administration			0.00	0.00
5	1411 Audit			0.00	0.00
6	1415 Liquidated Damages			0.00	0.00
7	1430 Fees and Costs			0.00	0.00
8	1440 Site Acquisition			0.00	0.00
9	1450 Site Improvements			0.00	0.00
10	1460 Dwelling Structures			0.00	0.00
11	1465.1 Dwelling Equipment - Non Expendable			0.00	0.00
12	1470 Nondwelling Structures			0.00	0.00
13	1475 Nondwelling Equipment			0.00	0.00
14	1485 Demolition			0.00	0.00
15	1490 Replacement Reserve			0.00	0.00
16	1495.1 Relocation Costs			0.00	0.00
17	1499 Development -Replacement Housing Funds	93,043.00	93,043.00	0.00	0.00
18	1502 Contingency (may not exceed 8% of line 19)			0.00	0.00
19	Amount of Actual Grant (sum of lines 2 -15)	93,043.00	93,043.00	0.00	0.00
20	Amount of line 19 Related to LBP Activities				
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security				
23	Amount of line 19 Related to Energy Conservation Measures				4/14/2005

Signature of Executive Director and Date:
X

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

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

WA19R00550101

Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
WA19P005026	REPLACEMENT HOUSING FUNDS	1499		93,043	93,043			
	Hillside Terrace			0	0			
	Salishan			93043	93043			Moved from 1997
PHA-WIDE	CONTINGENCY	1502		0				
Signature of Executive Director and Date: X				Signature of Public Housing Director/Office of Native American Programs Administrator and Date: X				

Annual Statement - 2004
 Performance and Evaluation Report
 Office of Public and Indian Housing
 Part III: Implementation Schedule

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

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

WA19R00550101

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			
	Original	Revised /1	Actual/ 2	Original	Revised /1	Actual/ 2	
WA19P005026 Hillside Terrace							revised
Salishan	4/31/2005	4/1/2005		4/31/2006	4/1/2006		Approved RHF Plan
Signature of Executive Director and Date:						Signature of Public Housing Director/Office of Native American Programs Administrator and Date:	
X						X	

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

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

(wa005f01)

Annual Statement/Performance and Evaluation Report			
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary			
PHA Name:		Grant type and Number	
Tacoma Housing Authority		Capital Fund Program Grant No: WA19P00550102	Federal FY of Grant: 2002
		Replacement Housing Factor Grant No:	
<input type="checkbox"/>	Original Annual Statement	<input type="checkbox"/>	Reserve for Disasters/Emergencies
<input checked="" type="checkbox"/>	P&E Report for the Program Year Ending 12/31/04	<input type="checkbox"/>	Revised Annual Statement (revision no: 3)
		<input type="checkbox"/> Final Performance and Evaluation Report	

Line No.	Summary by Development Account	Total Estimated cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CGP Funds	75,000.00	75,000.00	0.00	0.00
2	1406 Operations (May not exceed 20% of line 19)	0.00	0.00	0.00	0.00
3	1408 Management Improvements Soft Costs	224,000.00	194,120.47	194,120.47	178,673.70
	Mmanagement Improvements - Hard Costs				
4	1410 Administration	244,811.00	208,230.49	208,230.49	208,230.49
5	1411 Audit	5,000.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	691,486.10	738,880.49	738,880.49	715,323.06
8	1440 Site Acquisition	.00	0.00	0.00	0.00
9	1450 Site Improvements	124,876.34	144,327.18	144,327.18	144,327.18
10	1460 Dwelling Structures	1,762,280.56	1,747,442.35	1,747,442.32	1,745,607.32
11	1465.1 Dwelling Equipment - Non Expendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	80,560.47	106,214.47	106,214.47	106,214.47
13	1475 Nondwelling Equipment	31,110.53	39,312.81	39,312.81	39,312.81
14	1485 Demolition			0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to work Demonstration				
17	1495.1 Relocation Costs	66,300.00	51,896.74	51,896.74	51,896.74
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1502 Contingency	0.00	0.00	0.00	0.00
20	Amount of Actual Grant (sum of lines 2 -19)	3,230,425.00	3,230,425.00	3,230,424.97	3,189,585.77
	Amount of line 20 Related to LBP Activities				
	Amount of line 20 Related to Section 504 Compliance				
	Amount of line 20 Related to Security - Soft Costs	90,000.00	90,000.00	90,000.00	90,000.00
	Amount of line 20 Related to Security - Hard Costs				
	Amount of line 20 Related to Energy Conservation Measures	80,000.00	80,000.00	80,000.00	80,000.00
	Collateralization Expenses or Debt Service				4/14/2005

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary
Part II: Supporting Pages

PHA Name: Tacoma Housing Authority		Grant type and Number Capital Fund Program Grant No: WA19P00550102 Replacement Housing Factor Grant No:						Federal FY of Grant 2002
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Costs		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	OPERATIONS		1406		0.00	0.00		
PHA-WIDE	MANAGEMENT IMPROVEMENTS		1408		224,000.00	194,120.47	194,120.47	178,673.70
	1. Provide Staff Training & Education for Modernization Staff			5	7,500.00	9,020.47	9,020.47	9,020.47
	2. Security patrol of residents PHA Wide				90,000.00	90,000.00	90,000.00	90,000.00
	3. Establishment and Implementation of an Economic Development Program PHA-wide				118,500.00	95,100.00	95,100.00	79,653.23
	5. Purchase Records Management System				0.00	0.00		Moved to future grant
	6. Training for resident Council Officers				8,000.00	0.00		Moved to future grant
	7. Computer software - PHA-wide - CFP portion only				0.00	0.00		Moved to future grant
PHA-WIDE	ADMINISTRATIVE COSTS		1410		244,811.00	208,230.49	208,230.49	208,230.49
	1. Technical and Non-technical Salaries		1410.2		164,907.00	175,540.92	175,540.92	175,540.92
	EXECUTIVE DIRECTOR @ 6%			1	6,719.00	6,719.00		
	EXECUTIVE SECRETARY@ 6%			1	2,727.00	2,727.00		
	STAFF ATTORNEY @16%			1	12,992.00	12,992.00		
	PROP MANAGEMENT DIRECTOR @ 10%			1	7,103.00	7,103.00		
	DIRECTOR OF Mod & Econ Dev @ 50%			1	35,493.00	46,126.92		
	MODERNIZATION MANAGER @ 40%			1	25,501.00	25,501.00		
	MODERNIZATION COORDINATOR @ 80%			1	0.00	0.00		
	MODERNIZATION CLERK @ 80%			1	43,392.00	43,392.00		
	FINANCE DIRECTOR @ 10%			1	7,035.00	7,035.00		
	ACCOUNTING SPECIALIST @ 25%			1	11,289.00	11,289.00		
	ACCOUNTING SPECIALIST @ 5%			1	2,258.00	2,258.00		
	PURCHASING CLERK @ 12%			1	3,582.00	3,582.00		
	MIS SPECIALIST @ 3%			1	1,429.00	1,429.00		
	GRANT ACCOUNTANT @33%				0.00	0.00		
	FINANCE COODINATOR @ 5%			1	2,489.00	2,489.00		
	PURCHASING MANAGER @ 3%			1	0.00	0.00		
	HUMAN RESOURCE ADMINI @ 6%			1	2,898.00	2,898.00		
	2. Employee Benefits		1410.9	16	36,295.00	8,506.56	8,506.56	8,506.56
	3. Publication of CGP Materials		1410.14		1,000.00	0.00		Deleted
	4. Sundry Expenses (Advertising)		1410.19		40,109.00	23,279.53	23,279.53	23,279.53

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary
Part II: Supporting Pages

PHA Name: Tacoma Housing Authority		Grant type and Number Capital Fund Program Grant No: WA19P00550102 Replacement Housing Factor Grant No:						Federal FY of Grant 2002
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Costs		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	5. Legal	1410.4		1,000.00	0.00			Not needed this grant
	6. Fuel for Mod Vehicles/Copier maintenance			1,500.00	903.48	903.48	903.48	
PHA-WIDE	AUDIT	1411		5,000.00	0.00			Moved to future grant
PHA-WIDE	FEES AND COSTS	1430		691,486.10	738,880.49	738,880.49	715,323.06	
	1. A/E fees for Salishan	1430.1		370,963.00	370,963.78	370,963.78	370,963.78	
	2. A/E Fees for M Street			0.00	0.00	0.00		work moved to 101 2001CFP
	3. Consulting fees	1430.2		137,723.00	142,758.39	142,758.39	142,758.39	
	4. Fees & Permits for non-residential	1430.6		3,929.45	13,011.95	13,011.95	13,011.95	
	5. Financing Fees Hillside Terrace			1,000.00	0.00	0.00	0.00	with line 9
	6. Inspection Cost	1430.7		55,023.00	70,603.15	70,603.15	70,602.84	
	7. Sundry Expenses (Reproduction)	1430.19		7,000.00	5,068.84	5,068.84	5,068.84	
	8. A&E Fees Hillside Terrace			8,687.55	6,970.01	6,970.01	6,970.01	
	9. Interest Draws for Hillside Terrace			23,960.10	45,024.37	45,024.37	45,024.37	
	10. Temp employee for Revitalization			83,200.00	84,480.00	84,480.00	60,922.88	from, 1410 admin salaries
	NON-DWELLING EQUIPMENT	1475		31,110.53	39,312.81	39,312.81	39,312.81	
WA19P005008	Common-area furniture/equip for M Street			0.00	14,010.00	14,010.00	14,010.00	to future grant/moved back
	Telephone Upgrades PHA wide			0.00	0.00			moved to 101 2001 gant
	Technology upgrades PHA Wide			7,640.00	6,446.00	6,446.00	6,446.00	orig on 2002
	Copy machine for Revite staff			0.00	0.00			
	Technology upgrades for Mod Staff		1	11,000.00	7,383.21	7,383.21	7,383.21	
	Non-dwelling equip for Hillside Terrace			11,089.00	10,889.00	10,889.00	10,889.00	orig in contractor scope
	Furniture for mod staff			1,381.53	584.60	584.60	584.60	
PHA-WIDE	RELOCATION COSTS	1495		66,300.00	51,896.74	51,896.74	51,896.74	
WA19P00518	Hillside Terrace			929,627.47	484,345.97	484,345.94	482,510.94	
	Interior Renovations							
	Reconfigure units	1460		778,089.00	333,021.72	333,021.69	331,186.69	
	Site work	1450		108,848.00	108,633.78	108,633.78	108,633.78	
	Community appliances/Laundry room (washer/driers)	1470		42,690.47	42,690.47	42,690.47	42,690.47	From cfp 104

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary
Part II: Supporting Pages

PHA Name: Tacoma Housing Authority		Grant type and Number Capital Fund Program Grant No: WA19P00550102 Replacement Housing Factor Grant No:						Federal FY of Grant 2002	
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Costs		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
WA19P005008	1202 South M Street			1,075,219.90	1,525,114.03	1,450,114.03	1,450,114.03		
	- DWELLING STRUCT	1460	46	984,191.56	1,414,420.63	1,414,420.63	1,414,420.63		
	Interior Revitalization								
	a. New heating system, stair handrails, closet doors, window coverings								
	b. Insulate walls, upgrade bathrooms								
	c. Replace kitchen cabinets, countertops, sinks, faucets								
	d. Repaint interiors, new floor coverings								
	New Roof, common area HVAC								
	Site work	1450		16,028.34	35,693.40	35,693.40	35,693.40		
	Parking lots, site utilities, site lighting/security, asbestos abatement, landscaping, irrigation system								
WA19P005008	M Street								
	<i>Section 8 - \$75,000 - roof repair</i>	1460		<i>75,000.00</i>	<i>75,000.00</i>				
	NON-DWELLING STRUCTURES	1470		37,870.00	63,524.00	63,524.00	63,524.00	Moved to future TBD	
WA19P005008	902 S.L. Street Admin. Bldg Windows for East and North side of bldg	1470		0.00	0.00	0.00	0.00		
WA19P005003	Remodel Salishan Admin/Fic to support HOPEVI CSS operations	1470		37,870.00	62,524.00	63,524.00	63,524.00	Moved partial from CFP 2003 103	
PHA-WIDE	CONTINGENCY	1502		0.00	0.00				

SUPPLEMENTAL INFORMATION TO 2002 ANNUAL STATEMENT

TACOMA HOUSING AUTHORITY

SOURCE OF NON-CGP FUNDS

AMOUNT

Section 8 Reimbursement to CGP for Admin. Bldg.

75,000.00 M Street

wa005g01

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Tacoma Housing Authority	Grant type and Numer Capital Fund Program Grant No: Replacement Housing Factor Grant No: WA19R00550102R	FFY of Grant Approval <p style="text-align: center;"><u>2002</u></p>
--	--	--

<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	Revised Annual Statement (revision no: 1)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 12/31/04		Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds			0.00	0.00
2	1406 Operations (May not exceed 20% of line 19)			0.00	0.00
3	1408 Management Improvements			0.00	0.00
4	1410 Administration			0.00	0.00
5	1411 Audit			0.00	0.00
6	1415 Liquidated Damages			0.00	0.00
7	1430 Fees and Costs			0.00	0.00
8	1440 Site Acquisition			0.00	0.00
9	1450 Site Improvements			0.00	0.00
10	1460 Dwelling Structures			0.00	0.00
11	1465.1 Dwelling Equipment - Non Expendable			0.00	0.00
12	1470 Nondwelling Structures			0.00	0.00
13	1475 Nondwelling Equipment			0.00	0.00
14	1485 Demolition			0.00	0.00
15	1490 Replacement Reserve			0.00	0.00
16	1495.1 Relocation Costs			0.00	0.00
17	1499 development Acvtivities	63,348.00	63,348.00	0.00	0.00
18	1502 Contingency (may not exceed 8% of line 19)			0.00	0.00
	Amount of Annual Grant (sum of lines 2 -18)	63,348.00	63,348.00	0.00	0.00
	Amount of line 19 Related to LBP Activities				
	Amount of line 19 Related to Section 504 Compliance				
	Amount of line 19 Related to Security-Soft costs				
	Amount of line 19 Related to Security-Hard costs				
	Amount of line 19 Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				4/14/2005

wa005h01

Annual Statement/Performance and Evaluation Report			
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary			
PHA Name: Tacoma Housing Authority		Grant type and Number Capital Fund Program Grant No: WA19P00550103 Replacement Housing Factor Grant No:	
		Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	Revised Annual Statement (revision no: 2)	
<input checked="" type="checkbox"/> P&E Report for the Program Year Ending 12/31/04	<input type="checkbox"/> Final Performance and Evaluation Report		

Line No.	Summary by Development Account	Total Estimated cost		Total Actual Cost	
		Orginal	Revised	Obligated	Expended
1				0.00	0.00
2	1406 Operations (May not exceed 20% of line 19)	0.00	90,000.00	90,000.00	0.00
3	1408 Management Improvements Soft Costs	204,072.00	84,772.00	37,041.32	29,608.70
	Mmanagement Improvements - Hard Costs				
4	1410 Administration	298,751.00	293,926.49	288,585.35	83,174.87
5	1411 Audit	5,000.00	5,000.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	320,669.00	475,575.00	438,446.40	230,932.80
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvements	125,000.00	0.00	0.00	0.00
10	1460 Dwelling Structures	2,030,303.00	2,038,781.51	1,638,051.37	1,347,824.50
11	1465.1 Dwelling Equipment - Non Expendable				
12	1470 Nondwelling Structures	5,000.00	17,240.00	12,240.00	11,628.00
13	1475 Nondwelling Equipment	40,000.00	23,500.00	7,090.96	7,090.96
14	1485 Demolition			0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to work Demonstration			0.00	0.00
17	1495.1 Relocation Costs	69,300.00	69,300.00	55,799.45	25,198.47
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1502 Contingency	0.00	0.00	0.00	0.00
20	Amount of Actual Grant (sum of lines 2 -19)	3,098,095.00	3,098,095.00	2,567,254.85	1,735,458.30
	Amount of line 20 Related to LBP Activities				
	Amount of line 20 Related to Section 504 Compliance				
	Amount of line 20 Related to Security - Soft Costs	90,000.00	90,000.00	0.00	0.00
	Amount of line 20 Related to Security - Hard Costs				
	Amount of line 20 Related to Energy Conservation Measures	80,000.00	80,000.00		4/14/2005
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary
Part II: Supporting Pages

PHA Name: Tacoma Housing Authority		Grant type and Number Capital Fund Program Grant No: WA19P00550103 Replacement Housing Factor Grant No:						Federal FY Grant 2003	
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Costs		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
PHA-WIDE	OPERATIONS		1406		0	90,000	90,000.00		
PHA-WIDE	MANAGEMENT IMPROVEMENTS		1408		204,072	84,772	37,041	29,608.70	
	1. Provide Staff Training & Education for Modernization Staff			5	7,500	10,500	7,041.32	1,817.58	
	2. Security patrol of residents PHA Wide				90,000	0	0.00	0.00 Deleted	
	3. Establishment and Implementation of an Economic Development Program PHA-wide				51,272	44,272	30,000.00	27,791.12	
	4. Coordination of Family Support Services at Dixon Village, Bergerson, Hillside				40,300	10,000			
	5. Purchase Records Mgmt System					5,000		Work item from 102	
	6. Training for resident Council Officers				10,000	10,000			
	7. Computer software - PHA-wide - CFP portion only				5,000	5,000			
PHA-WIDE	ADMINISTRATIVE COSTS		1410		298,751	293,926	288,585	83,174.87	
	1. Technical and Non-technical Salaries		1410.2		205,793	205,793	205,793	59,910.84	
	EXECUTIVE DIRECTOR @ 6%			1	6,684	6,684			
	EXECUTIVE DIRECTOR ASST. @ 6%			1	2,754	2,754			
	STAFF ATTORNEY @16%			1	13,382	13,382			
	PROP MANAGEMENT DIRECTOR @ 10%			1	7,100	7,100			
	DIRECTOR OF Mod & Econ Dev @ 40%			1	37,442	37,442			
	MODERNIZATION MANAGER @ 80%			1	54,870	54,870			
	MODERNIZATION COORDINATOR @ 80%			1	0	0			
	MODERNIZATION ASSIT @ 95%			1	44,694	44,694			
	FINANCE MGR @5%			1	2,563	2,563			
	FINANCE DIRECTOR @ 10%			1	7,459	7,459			
	ACCOUNTING SPECIALIST @ 25%			1	11,969	11,969			
	ACCOUNTING SPECIALIST @ 5%			1	2,394	2,394			
	GRANT ACCOUNTANT @33%			1	0	0			
	PURCHASING CLERK @ 12%			1	3,835	3,835			
	MIS SPECIALIST @ 15%			1	7,575	7,575			
	PURCHASING MANAGER @ 22%			1	0	0			
	HUMAN RESOURCE ADMINI @ 6%			1	3,072	3,072			
PHA-WIDE	2. Employee Benefits		1410.9	17	75,758	40,000	40,000.00	9,508.18	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary
Part II: Supporting Pages

PHA Name: Tacoma Housing Authority		Grant type and Number Capital Fund Program Grant No: WA19P00550103 Replacement Housing Factor Grant No:						Federal FY Grant 2003
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Costs		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	3. Publication of CGP Materials	1410.14		7,000	0			
	4. Sundry Expenses (Ad/office supp/misc)	1410.19		500	37,433	32,442.35	12,187.89	
	5. Legal	1410.4		5,000	1,000	1,000.00		
	6. Fuel for Mod Vehicles/Copier maintenance			4,700	9,700	9,350.00	1,567.96	
PHA-WIDE	AUDIT	1411		5,000	5,000			
	FEES AND COSTS	1430		320,669	475,575	438,446	230,933	
	1. A/E fees for Salishan	1430.1		50,000	0			Moved to earlier grant
	2. A/E fees Bergerson Terrace				246,906	246,906.00	141,904.00	From 104 ###fix per 101
	3. Consulting fees	1430.2		193,533	117,882	117,882.00	69,638.52	
	4. Fees & Permits for non-residential	1430.6		1,000	6,842	6,842.00	2,543.00	
	5. Inspection Cost	1430.7		66,136	57,697	57,697.00	9,190.36	
	6. Sundry Expenses (Reproduction)	1430.19		10,000	11,000	9,119.40	7,656.92	
	8. A/E ADA Compliance				8,788	0.00	0.00	VCA per HUD inspection
	9. Temp employee - Proj. Coordinator				26,460	0.00	0.00	from 1410
PHA-WIDE	NON-DWELLING EQUIPMENT	1475		40,000	23,500	7,090.96	7,090.96	
WA19P005008	M Street common area furn/misc n/d equip			5,000	6,000	392.50	392.50	
	Telephone upgrades PHA Wide			0	0	0.00	0.00	
	Technology upgrades PHA Wide			30,000	4,600	1,753.38	1,753.38	
	Bergerson Terrace Maint Fuirnishing			0	0	0.00	0.00	
	Hillside Terrace - common area items				5,400	4,671.00	4,671.00	
	Technology upgrades for Mod Staff		1	5,000	7,500	274.08	274.08	
PHA-WIDE	RELOCATION COSTS	1495		69,300	69,300	55,799.45	25,198.47	
WA19P005006	911 Norh K Street Security Upgrades	1460		12,000	7,107	7,107	6,523	
WA19P005009	3201 South Fawcett Security upgrades	1460		12,000	11,042	11,042	10,458	
WA19P005010	602 South Wright Security upgrades	1460		12,000	16,868	16,868	16,284	
WA19P005012	5425 South Lawrence Security upgrades	1460		12,745	16,018	16,018	15,434	
WA19005013	401 North G Security upgrades	1460		12,000	7,328	7,328	6,744	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary
Part II: Supporting Pages

PHA Name: Tacoma Housing Authority		Grant type and Number Capital Fund Program Grant No: WA19P00550103 Replacement Housing Factor Grant No:						Federal FY Grant 2003	
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Costs		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
WA19P005050	Bergerson Terrace				103,001	400,730	0	0.00	
	Interior Work for mold control/revitalization	1460			103,001	400,730	0	0.00	
WA19P005008	1202 South M Street				1,991,557	1,510,511	1,510,511	1,245,670	
	- DWELLING STRUCT	1460	46		1,866,557	1,510,511	1,510,511	1,245,670	
	Interior Revitalization				1,866,557	1,510,511	1,510,511.00	1,245,670.10	
	a. New heating system, stair handrails, closet doors, window coverings								
	b. Insulate walls, upgrade bathrooms								
	c. Replace kitchen cabinets, countertops, sinks, faucets								
	d. Repaint interiors, new floor coverings								
	New Roof, common area HVAC								
	Site work	1450			125,000	0	0	0.00	
	Parking lots, site utilities, site lighting/security, asbestos abatement, landscaping, irrigation system				125,000	0	0	0.00	Moved to 102
WA19P00518	Hillside Terrace	1460				69,177.37	69,177.37	46,709.55	From 102
WA19P005008	902 South L Street								
	Window Replacement	1470			5,000	5,000	0	0.00	
	NON-DWELLING STRUCTURES	1470			0	12,240	12,240	11,628.00	
WA19P005003	Remodel Salishan Admin/FIC to Support HOPE VI CSS Operations	1470			0	12,240	12,240	11,628.00	<i>added security</i>
PHA-WIDE	CONTINGENCY	1502			0	0			

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name: Tacoma Housing Authority	Grant type and Number Capital Fund Program Grant No: WA19P00550103 Replacement Housing Factor Grant No:	Federal FY of Grant 2003
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Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
THA-Wide Management Improvements	9/31/2005			9/30/2006			
WA19P005003 Salishan	9/16/2005			9/30/2006			
WA19P005008 M Street /Admin	9/16/2005	9/31/03	9/31/03	9/30/2006			
WA19P005026 Hillside Terrace	9/16/2005			9/30/2006			
WA19P005020 Bergerson	9/16/2005			9/30/2006			
WA19P005006 911 N. K St	9/16/2005			9/30/2006			
WA19P005009 3201 S Fawcett	9/16/2005			9/31/2006			
WA19P005012 5425 S. Lawrence	9/16/2005			9/31/2006			
WA19P005013 401 North G	9/16/2005			9/31/2006			

SUPPLEMENTAL INFORMATION TO 2003 ANNUAL STATEMENT

TACOMA HOUSING AUTHORITY

SOURCE OF NON-CGP FUNDS

AMOUNT

Section 8 Reimbursement to CGP for Admin. Bldg.

75,000.00 M Street

wa005i01

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Tacoma Housing Authority	Grant type and Numer Capital Fund Program Grant No: Replacement Housing Factor Grant No: WA19R00550103R	FFY of Grant Approval <u>2003</u>
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	Revised Annual Statement (revision no: 1)
<input checked="" type="checkbox"/> Performance/Evaluation Report for the Program YE 12/31/03 _____	<input type="checkbox"/> Final Performance and Evaluation Report	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Orginal	Revised	Obligated	Expended
1	Total Non-CGP Funds			0.00	0.00
2	1406 Operations (May not exceed 20% of line 19)			0.00	0.00
3	1408 Management Improvements			0.00	0.00
4	1410 Administration			0.00	0.00
5	1411 Audit			0.00	0.00
6	1415 Liquidated Damages			0.00	0.00
7	1430 Fees and Costs			0.00	0.00
8	1440 Site Acquisition			0.00	0.00
9	1450 Site Improvements			0.00	0.00
10	1460 Dwelling Structures			0.00	0.00
11	1465.1 Dwelling Equipment - Non Expendable			0.00	0.00
12	1470 Nondwelling Structures			0.00	0.00
13	1475 Nondwelling Equipment			0.00	0.00
14	1485 Demolition			0.00	0.00
15	1490 Replacement Reserve			0.00	0.00
16	1495.1 Relocation Costs			0.00	0.00
17	1499 development Acvtivities	65,958.00	65,958.00	0.00	0.00
18	1502 Contingency (may not exceed 8% of line 19)			0.00	0.00
	Amount of Annual Grant (sum of lines 2 -18)	65,958.00	65,958.00	0.00	0.00
	Amount of line 19 Related to LBP Activities				
	Amount of line 19 Related to Section 504 Compliance				
	Amount of line 19 Related to Security-Soft costs				
	Amount of line 19 Related to Security-Hard costs				
	Amount of line 19 Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

4/14/2005

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wa005j01

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Tacoma Housing Authority		Grant type and Number Capital Fund Program Grant No: WA19P00550203 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	Revised Annual Statement (revision no: 1)	
<input checked="" type="checkbox"/> P&E Report for the Program Year Ending 12/31/04	<input type="checkbox"/> Final Performance and Evaluation Report		

Line No.	Summary by Development Account	Total Estimated cost		Total Actual Cost	
		Orginal	Revised	Obligated	Expended
1				0.00	0.00
2		0.00		0.00	0.00
3	1408 Management Improvements Soft Costs	15,000.00	15,000.00	0.00	0.00
	Mmanagement Improvements - Hard Costs				
4	1410 Administration	29,407.00	29,407.00	0.00	0.00
5	1411 Audit			0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	121,136.00	96,136.00	0.00	0.00
8	1440 Site Acquisition	.00		0.00	0.00
9	1450 Site Improvements			0.00	0.00
10	1460 Dwelling Structures	420,042.00	445,042.00	0.00	0.00
11	1465.1 Dwelling Equipment - Non Expendable			0.00	0.00
12	1470 Nondwelling Structures			0.00	0.00
13	1475 Nondwelling Equipment	15,000.00	15,000.00	0.00	0.00
14	1485 Demolition			0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to work Demonstration				
17	1495.1 Relocation Costs	30,000.00	30,000.00	0.00	0.00
18	1499 Development Activities	0.00		0.00	0.00
19	1502 Contingency	0.00		0.00	0.00
20	Amount of Actual Grant (sum of lines 2 -19)	630,585.00	630,585.00	0.00	0.00
	Amount of line 20 Related to LBP Activities				
	Amount of line 20 Related to Section 504 Compliance				
	Amount of line 20 Related to Security - Soft Costs		0.00	0.00	0.00
	Amount of line 20 Related to Security - Hard Costs				
	Amount of line 20 Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

4/14/2005

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Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

Part II: Supporting Pages

PHA Name:		Grant type and Number					
Tacoma Housing Authority		Capital Fund Program Grant No: WA19P00550203					
		Replacement Housing Factor Grant No:					
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Costs	
				Original	Revised	Funds Obligated	Funds Expended
PHA-WIDE	OPERATIONS		1406		0		
PHA-WIDE	MANAGEMENT IMPROVEMENTS		1408		15,000	15,000	
	3. Establishment and Implementation of an Economic Development Program PHA-wide				10,000	10,000	
	4. Coordination of Family Support Services at Dixon Village, Bergerson, Hillside				5,000	5,000	
PHA-WIDE	ADMINISTRATIVE COSTS		1410		29,407	29,407	
	1. Technical and Non-technical		1410.2		23,126	23,126	
	Salaries						
	DIRECTOR OF Mod & Econ Dev @ 10%			1	9,360	9,360	
	MODERNIZATION MANAGER @ 10%			1	6,761	6,761	
	MODERNIZATION COORDINATOR @ 10%			1	4,653	4,653	
	MODERNIZATION ASSIT @ 5%			1	2,352	2,352	
PHA-WIDE	2. Employee Benefits		1410.9	4	5,781	5,781	
	4. Sundry Expenses (Advertising)		1410.19		500	500	
	FEES AND COSTS		1430		121,136	96,136	
	1. A/E fees for Bergerson		1430.1		25,000	0	
	3. Consulting fees		1430.2		25,000	25,000	
	5. Inspection Cost		1430.7		66,136	66,136	
	6. Sundry Expenses (Repro/Office suply etc)		1430.19		5,000	5,000	
	NON-DWELLING EQUIPMENT		1475		15,000	15,000	
WA19P005008	Common-area furniture for Hillside Terrace				5,000	5,000	
	Bergerson Terrace common area furniture				5,000	5,000	
	Technology upgrades for Mod Staff			1	5,000	5,000	
PHA-WIDE	RELOCATION COSTS		1495		30,000	30,000	
WA19P00526	Hillside Terrace				70,042	70,042	
	Interior Renovations						
	Reconfigure units		1460		70,042	70,042	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary
Part II: Supporting Pages

PHA Name: Tacoma Housing Authority		Grant type and Number Capital Fund Program Grant No: WA19P00550203 Replacement Housing Factor Grant No:					
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Costs	
				Original	Revised	Funds Obligated	Funds Expended
WA19P005050	Bergerson Terrace						
	Interior Renovations	1460		50,000	375,000		
WA19P005008	1202 South M Street						
	- DWELLING STRUCT	1460	46	300,000	0		
	Interior Revitalization			300,000	0		
PHA-WIDE	CONTINGENCY		1502		0		

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

PHA Name: Tacoma Housing Authority			Grant type and Number Capital Fund Program Grant No: WA19P00550203 Replacement Housing Factor Grant No:				Federal FY of Grant 2003	
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
THA-Wide	4/27/2006			4/27/2008				
Management								
Improvements								
WA19P005008	4/27/2006	N/A		4/27/2008	N/A			
M Street /Admin								
WA19P005026	4/27/2006			4/27/2008				
Hillside Terrace								
WA19P005020	4/27/2006			4/27/2008				
Bergerson								

Annual Statement/Performance and Evaluation Report **wa005k01**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Tacoma Housing Authority	Grant type and Number Capital Fund Program Grant No: WA19P00550104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no: 2)
<input checked="" type="checkbox"/> P&E Report for the Program Year Ending 12/31/04	<input type="checkbox"/> Final Performance and Evaluation Report	

Line No.	Summary by Development Account	Total Estimated cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1					
2	1406 Operations (May not exceed 20% of line 19)	116,516.00	115,000.00	0.00	0.00
3	1408 Management Improvements Soft Costs	223,543.00	133,543.00	0.00	0.00
	Mmanagement Improvements - Hard Costs	0.00	0.00		
4	1410 Administration	407,976.00	407,976.00	0.00	0.00
5	1411 Audit	5,000.00	5,000.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	387,136.00	277,136.00	0.00	0.00
9	1450 Site Improvements	18,000.00	48,000.00	0.00	0.00
10	1460 Dwelling Structures	1,816,047.00	2,012,563.00	0.00	0.00
11	1465.1 Dwelling Equipment - Non Expendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	5,000.00	5,000.00	0.00	0.00
13	1475 Nondwelling Equipment	42,000.00	17,000.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to work Demonstration	0.00	0.00		
17	1495.1 Relocation Costs	69,300.00	69,300.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1499 Bond Proceeds for Development *	8,600,000.00	0.00		
20	1501 Bond Repayment	500,000.00	500,000.00		
21	1502 Contingency	0.00	0.00	0.00	0.00
22	Amount of Actual Grant (sum of lines 2 -19) *Does not include Bond Proceeds	3,590,518.00	3,590,518.00	0.00	0.00
	Amount of line 20 Related to LBP Activities				
	Amount of line 20 Related to Section 504 Compliance				
	Amount of line 20 Related to Security - Soft Costs	90,000.00	90,000.00	0.00	0.00
	Amount of line 20 Related to Security - Hard Costs				
	Amount of line 20 Related to Energy Conservation Measures	80,000.00	80,000.00		
	Collateralization Expenses or Debt Service				4/14/2005

Signature of Executive Director and Date	Signature of Public Housing Director and Date
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Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

Part II: Supporting Pages

PHA Name: Tacoma Housing Authority		Grant type and Number Capital Fund Program Grant No: WA19P00550104 Replacement Housing Factor Grant No:					
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Costs	
				Original	Revised	Funds Obligated	Funds Expended
PHA-WIDE	OPERATIONS	1406		116,516	115,000		
PHA-WIDE	MANAGEMENT IMPROVEMENTS	1408		223,543	133,543		
	1. Provide Staff Training & Education for Modernization Staff		5	7,500	7,500		
	2. Security patrol of residents PHA Wide			90,000	0		
	3. Establishment and Implementation of an Economic Development Program PHA-wide			75,743	75,743		
	4. Coordination of Family Support Services at Dixon Village, Bergerson, Hillside			40,300	40,300		
	6. Training for resident Council Officers			5,000	5,000		
	7. Computer software - PHA-wide - CFP portion only			5,000	5,000		
PHA-WIDE	ADMINISTRATIVE COSTS	1410		407,976	407,976		
	1. Technical and Non-technical Salaries	1410.2		303,687	303,687		
	DIRECTOR OF Mod & Econ Dev @ 60%		1	55,644	55,644		
	MODERNIZATION MANAGER @ 100%		1	69,640	69,640		
	MODERNIZATION ASSIT @ 95%		1	46,035	46,035		
	MODERNIZATION COORDINATOR @ 80%		1	47,929	47,929		
	SPECIAL PROJECTS OFFICER @ 100%		1	60,749	60,749		
	REAL ESTATE DEV. COORD. @ 50%		1	23,690	23,690		
PHA-WIDE	2. Employee Benefits	1410.9	6	87,589	87,589		
	4. Sundry Expenses (Advertising)	1410.19		7,000	7,000		
	5. Legal	1410.4		5,000	5,000		
	6. Fuel for Mod Vehicles/Copier maintenance			4,700	4,700		
PHA-WIDE	AUDIT	1411		5,000	5,000		
	FEES AND COSTS	1430		387,136	277,136		
	1. A/E fees for Bergerson			150,000	0		
	2. A&E Fees Hillside Terrace			10,000	50,000		
	3. Consulting fees			150,000	150,000		
	4. Fees & Permits			1,000	1,000		
	5. Inspection Cost			66,136	66,136		
	6. Sundry Expenses (Repro/office splys)			10,000	10,000		

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

Part II: Supporting Pages

PHA Name: Tacoma Housing Authority		Grant type and Number Capital Fund Program Grant No: WA19P00550104 Replacement Housing Factor Grant No:					
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Costs	
				Original	Revised	Funds Obligated	Funds Expended
	NON-DWELLING EQUIPMENT		1475		40,000	15,000	
	Technology upgrades PHA Wide		6	10,000	10,000		
	Technology upgrades for Mod Staff		1	5,000	5,000		
WA19P005008	Washers/Driers and Garbage Compactor 1202 S M Street			25,000	0		
PHA-WIDE	RELOCATION COSTS		1495	69,300	69,300		
WA19P005050	BERGERSON TERRACE			1,796,047	1,577,563		
	Dwelling Structures	72 units	1460	1,796,047	1,577,563		
	- Interior Revitalization						
WA19P005018	HILLSIDE TERRACE			40,000	485,000		
	Dwelling Structures		1460	20,000	435,000		
	- Interior Revitalization						
	Site work		1450	18,000	48,000		
	Parking lots, site utilities, site lighting/security, asbestos abatement, landscaping, irrigation system						
	Washers/Driers Hillside Terrace		1475	2,000	2,000		
	NON-DWELLING STRUCTURES			5,000	5,000		
WA19P005008	902 South L Street		1470	5,000	5,000		
	Replace windows, improve HVAC - partial						
Salishan	Bond Repayment		1501	500,000	500,000		
PHA-WIDE	CONTINGENCY		1502	0			

Federal FY of Grant
2004

Status of Work

Deleted

Exempt from 10% rule

Moved to CGP 103

Federal FY of Grant
2004

Status of Work

Moved to CFP 102

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

PHA Name: Tacoma Housing Authority		Grant type and Number Capital Fund Program Grant No: WA19P00550103 Replacement Housing Factor Grant No:					Federal FY of Grant 2004
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
THA-Wide Management Improvements	9/6/2006			9/5/2008			
WA19P005008 M Street /Admin	9/6/2006			9/5/2008			
WA19P005026 Hillside Terrace	9/6/2006			9/5/2008			
WA19P005020 Bergerson	9/6/2006			9/5/2008			

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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Tacoma Housing Authority	Grant type and Numer Replacement Housing Factor Grant No: WA19R00550104	FFY of Grant Approval 2004
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	Revised Annual Statement (revision no: 1)
<input checked="" type="checkbox"/> Performance/Evaluation Report for the Program Y/E 12/31/04	<input type="checkbox"/> Final Performance and Evaluation Report	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds			0.00	0.00
2	1406 Operations (May not exceed 20% of line 19)			0.00	0.00
3	1408 Management Improvements			0.00	0.00
4	1410 Administration			0.00	0.00
5	1411 Audit			0.00	0.00
6	1415 Liquidated Damages			0.00	0.00
7	1430 Fees and Costs			0.00	0.00
8	1440 Site Acquisition			0.00	0.00
9	1450 Site Improvements			0.00	0.00
10	1460 Dwelling Structures		76,386.00	0.00	0.00
11	1465.1 Dwelling Equipment - Non Expendable			0.00	0.00
12	1470 Nondwelling Structures			0.00	0.00
13	1475 Nondwelling Equipment			0.00	0.00
14	1485 Demolition			0.00	0.00
15	1490 Replacement Reserve			0.00	0.00
16	1495.1 Relocation Costs			0.00	0.00
17	1501 Bond Payment	76,386.00		0.00	0.00
18	1502 Contingency (may not exceed 8% of line 19)			0.00	0.00
	Amount of Annual Grant (sum of lines 2 -18)	76,386.00	76,386.00	0.00	0.00
	Amount of line 19 Related to LBP Activities				
	Amount of line 19 Related to Section 504 Compliance				
	Amount of line 19 Related to Security-Soft costs				
	Amount of line 19 Related to Security-Hard costs				
	Amount of line 19 Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				4/14/2005

Signature of Executive Director and Date	Signature of Public Housing Director and Date
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Five-Year Action Plan

Part 1: Summary

Capital Fund Program

U. S. Department of Housing
and Urban Development

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

Office of Public and Indian Housing

Original

Revision No: _____

Housing Authority of the City of Tacoma

TACOMA - PIERCE - WASHINGTON

Development Number/Name	Work Stmt. for Year 1 FFY: _2005_	Work Statement for Year 2 FFY: 2006	Work Statement for Year 3 FFY: 2007	Work Statement for Year 4 FFY: 2008	Work Statement for Year 5 FFY: 2009
DEBT SERVICE	SEE ANNUAL STATEMENT				
WA19P005003/004/005/007					
Debt Service Bonds - Salishan for development activities		\$862,818	\$884,760	\$405,560	\$0
A. Debt Service subtotal		\$862,818	\$884,760	\$405,560	\$0
PHYSICAL IMPROVMENTS					
WA19P005008/THA Admin bldg		\$50,000			
WA19P005018/HILLSIDE TERRACE		\$694,365	\$1,218,121	\$116,023	\$0
PHA Wide ADA Compliance Issues		\$100,000			
WA19P005022/SCATTERED SITES		\$209,743	\$0		
WA19P005024/SCATTERED SITES WA19P005025/SCATTERED SITES					
B. Physical Improvements Subtotal		\$1,054,108	\$1,218,121	\$116,023	\$0
C. Management Improvements		\$217,500	\$221,500	\$221,500	\$221,500
D. HA-Wide Nondwelling Structures and Equipment		\$0	\$0	\$0	\$0
E. Administration		\$231,800	\$189,100	\$211,060	\$211,060
F. Other					
a. 1430 Fees and Cost		\$50,000	\$50,000	\$50,000	\$50,000
b. 1495.1 Relocation Cost		\$25,000	\$0	\$0	\$0
c. 1502 Contingency		\$0	\$0	\$0	\$0
d. Audit		\$5,000	\$5,000	\$5,000	\$5,000
e. Reproduction		\$1,000	\$1,000	\$1,000	\$1,000
G. Operations		\$150,000	\$104,745	\$220,794	\$220,794
H. Demolition		\$0	\$0	\$0	\$0
I. Replacement Reserve		\$0	\$0	\$0	\$0
J. Development Activities		\$0	\$0	\$0	\$0
K. Total CGP Funds		\$2,597,226	\$2,674,226	\$1,230,937	\$709,354
Bond Proceeds used for Development Salishan WA005030; WA005031; WA005032; WA005033; WA005034 *		\$0	\$4,050,000	\$0	\$0
M. Grand Total * Does not include Bond Proceeds		\$2,597,226	\$2,674,226	\$1,230,937	\$709,354

Signature of Executive Director and Date:

Signature of Public Housing Director and Date:

X

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Five-Year Action Plan

Part II: Supporting Pages

Physical Needs Work Statement(s)

Capital Fund Program (CFP)

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

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

Work Statement for Year 1	Work Statement for Year 2 2006			Work Statement for Year 3 2007		
	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Debt Service - Bonds Salishan		\$862,818	Debt Service - Bonds Salishan		\$884,760
	Hillside Terrace		\$694,365	Hillside Terrace		\$1,218,121
	Scattered Sites		\$209,743			
	THA Admin building replace east windows		\$50,000			
	ADA Compliance Issues		\$100,000			
	Subtotal of Estimated Cost		\$1,916,926	Subtotal of Estimated Cost		\$2,102,881

Five-Year Action Plan

U. S. Department of Housing
and Urban Development

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

Part II: Supporting Pages

Office of Public and Indian Housing

Physical Needs Work Statement(s)

Comprehensive Grant Program(CGP)

Work Statement for Year 1	Work Statement for Year 4 2008			Work Statement for Year 5 2009		
	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Debt Service - Bonds Salishan		\$405,560	Debt Service - Bonds Salishan		\$0
	Hillside Terrace		\$116,023	Hillside Terrace		\$0
Subtotal of Estimated Cost			\$521,583	Subtotal of Estimated Cost \$0		

Five-Year Action Plan

Part III: Supporting Pages

Management Needs Work Statement(s)

Comprehensive Grant Program(CGP)

U. S. Department of Housing

and Urban Development

Office of Public and Indian Housing

Work Statement for Year 1	Work Statement for Year 2 2006			Work Statement for Year 3 2007		
	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost
	<u>Management Improvements</u>		<u>\$217,500</u>	<u>Management Improvements</u>		<u>\$221,500</u>
	Provide staff training & Education for Mod Staff		\$7,500	Provide staff training & Education for Mod Staff		\$7,500
	Security Patrol PHA Wide		\$50,000	Security Patrol PHA Wide		\$50,000
	Economnice Dev. Program		\$114,000	Economnice Dev. Program		\$114,000
	Family Support Svcs		\$40,000	Family Support Svcs		\$40,000
	Training Resident Council Officers		\$1,000	Training Resident Council Officers		\$5,000
	Computer software PHA Wide (CFP portion only)		\$5,000	Computer software PHA Wide (CFP portion only)		\$5,000
	<u>Nondwelling Structures & Equipment</u>		<u>\$0</u>	<u>Nondwelling Structures & Equipment</u>		<u>\$0</u>
	<u>Administration</u>		<u>\$231,800</u>	<u>Administration</u>		<u>\$189,100</u>
	1. TECHNICAL & NON-TECHNICAL WAGES		\$190,000	1. TECHNICAL & NON-TECHNICAL WAGES		\$155,000
2. BENEFITS (1410.9)		\$41,800	2. BENEFITS (1410.9)		\$34,100	
<u>F. Other</u>		<u>\$81,000</u>	<u>Other</u>		<u>\$56,000</u>	
a. Fees and Costs		\$50,000	a. Fees and Costs		\$50,000	
b. Relocation		\$25,000	b. Relocation			
c. Contingency			c. Contingency			
d. Audit		\$5,000	d. Audit		\$5,000	
e. Reproduction		\$1,000	e. Reproduction		\$1,000	
<u>G. Operations</u>		<u>\$150,000</u>	<u>G. Operations</u>		<u>\$104,745</u>	
Subtotal of Estimated Cost			\$680,300	Subtotal of Estimated Cost \$571,345		

Five-Year Action Plan

Part III: Supporting Pages

Management Needs Work Statement(s)

Comprehensive Grant Program(CGP)

U. S. Department of Housing

and Urban Development

Office of Public and Indian Housing

Work Statement for Year 1	Work Statement for Year 4 2008			Work Statement for Year 5 2009			
	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost	
	<u>Management Improvements</u>		<u>\$221,500</u>	<u>Management Improvements</u>		<u>\$221,500</u>	
	Provide staff training & Education for Mod Staff		\$7,500	Provide staff training & Education for Mod Staff		\$7,500	
	Security Patrol PHA Wide		\$50,000	Security Patrol PHA Wide		\$50,000	
	Econonmice Dev. Program		\$114,000	Econonmice Dev. Program		\$114,000	
	Family Support Svcs		\$40,000	Family Support Svcs		\$40,000	
	Training Resident Council Officers		\$5,000	Training Resident Council Officers		\$5,000	
	Computer software PHA Wide (CFP portion only)		\$5,000	Computer software PHA Wide (CFP portion only)		\$5,000	
	<u>Nondwelling Structures & Equipment</u>		<u>\$0</u>	<u>Nondwelling Structures & Equipment</u>		<u>\$0</u>	
	<u>Administration</u>		<u>\$211,060</u>	<u>Administration</u>		<u>\$211,060</u>	
	1. TECHNICAL & NON-TECHNICAL WAGES		\$173,000	1. TECHNICAL & NON-TECHNICAL WAGES		\$173,000	
	2. BENEFITS (1410.9)		\$38,060	2. BENEFITS (1410.9)		\$38,060	
	<u>F. Other</u>		<u>\$56,000</u>	<u>F. Other</u>		<u>\$56,000</u>	
a. Fees and Costs		\$50,000	a. Fees and Costs		\$50,000		
b. Relocation			b. Relocation				
c. Contingency			c. Contingency				
d. Audit		\$5,000	d. Audit		\$5,000		
e. Reproduction		\$1,000	e. Reproduction		\$1,000		
G. Operations		\$220,794	G. Operations		\$220,794		
6. Contingency (1502)		\$0	6. Contingency (1502)		\$0		
Subtotal of Estimated Cost			\$709,354	Subtotal of Estimated Cost			\$653,354

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Five-Year Action Plan

U. S. Department of Housing
and Urban Development

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

Part 1: Summary

Original

Replacement Housing Factor

Office of Public and Indian Housing

Revision No: _

Housing Authority of the City of Tacoma

TACOMA - PIERCE - WASHINGTON

Development Number/Name	Work Stmt. for Year 1 2005	Work Statement for Year 2 FFY: 2006	Work Statement for Year 3 FFY: 2007	Work Statement for Year 4 FFY: 2008	Work Statement for Year 5 FFY: 2009	
DEBT SERVICE	SEE ANNUAL STATEMENT					
WA19P005003/004/005/007						
Debt Service Bonds - Salishan for development activities		\$832,830	\$832,830	\$1,834,038	\$1,834,038	
A. Debt Service subtotal		\$832,830	\$832,830	\$1,834,038	\$1,834,038	
PHYSICAL IMPROVEMENTS						
Mixed Finance Development		\$0	\$0	\$0	\$0	
		\$0	\$0			
		\$0	\$0			
B. Physical Improvements Subtotal			\$0	\$0	\$0	\$0
C. Management Improvements			\$0	\$0	\$0	\$0
D. HA-Wide Nondwelling Structures and Equipment		\$0	\$0	\$0	\$0	
E. Administration		\$0	\$0	\$0	\$0	
F. Other						
a. 1430 Fees and Cost		\$0	\$0	\$0	\$0	
b. 1495.1 Relocation Cost		\$0	\$0	\$0	\$0	
c. 1502 Contingency		\$0	\$0	\$0	\$0	
d. Audit		\$0	\$0	\$0	\$0	
e. Reproduction		\$0	\$0	\$0	\$0	
G. Operations		\$0	\$0	\$0	\$0	
H. Demolition		\$0	\$0	\$0	\$0	
I. Replacement Reserve		\$0	\$0	\$0	\$0	
J. Development Activities		\$0	\$0	\$0	\$0	
K. Total CGP Funds		\$832,830	\$832,830	\$1,834,038	\$1,834,038	
Bond Proceeds used for Development Salishan WA005030; WA005031; WA005032; WA005033; WA005034 *		\$7,065,000	\$0	\$4,050,000	\$0	
M. Grand Total * Does not include Bond Proceeds		\$832,830	\$832,830	\$1,834,038	\$1,834,038	

Signature of Executive Director and Date:

Signature of Public Housing Director and Date:

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Five-Year Action Plan

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

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

Part II: Supporting Pages

Physical Needs Work Statement(s)

Replacement Housing Factor

Work Statement for Year 1	Work Statement for Year 2 2006			Work Statement for Year 3 2007		
	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Debt Service - Bonds Salishan		\$832,830	Debt Service - Bonds Salishan		\$832,830
	Subtotal of Estimated Cost		\$832,830	Subtotal of Estimated Cost		\$832,830

Five-Year Action Plan

Part II: Supporting Pages

Physical Needs Work Statement(s)

Replacement Housing Factor

U. S. Department of Housing

and Urban Development

Office of Public and Indian Housing

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

Work Statement for Year 1	Work Statement for Year 4 2008			Work Statement for Year 5 2009		
	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Debt Service - Bonds Salishan		\$1,834,038	Debt Service - Bonds Salishan		\$1,834,038
	Subtotal of Estimated Cost		\$1,834,038	Subtotal of Estimated Cost		\$1,834,038

Five-Year Action Plan

Part III: Supporting Pages

Management Needs Work Statement(s)

Replacement Housing Factor

U. S. Department of Housing

and Urban Development

Office of Public and Indian Housing

Work Statement for Year 1	Work Statement for Year 2 2006			Work Statement for Year 3 2007			
	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost	
	<u>Management Improvements</u>		\$0	<u>Management Improvements</u>		\$0	
	Provide staff training & Education for Mod Staff		\$0	Provide staff training & Education for Mod Staff		\$0	
	Security Patrol PHA Wide		\$0	Security Patrol PHA Wide		\$0	
	Economnice Dev. Program		\$0	Economnice Dev. Program		\$0	
	Family Support Svcs		\$0	Family Support Svcs		\$0	
	Training Resident Council Officers		\$0	Training Resident Council Officers		\$0	
	Computer software PHA Wide (CFP portion only)		\$0	Computer software PHA Wide (CFP portion only)		\$0	
	<u>Nondwelling Structures & Equipment</u>		\$0	<u>Nondwelling Structures & Equipment</u>		\$0	
	<u>Administration</u>		\$0	<u>Administration</u>		\$0	
	1. TECHNICAL & NON-TECHNICAL WAGES		\$0	1. TECHNICAL & NON-TECHNICAL WAGES		\$0	
2. BENEFITS (1410.9)		\$0	2. BENEFITS (1410.9)		\$0		
<u>F. Other</u>		\$0	<u>Other</u>		\$0		
a. Fees and Costs		\$0	a. Fees and Costs		\$0		
b. Relocation		\$0	b. Relocation		\$0		
c. Contingency		\$0	c. Contingency		\$0		
d. Audit		\$0	d. Audit		\$0		
e. Reproduction		\$0	e. Reproduction		\$0		
<u>G. Operations</u>		\$0	<u>G. Operations</u>		\$0		
Subtotal of Estimated Cost			\$0	Subtotal of Estimated Cost			\$0

Five-Year Action Plan

Part III: Supporting Pages

Management Needs Work Statement(s)

Replacement Housing Factor

U. S. Department of Housing

and Urban Development

Office of Public and Indian Housing

Work Statement for Year 1	Work Statement for Year 4 2008			Work Statement for Year 5 2009			
	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost	
	Management Improvements		\$0	Management Improvements		\$0	
	Provide staff training & Education for Mod Staff		\$0	Provide staff training & Education for Mod Staff		\$0	
	Security Patrol PHA Wide		\$0	Security Patrol PHA Wide		\$0	
	Economnice Dev. Program		\$0	Economnice Dev. Program		\$0	
	Family Support Svcs		\$0	Family Support Svcs		\$0	
	Training Resident Council Officers		\$0	Training Resident Council Officers		\$0	
	Computer software PHA Wide (CFP portion only)		\$0	Computer software PHA Wide (CFP portion only)		\$0	
	Nondwelling Structures & Equipment		\$0	Nondwelling Structures & Equipment		\$0	
	Administration		\$0	Administration		\$0	
	1. TECHNICAL & NON-TECHNICAL WAGES		\$0	1. TECHNICAL & NON-TECHNICAL WAGES		\$0	
	2. BENEFITS (1410.9)		\$0	2. BENEFITS (1410.9)		\$0	
	F. Other		\$0	F. Other		\$0	
	a. Fees and Costs		\$0	a. Fees and Costs		\$0	
b. Relocation			b. Relocation				
c. Contingency			c. Contingency				
d. Audit		\$0	d. Audit		\$0		
e. Reproduction		\$0	e. Reproduction		\$0		
G. Operations		\$0	G. Operations		\$0		
6. Contingency (1502)		\$0	6. Contingency (1502)		\$0		
Subtotal of Estimated Cost			\$0	Subtotal of Estimated Cost			\$0