

HOUSING AUTHORITY OF THE CITY OF TACOMA

5-Year Plan for Fiscal Years
2005 – 2010

Annual Plan for Fiscal Year
2006-2007

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

**PHA Plan
Agency Identification**

PHA Name: HOUSING AUTHORITY OF THE CITY OF TACOMA

PHA Number: WA005

PHA Fiscal Year Beginning: (mm/yyyy) 07/2006

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2006-2007
[24 CFR Part 903.5]

A. Mission

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

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

Our purpose is to provide affordable, quality housing by working together to provide compassionate and respectable service to all, with special concern to low and moderate-income people. Our service extends beyond just the housing needs of people and includes a commitment to be a catalyst and facilitator of human services.

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-Base 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:

1. Race
2. Color
3. National origin
4. Religion
5. Creed
6. Sex
7. Disability
8. Familial status
9. Retaliation
10. Marital status
11. Age
12. Ancestry
13. Sexual orientation
14. Gender identity

Other PHA Goals and Objectives: (list below)

**Annual PHA Plan
PHA Fiscal Year 2006**

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

This year's Plan does not present many substantive changes from the previous year. It continues THA's efforts to focus its assistance on the neediest households in our community. It does this through the use of local preferences for public housing units and Housing Choice Vouchers. This focus reflects the continuing, urgent and unmet need in our community for affordable and decent places to live. The data in this Plan show the extent of this need.

THA is presently planning its transition to site based management pursuant to HUD's new requirements that it do so. In anticipation of that transition, this Plan contemplates a shift to site-based waiting lists.

This Plan continues THA's use of a limited number of Housing Choice Vouchers to permit the Voucher holder to buy rather than rent a home. Under prior plans, THA allowed up to 25 Vouchers for this purpose. This program has been quite successful. This Plan permits THA to expand the program up to 100 Vouchers.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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

Required Attachments:

- A. Admissions Policy for Deconcentration (wa005a01)

- B. FY 2005 Capital Fund Program Annual Statement 2006 (wa005b01)
 - P&E Statement 2005-105 (wa005c01)
 - P&E Statement 2004-104 (wa005d01)
 - P&E Statement 2003-103 (wa005e01)
 - P&E Statement 2003-203 (wa005f01)
 - P&E Statement 2002-102 (wa005g01)
 - P&E Statement 2001-101 (wa005h01)

- P&E Statement 2001-201 (wa005i01)
P&E Statement 2000 (wa005j01)
FY2005 Replacement Housing Annual Statement 2006 (wa005k01)
P&E Statement 2005 (wa005l01)
P&E Statement 2004 (wa005m01)
P&E Statement 2006 (wa005n01)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Optional Attachments:
- PHA Management Organizational Chart
 - FY 2006 Capital Fund Program 5 Year Action Plan (WA005o01)
 - C. Public Housing Drug Elimination Program (PHDEP) Plan
 - D. Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (WA005m01)
 - Other (List below, providing each attachment name)
Leveraging of Capital Funds (WA005o01)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public Housing Admissions and Continued Occupancy Policy (ACOP) with proposed revisions, which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan with proposed revisions	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 42 Lease Addendum	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis 3. Exemption per 903.2(b)(2)(v).	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Othersupporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for

each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction							
By Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	8931	5	5	5	5	5	5
Income >30% but <=50% of AMI	6063	5	4	5	5	5	5
Income >50% but <80% of AMI	7603	3	2	4	3	3	4
Elderly	4284	4	4	4+	4	3+	3
Families with Disabilities	N/A	5	3	4	5	4	5
Race/Ethnicity White households	77%	5	5	4	5	4	5
Race/Ethnicity Black households	11%	5	4	4	5	4	5
Race/Ethnicity Asian households	7%	4	3	5	5	5	5
Race/Ethnicity –Native American households	2%	5	4	4	5	4	5

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: – **2005-2010**
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List

Waiting list type: (select one) (as of 03/01/2006)

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

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	2743	100%	90%
Extremely low income <=30% AMI	2194	80%	N/A
Very low income (>30% but <=50% AMI)	411	15%	N/A
Low income (>50% but <80% AMI)	110	4%	N/A
Families with children	878	32%	N/A
Elderly families	535	23%	N/A
Families with Disabilities	1431	52%	N/A
Race/ethnicity-White	1454	53%	N/A
Race/ethnicity-Black	741	27%	N/A
Race/ethnicity-Asian	439	16%	N/A
Race/ethnicity-N.Amer.	55	2%	N/A
Race/ethnicity-Pac. Isl.	54	1.9%	N/A

Characteristics by Bedroom Size (Public Housing Only)			
0BR	N/A	N/A	N/A
1BR	1729	63.1%	43%
2 BR	590	21.5%	38%
3 BR	360	13.1%	14%
4 BR	55	2%	4%
5 BR	9	.03%	1%
5+ BR	N/A	N/A	N/A

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)? **1**

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? No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one) (as of 03/01/2006)			
<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	3,728	100%	9%
Extremely low income <=30% AMI	2,982	80%	
Very low income (>30% but <=50% AMI)	634	17%	
Low income (>50% but <80% AMI)	112	3%	
Families with children	2349	63%	
Elderly families	261	7%	
Families with Disabilities	1,230	33%	
Race/ethnicity-White	2,013	54%	
Race/ethnicity-Black	1,379	37%	
Race/ethnicity-Asian	149	4%	
Race/ethnicity-N.Amer.	112	3%	
Race/ethnicity-Other	275	2%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 6			
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			

C. Strategy for Addressing Needs

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

The agency is using a variety of approaches to addressing 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. See Attachment describing use of Project-Based Vouchers. 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 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants		
a) Public Housing Operating Fund	2,844,000	
b) Public Housing Capital Fund		
CFP 105 (2005)	3,644,170	
c) Annual Contributions for Section 8 Tenant-Based Assistance	25,500,000	
d) Resident Opportunity and Self-Sufficiency Grants	750,000	
e) Capital Fund and Replacement Housing Factor Acceleration Bonds (Salishan)	4,050,000	Mixed-Finance Cap. Imp. (Salishan)

f) Other Federal Grants (list below)		
CDBG	500,000	Mixed-Finance Cap. Imp. (Salishan)
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP 103 (2003)	50,000	PH Cap. Improve.
CFP 104 (2004)	1,400,000	PH Cap. Improve.
Resident Opportunity & Self-Sufficiency Grants	465,163	Resident Services
3. Public Housing Dwelling Rental Income	1,630,000	Operations
4. Other income (list below)	50,000	Operations
5. Non-federal sources (list below)		
Private Debt	5,400,000	Mixed-Finance Cap. Imp. (Salishan Three)
Private Equity from Tax Credits	4,564,400	Mixed-Finance Cap. Imp. (Salishan Three)
Private Equity from Tax Credits/Program Income	14,357,100	Mixed-Finance Cap. Imp. (Salishan)
Private Debt	1,600,000	Mixed-Finance Cap. Imp. (Salishan)
Revenue from Land Sales	3,856,512	Mixed-Finance Cap. Imp. (Salishan)
Revenue from Home Sales	1,100,000	Mixed-Finance Cap. Imp. (Salishan)
Total resources	71,761,345	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

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

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

3 months

Other: (describe)

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

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

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

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

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

(2)Waiting List Organization

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

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

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

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

Website with submission by mail

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

1. How many site-based waiting lists will the PHA operate in the coming year? **5**

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? **5**
3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

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

(4) Admissions Preferences

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

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

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

Displacement due to THA's modernization and revitalization activities including HOPE VI

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	<p>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.</p> <p>Elderly: A household that includes a person who is 62 years of age or older for a 1 bedroom unit</p>	
2 Extra Points	Displaced	<p>Persons suffering continued displacement from their homes because of:</p> <ul style="list-style-type: none"> <input type="checkbox"/> governmental action; <input type="checkbox"/> extensive damage or destruction of their home by fire, or by a federally declared disaster; <input type="checkbox"/> being a victim of domestic violence verified by a current protection order or other reliable source of information; <input type="checkbox"/> being a victim of hate crimes verified by police information; <input type="checkbox"/> 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 (see above)

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: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

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

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

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

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

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

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

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

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

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

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

B. Section 8

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

(1) Eligibility

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

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

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

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

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

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

Criminal or drug-related activity

Other (describe below)

Landlord History

(2) Waiting List Organization

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

None

Federal public housing

Federal moderate rehabilitation

Federal project-based certificate program

Other federal or local program (list below)

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

PHA main administrative office

Other (list below)

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:

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.

In the aggregate for each year, 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. Any Vouchers issued to THA displaced households up to 80% AMI shall count against the 20% of Vouchers to be issued to households above 31% AMI.

Preference Group	Points	Description	
First Group	20	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 a 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: <ul style="list-style-type: none"> <input type="checkbox"/> governmental action; <input type="checkbox"/> extensive damage or destruction of their home by fire, or by a federally declared disaster; <input type="checkbox"/> being a victim of domestic violence verified by a current protection order or other reliable source of information; <input type="checkbox"/> being a victim of hate crimes verified by police information; <input type="checkbox"/> need to relocate because of their participation as a witness in a police investigation or a judicial proceeding.
2 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.
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 EXCEPTIONS TO TACOMA HOUSING AUTHORITY LOCAL PREFERENCES FOR HOUSING CHOICE VOUCHERS	
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 provider.	
THA may deviate from these preferences when necessary to provide a voucher to any Persons in need of housing due to their displacement by the demolition or rehabilitation of THA housing when such Persons' household income is between 51% and 80% of the AMI.	

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 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) (see above)

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 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

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

b. Minimum Rent

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

\$0

\$1-\$25

\$26-\$50

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

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

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

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

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

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

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

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 per month**
- 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

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

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

Flat rent increases or decreases 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 110% 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.**

- 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. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

2006 Annual Plan - Management

The operations of THA are overseen by a Board of Commissioners and by administrative staff. The Board consists of five (5) citizens of Tacoma appointed by statute. Consistent with QHWRA, one (1) commissioner is a directly assisted

resident or recipient of housing assistance. The Executive Director reports to the Board, and reporting to him are directors of the departments described below:

Housing Programs - Administration of Property Management and Housing Choice Voucher Management is performed in a centralized operation. Property Management functions are geographically separated into three areas, each supported by property management, leasing and occupancy personnel, maintenance, and inspection services. Senior sites are locally assisted by resident keyholders or managers.

Finance – The Finance Department provides in-house accounting, finance, and information technology support. The services provided include purchasing, accounts payable, accounts receivable, cash management, asset management, financial management, and payroll processing.

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

Human Resource Department -- The Human Resource Department partners with all THA departments to improve the recruitment, management, training and development, motivation and retention, and labor relations for THA’s workforce.

Community Services Department – Grant funded supportive services for public housing residents and Housing Choice Voucher participants are administered through this department.

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	1100	25%
Section 8 Vouchers	3524	14%
Section 8 Certificates		
Section 8 Mod Rehab	84	30%
Special Purpose Section 8 Certificates/Vouchers (list individually)		

Other Federal Programs (list individually)		
2002 ROSS RSDM	281	25%
2002 HSS	500	25%
2004 ROSS RSDM-Family	290	25%
2005 Neighborhood Networks	50	25%
2005 ROSS RSDM-Family	180	25%

C. Management and Maintenance Policies

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

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

Admissions and Continued Occupancy Policy

Maintenance Policy

Pet Policy

Grievance Procedure

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

Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
 PHA development management offices

Other (list below)

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment WA05b01.

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name WA005b01)

-or-

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

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

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

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

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: Salishan

2. Development (project) number: WA19URD005100

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

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

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

If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:
Hillside Terrace Development
Salishan Housing Development
Scattered Sites

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

If yes, list developments or activities below:

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.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	Hillside Terrace (1800 and 2500 Blocks)
1b. Development (project) number:	WA19P005018
2. Activity type:	Demolition <input checked="" 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:	1/31/2007
5. Number of units affected:	104
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: 6/1/2007 b. Projected end date of activity: 12/15/2008

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	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

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	Salishan
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

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	Salishan
1b. Development (project) number:	WA19URDOO5I100 and WA19P005003, 004
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: 12/01/2006
5. Number of units affected: 45 (Salishan Four)
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: 01/01/2006 b. Projected end date of activity: 06/01/2009

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: Salishan
1b. Development (project) number: WA19URDOO5I100 and WA19P005003, 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: 12/01/2006
5. Number of units affected: N/A (Land only – Phase 2—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: 01/01/2006 b. Projected end date of activity: 06/01/2009

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	Salishan
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:	12/01/2006
5. Number of units affected:	N/A (Land only – Section 202)
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: 01/01/2006 b. Projected end date of activity: 06/01/2009

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management

Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description

1a. Development name:

1b. Development (project) number:

2. What is the status of the required assessment?

- Assessment underway
- Assessment results submitted to HUD
- Assessment results approved by HUD (if marked, proceed to next question)
- Other (explain below)

3. Yes No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

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

- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- Activities pursuant to HUD-approved Conversion Plan underway

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

- Units addressed in a pending or approved demolition application (date submitted or approved:)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

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

1. Program Description:

THA will set aside an aggregate of up to 100 Vouchers for Section 8 participants to use for homeownership. For purposes of this program, a Section 8 participant is any Person who has been allocated a Voucher, regardless of the length of time the Person has been on the program. New program participants may use the Voucher for homeownership. Program participants will comply with the requirements of THA’s Section 8(y) homeownership plan.

a. Size of Program

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

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

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants (**up to a maximum of 100 in aggregate**)
 more than 100 participants

2. PHA-established eligibility criteria

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

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA

- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
2002 ROSS RSDM	281	Specific criteria	Family Investment Center	Public Housing
2002 HSS	500	Specific criteria	Family Investment Center	Public Housing
2004 ROSS RSDM	290	Specific criteria	Family Investment Center	Public Housing
2005 Neighborhood Networks	180	Specific criteria	Family Investment Center	Both Section 8 and public housing
2005 ROSS RSDM	475	Specific criteria	Family Investment Center	Public Housing

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	0	35 (12/01/05)
Section 8	28	71 (12/01/05)

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

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination

- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

Tacoma Housing Authority is complying with the Community Services Requirement pursuant to section 12 (c) of the Housing Act of 1937, as amended.

- a. Written notification regarding the requirement was provided to each family. Resident Community Service status forms were distributed. Each family member was informed of their exempt or non-exempt status.
- b. A cooperative agreement has been drafted with the Department of Social and Health Services (DSHS), the local TANF agency, to assist THA in verifying residents' status. The agreement is currently being reviewed and considered for signature by DSHS.
- c. THA Housing Programs department will administer the community service requirement program in coordination with local United Way and other volunteer programs.
- d. Residents who are subject to the Community Service Requirement may fulfill their obligations by participating in local volunteer programs, Resident Council activities, or in THA's economic self-sufficiency programs and by providing documentation of participation to staff in THA's Community Services department.
- e. Agencies participating in the local United Way volunteer program association may offer residents opportunities to fulfill the requirement.
- f. The process to cure noncompliance includes tracking and follow-up with THA Community Services and Housing Programs staff. Sixty days prior to lease renewal resident files are reviewed for compliance. If any one in a household is found to be non-compliant, a letter is sent informing the household of the status. Non-compliant households enter into an agreement to cure the Community Service deficiency over the next 12 months.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

Periodic criminal activity in areas surrounding PHA's developments continues to concern PHA and residents.

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

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

Private Security reports

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

**Salishan
Senior Apartments
Hillside Terrace**

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

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

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

- Other (describe below)
Maintenance Crew Uniforms
Keyless entry at Senior Buildings
Perimeter lighting at Senior Buildings where needed

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

**Salishan
Hillside Terrace**

**Bergerson Terrace
Senior Apartments**

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

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

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2002 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

- Attached at Attachment (WA005h01)
- Provided below:
Salishan and Hillside Terrace should be added to housing developments affected by periodic criminal activity in areas surrounding PHA's developments.

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

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below: **Added Salishan and Hillside Terrace to the list of developments affected by periodic criminal activity.**
- Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (City of Tacoma, Washington)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

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

D. Other Information Required by HUD

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

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

Tacoma Housing Authority will consider the following changes to its 5-Year Plan and Annual Plan to be “significant” for purposes of triggering the requirements of 24 CFR § 903.21, including the requirement for reconvening the Resident Advisory Board to review the changes:

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

Attachments

THA FY2006-2007 Annual Plan Optional Attachment: Project Based Housing Choice Vouchers

The PHA plans to project-base vouchers to leverage other sources of financing or to assist other nonprofit developers leverage such financing for housing development or preservation.

The number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts) are listed below:

- 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**

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$ _____	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
NO LOBBYING ACTIVITIES		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u>Michael Mirra</u> Print Name: <u>Michael Mirra</u> Title: <u>Executive Director</u> Telephone No.: <u>253-207-4429</u> Date: <u>4-5-06</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)



TACOMA HOUSING AUTHORITY

RESOLUTION 0306-1

DATE: March 20, 2006
TO: Board of Commissioners
FROM: Michael Mirra, Executive Director
RE: Annual Plan Submission

Background

Each year Tacoma Housing Authority submits a Five-Year and Annual Plan to the Department of Housing and Urban Development (HUD). The Quality Housing and Work Responsibility Act of 1998 (QHWRA) outlines HUD's requirements for the Five-Year and Annual Plan. The Housing Authority's Plan for the fiscal year beginning July 1, 2006 covers policies, programs, operations and strategies to address local housing needs and goals. The Plan includes resident services, public housing operations, financial management, capital improvements, demolition activities, Section 8 and other affordable housing programs. It describes changes THA intends to make in its operations. THA will submit its Plan electronically in HUD's prescribed template.

On January 19, 2006 and January 26, 2006 THA staff discussed the proposed 2006 Plan with a planning team composed of the Resident Advisory Board and other community representatives. This year's Plan contains only two significant changes:

- ▶ Transition to site-based waiting lists
- ▶ Increase the number of Vouchers for Section 8 homeownership from a maximum of 25 to a maximum of 100

Copies of the draft 2006 Plan were available for public review for a period of 45 days beginning January 23, 2006 at the following locations:

- ▶ THA administration office, 902 South L Street, Tacoma WA 98405
- ▶ Tacoma Library, Main Branch at 11th at Tacoma Avenue, Tacoma WA 98404
- ▶ Hillside Terrace management office, 2520 South G Street, Tacoma, WA 98405
- ▶ Salishan management offices, 1728 East 44th Street, Tacoma, WA 98404

The Housing Authority held a public hearing about the Plan on March 9, 2006 at 6:00 p.m. at the Family Investment Center Addition, 1724 East 44th Street. More than 100 public housing residents and Section 8 participants attended. THA staff responded to questions and comments. Translators provided Cambodian, Vietnamese, Korean, Spanish and Russian language interpretation.

The Housing Authority received no written comments about the Plan. The Five-Year and Annual Plan must be submitted to HUD before April 15, 2006.

Recommendation

Approve Resolution 0306-1 certifying compliance with PHA Plans and related regulations.

**Standard PHA Plan
PHA Certifications of Compliance****PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the *Standard Annual, Standard 5-Year/Annual, and
Streamlined 5-Year/Annual PHA Plans***

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the standard Annual, X standard 5-Year/Annual or streamlined 5-Year/Annual PHA Plan for the PHA fiscal year beginning 07/06, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

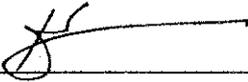
15. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

HOUSING AUTHORITY OF THE CITY OF TACOMA
PHA Name

WA005
PHA Number/HA Code

- Standard PHA Plan for Fiscal Year: 20__
- X Standard Five-Year PHA Plan for Fiscal Years 2005 - 2010, including Annual Plan for FY 2006
- Streamlined Five-Year PHA Plan for Fiscal Years 20__ - 20__, including Annual Plan for FY 20__

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official HYUN UM	Title CHAIRMAN
Signature X 	Date MARCH 22, 2006

Certification of Payments to Influence Federal Transactions

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

HOUSING AUTHORITY OF THE CITY OF TACOMA

Applicant Name

Capital Fund Program

Program/Activity Receiving Federal Grant Funding

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Michael Mirra

Title

Executive Director

Signature

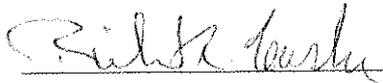
Michael Mirra

Date (mm/dd/yyyy)

4/5/06

**Certification by State or Local Official of PHA Plans Consistency with
the Consolidated Plan**

I, Richard Teasley the Housing Division Manager certify
that the Five Year and Annual PHA Plan of the TACOMA HOUSING AUTHORITY is
consistent with the Consolidated Plan of THE CITY OF TACOMA prepared
pursuant to 24 CFR Part 91.

 3/28/2006

Signed / Dated by Appropriate State or Local Official

Five-Year Action Plan

Part 1: Summary

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)

Original

Revision No:

Housing Authority of the City of Tacoma

TACOMA - PIERCE - WASHINGTON

Development Number/Name	Work Stmt. for Year 1 2006	Work Statement for Year 2 FFY: 2007	Work Statement for Year 3 FFY: 2008	Work Statement for Year 4 FFY: 2009	Work Statement for Year 5 FFY: 2010	
DEBT SERVICE	SEE ANNUAL STATEMENT					
WA19P005003/004/005/007						
Debt Service Bonds - Salishan for development activities		\$832,830	\$1,834,038	\$0		
A. Debt Service subtotal		\$832,830	\$1,834,038	\$0	\$0	
PHYSICAL IMPROVMENTS						
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			\$0	\$0	\$0	\$0
and Equipment						
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	\$1,834,038	\$0	\$0	
Bond Proceeds used for Development Salishan WA005030; WA005031; WA005032; WA005033; WA005034 *			\$4,050,000		\$0	
M. Grand Total * Does not include Bond Proceeds		\$832,830	\$1,834,038	\$0	\$0	

Signature of Executive Director and Date:

Signature of Public Housing Director and Date:

X

X

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 2007			Work Statement for Year 3 2008		
	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		\$1,834,038
	Subtotal of Estimated Cost		\$832,830	Subtotal of Estimated Cost		\$1,834,038

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)

Replacement Housing Factor

Work Statement for Year 1	Work Statement for Year 4 2009			Work Statement for Year 5 2010		
	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		\$0
	Subtotal of Estimated Cost		\$1,834,038	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 2 2007			Work Statement for Year 3 2008			
	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	
	Econonmice Dev. Program		\$0	Econonmice 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 2009			Work Statement for Year 5 2010			
	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

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

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

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

Original
Revision No: _____

Housing Authority of the City of Tacoma

TACOMA - PIERCE - WASHINGTON

Development Number/Name	Work Stmt. for Year 1 FFY: _2006_	Work Statement for Year 3 FFY: _2007	Work Statement for Year 4 FFY: _2008	Work Statement for Year 5 FFY: _2009	Work Statement for Year 5 FFY: _2010	
DEBT SERVICE						
WA19P005003/004/005/007 Debt Service Bonds - Salishan for development activities	SEE ANNUAL STATEMENT	\$884,760	\$405,560	\$0	\$0	
A. Debt Service subtotal		\$884,760	\$405,560	\$0	\$0	
PHYSICAL IMPROVMENTS						
WA19P005008/THA Admin bldg						
WA19P005018/HILLSIDE TERRACE		\$1,193,121	\$116,023	\$0	\$0	
PHA Wide ADA Compliance Issues WA19P005022/SCATTERED SITES WA19P005024/SCATTERED SITES WA19P005025/SCATTERED SITES		\$250,000				
B. Physical Improvements Subtotal		\$1,443,121	\$116,023	\$0	\$0	
C. Management Improvements		\$221,500	\$221,500	\$221,500	\$221,500	
D. HA-Wide Nondwelling Structures and Equipment		\$0	\$0	\$0	\$0	
E. Administration		\$189,100	\$211,060	\$211,060	\$211,060	
F. Other						
a. 1430 Fees and Cost	\$50,000	\$50,000	\$50,000	\$0		
b. 1495.1 Relocation Cost	\$0	\$0	\$0	\$0		
c. 1502 Contingency	\$0	\$0	\$0	\$0		
d. Audit	\$5,000	\$5,000	\$5,000	\$0		
e. Reproduction	\$1,000	\$1,000	\$1,000	\$0		
G. Operations	\$104,745	\$220,794	\$220,794	\$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	\$2,899,226	\$2,899,226	\$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		\$2,899,226	\$2,899,226	\$1,230,937	\$709,354	

Signature of Executive Director and Date:

Signature of Public Housing Director and Date:

X

X

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)

Capital Fund Program (CFP)

Work Statement for Year 1	Work Statement for Year 2 2007			Work Statement for Year 3 2008		
	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		\$884,760	Debt Service - Bonds Salishan		\$405,560
	Hillside Terrace		\$1,193,121	Hillside Terrace		\$116,023
	Scattered Sites		\$250,000			
	Subtotal of Estimated Cost		\$2,327,881	Subtotal of Estimated Cost		\$521,583

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 2009			Work Statement for Year 5 2010		
	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		\$0	Debt Service - Bonds Salishan		\$0
	Hillside Terrace		\$0	Hillside Terrace		\$0
Subtotal of Estimated Cost			\$0	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 2007			Work Statement for Year 3 2008		
	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>\$189,100</u>	<u>Administration</u>		<u>\$211,060</u>
	1. TECHNICAL & NON-TECHNICAL WAGES		\$155,000	1. TECHNICAL & NON-TECHNICAL WAGES		\$173,000
2. BENEFITS (1410.9)		\$34,100	2. BENEFITS (1410.9)		\$38,060	
<u>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	
<u>G. Operations</u>		<u>\$104,745</u>	<u>G. Operations</u>		<u>\$220,794</u>	
			<u>6. Contingency (1502)</u>		<u>\$0</u>	
	Subtotal of Estimated Cost		\$571,345	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 2009			Work Statement for Year 5 2010			
	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	
	Economnice Dev. Program		\$114,000	Economnice 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

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 2 P & E Report for the Program Year Ending ____
 Final Performance and Evaluation Report as of 12/31/2005

Line No.	Summary by Development Account	Original	Revised(1)	Total Actual Cost (2)	
				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		93,043.00	93,043.00	93,043.00
11	1465.1 Dwelling Equipment - Non Expendable			0.00	0.00
12	1470 Nondwelling Structures			0.00	0.00
13	1475 Nondwelling Equipment			0.00	0.00
14	1485 Demolition			0.00	0.00
15	1490 Replacement Reserve			0.00	0.00
16	1495.1 Relocation Costs			0.00	0.00
17	1499 Development -Replacement Housing Funds	93,043.00	0.00	0.00	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	93,043.00	93,043.00
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				3/31/2006

Signature of Executive Director and Date:

X

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

x

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		93,043.00	0.00	0.00	0.00	
	Hillside Terrace	1460		0.00	93,043.00	93,043.00	93,043.00	
	Salishan			0.00	0.00			
				93,043.00	93,043.00	93,043.00	93,043.00	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	7/20/2005	4/31/2006	4/1/2006	7/20/2005	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

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: WA19R00550102	FFY of Grant Approval <u>2002</u>
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	Revised Annual Statement (revision no: 2)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 12/31/2005		<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			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	63,348.00	63,348.00	63,348.00
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	0.00	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	63,348.00	63,348.00
	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				3/31/2006
	Signature of Executive Director and Date	Signature of Public Housing Director and Date			

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: WA19R00550103	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: 2)
<input checked="" type="checkbox"/> Performance/Evaluation Report for the Program YE 12/31/05		<input checked="" 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	0.00	65,958.00	65,958.00	65,958.00
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	0.00	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	65,958.00	65,958.00
	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				3/31/2006
	Signature of Executive Director and Date	Signature of Public Housing Director and Date			

**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	
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 /1	Actual/ 2	Original	Revised /1	Actual/ 2		
WA19R005026 Hillside Terrace	9/30/2003						Revised	
Saishan		9/17/2005	7/20/2005	7/17/2005		7/20/2005	Approved RHF Plan	

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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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Performance/Evaluation Report for the Program Y/E 12/31/05
 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	76,386.00	76,386.00	76,386.00
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	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	76,386.00	76,386.00
	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				3/31/2006

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

PHA Name: Tacoma Housing Authority	Grant type and Number Capital Fund Program Grant No: WA19P00550106 Replacement Housing Factor Grant No:	Federal FY of Grant: <p style="text-align: center;">2006</p>
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> P&E Report for the Program Year Ending ____		
Revised Annual Statement (revision no:) <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)	41,672.00	0.00	0.00	0.00
3	1408 Management Improvements Soft Costs	97,000.00	0.00	0.00	0.00
	Mmanagement Improvements - Hard Costs	0.00	0.00	0.00	0.00
4	1410 Administration	308,000.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	233,781.00	0.00	0.00	0.00
9	1450 Site Improvements	13,000.00	0.00	0.00	0.00
10	1460 Dwelling Structures	1,018,954.00	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	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	12,000.00	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	0.00	0.00
17	1495.1 Relocation Costs	10,000.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1499 Bond Proceeds for Development *	0.00	0.00	0.00	0.00
20	1501 Bond Repayment	862,818.00	0.00	0.00	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	2,597,225.00	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	0.00			
	Amount of line 22 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
	Amount of line 22 Related to Security - Hard Costs	0.00			
	Amount of line 22 Related to Energy Conservation Measures	0.00	0.00		
	Collateralization Expenses or Debt Service				3/31/2006

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:		Grant type and Number					
Tacoma Housing Authority		Capital Fund Program Grant No: WA19P00550106					
		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		41,672.00	0.00		
PHA-WIDE	MANAGEMENT IMPROVEMENTS	1408		97,000.00	0.00	0.00	0.00
	1. Provide Staff Training & Education for Modernization Staff		5	10,000.00	0.00	0.00	0.00
	3. Establishment and Implementation of an Economic Development Program PHA-wide			70,000.00	0.00	0.00	0.00
	4. Coordination of Family Support Services at Dixon Village, Bergerson, Hillside			10,000.00	0.00	0.00	0.00
	6. Training for resident Council Officers			1,000.00	0.00	0.00	0.00
	7. Computer software - PHA-wide - CFP portion only			5,000.00	0.00	0.00	0.00
	8. Records Mgmt System/storage			1,000.00		0.00	0.00
PHA-WIDE	ADMINISTRATIVE COSTS	1410		308,000.00	0.00	0.00	0.00
	1. Technical and Non-technical Salaries	1410.2		222,500.00	0.00	0.00	0.00
	DIRECTOR OF HOUSING DEV		1	45,000.00	0.00	0.00	0.00
	HOUSING DEVELOPMENT MANAGER		1	50,000.00	0.00	0.00	0.00
	ADMIN ASSIT		1	27,000.00	0.00	0.00	0.00
	PROJECT MANAGER - CONST		1	45,000.00	0.00	0.00	0.00
	SR ACCOUNTANT		1	23,500.00	0.00	0.00	0.00
	PROJECT MANAGER HOPE VI		1	15,000.00	0.00	0.00	0.00
	ADMIN ASSIST - HOPE VI		1	12,000.00	0.00	0.00	0.00
	SR. PROJECT MANAGER - CONST		1	5,000.00	0.00	0.00	0.00
PHA-WIDE	2. Employee Benefits	1410.9	8	63,000.00	0.00	0.00	0.00
	4. Sundry Expenses (Advertising)	1410.19		20,000.00	0.00	0.00	0.00
	5. Legal	1410.4		1,000.00	0.00	0.00	0.00
	6. Fuel for Mod Vehicles/Copier maintenance			1,500.00	0.00	0.00	0.00
PHA-WIDE	AUDIT	1411		0.00	0.00	0.00	0.00
	FEES AND COSTS	1430		233,781.00	0.00	0.00	0.00
	2. A&E Fees ADA			0.00	0.00	0.00	0.00
	3. Consulting fees			150,000.00	0.00	0.00	0.00
	4. Fees & Permits			5,000.00	0.00	0.00	0.00
	5. Inspection Cost			68,781.00	0.00	0.00	0.00

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: WA19P00550106 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
	6. Sundry Expenses (Reproduction)			10,000.00	0.00	0.00	0.00
	NON-DWELLING EQUIPMENT	1475		10,000.00	0.00	0.00	0.00
	Technology upgrades for Mod Staff			5,000.00	0.00	0.00	0.00
	Furniture for Mod Staff			5,000.00	0.00	0.00	0.00
PHA-WIDE	RELOCATION COSTS	1495		10,000.00	0.00	0.00	0.00
WA19P005018	HILLSIDE TERRACE			783,954.00	0.00	0.00	0.00
	Dwelling Structures	1460		768,954.00	0.00	0.00	0.00
	- Interior Revitalization						
	Site work	1450		13,000.00	0.00	0.00	0.00
	Parking lots, site utilities, site lighting/security, asbestos abatement, landscaping, irrigation system						
	Washers/Dries Hillside Terrace	1475		2,000.00	0.00	0.00	0.00
				250,000.00	0.00	0.00	0.00
WA19P005025	SCATTERED SITES	1460		250,000.00	0.00	0.00	0.00
Salishan	Bond Repayment	1501		862,818.00	0.00	0.00	0.00
PHA-WIDE	CONTINGENCY	1502		0.00	0.00	0.00	0.00

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: WA19P00550106 Replacement Housing Factor Grant No:				Federal FY of Grant 2006	
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	8/18/2007			8/18/2009			
THA-Wide ADA Compliance	8/18/2007			8/18/2009			
WA19P005008 M Street /Admin	8/18/2007			8/18/2009			
WA19P005026 Hillside Terrace	8/18/2007			8/18/2009			
WA19P005020 Bergerson	8/18/2007			8/18/2009			

(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 Replacement Housing Factor Grant No: WA19R005501065R FFY of Grant Approval 2006

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	832,830.00		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)	832,830.00	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				3/31/06

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

**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: WA19P00550201 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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<input type="checkbox"/> Original Annual Statement	<input checked="" type="checkbox"/> Reserve for Disasters/Emergencies	Revised Annual Statement (revision no: 1)
<input checked="" type="checkbox"/> P&E Report for the Program Year Ending 12/31/05	<input checked="" 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)	0.00	0.00	0.00	0.00
3	1408 Management Improvements Soft Costs	0.00	0.00	0.00	0.00
	Mmanagement Improvements - Hard Costs	0.00	0.00		
4	1410 Administration	0.00	4,551.48	4,551.48	4,551.48
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	500.00	2,000.00	2,000.00	2,000.00
9	1450 Site Improvements	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	35,000.00	32,048.52	32,048.52	32,048.52
11	1465.1 Dwelling Equipment - Non Expendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	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	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1499 Bond Proceeds for Development *	0.00	0.00	0.00	0.00
20	1501 Bond Repayment	0.00	0.00	0.00	0.00
21	1502 Contingency	3,100.00	0.00	0.00	0.00
22	Amount of Actual Grant (sum of lines 2 -19) *Does not include Bond Proceeds	38,600.00	38,600.00	38,600.00	38,600.00
	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
	Amount of line 20 Related to Security - Hard Costs				
	Amount of line 20 Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				3/21/2006

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: WA19P00550201 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	0	0	0
PHA-WIDE	MANAGEMENT IMPROVEMENTS	1408		0	0	0	0
	1. Provide Staff Training & Education for Modernization Staff		0	0	0	0	0
	2. Security patrol of residents PHA Wide			0	0	0	0
	3. Establishment and Implementation of an Economic Development Program PHA-wide			0	0	0	0
	4. Coordination of Family Support Services at Dixon Village, Bergerson, Hillside			0	0	0	0
	6. Training for resident Council Officers			0	0	0	0
	7. Computer software - PHA-wide - CFP portion only			0	0	0	0
WA190005014	ADMINISTRATIVE COSTS	1410		0.00	4,551.48	4,551.48	4,551.48
	1. Technical and Non-technical Salaries	1410.2		0.00	3,250.00	3,250.00	3,250.00
	DIRECTOR OF Mod & Econ Dev @ 60%		0	0.00	0.00	0.00	0.00
	MODERNIZATION MANAGER @ 100%		1	0.00	1,083.33	1,083.33	1,083.33
	MODERNIZATION ASSIT @ 95%		1	0.00	2,166.67	2,166.67	2,166.67
	MODERNIZATION COORDINATOR @ 80%		0	0.00	0.00	0.00	0.00
	SPECIAL PROJECTS OFFICER @ 100%		0	0.00	0.00	0.00	0.00
	REAL ESTATE DEV. COORD. @ 50%		0	0.00	0.00	0.00	0.00
WA190005014	2. Employee Benefits	1410.9	3	0.00	1,301.48	1,301.48	1,301.48
WA190005014	FEES AND COSTS	1430		500.00	2,000.00	2,000.00	2,000.00
	1. Fees and Costs			500.00	500.00	500.00	500.00
	2. Site Inspector Salary		1	0.00	1,500.00	1,500.00	1,500.00
WA19P005014	6TH AVENUE			35,000.00	32,048.52	32,048.52	32,048.52
	Repair Elevator due to 2/28/01 earthquake	1460		35,000.00	32,048.52	32,048.52	32,048.52
	-Repair elevator piston			35,000.00	32,048.52	32,048.52	32,048.52
WA19P005014	CONTINGENCY	1502		3,100.00	0.00	0.00	0.00

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: WA19P00550201 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

Federal FY of Grant
2001

Status of Work

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: WA19P00550102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	Revised Annual Statement (revision no: 4)
<input checked="" type="checkbox"/> P&E Report for the Program Year Ending 12/31/05	<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	194,120.47	194,571.90	194,571.90	192,278.21
	Mmanagement Improvements - Hard Costs				
4	1410 Administration	208,230.49	208,230.49	208,230.49	208,230.49
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	738,880.49	738,429.06	738,429.06	738,429.06
8	1440 Site Acquisition	.00	0.00	0.00	0.00
9	1450 Site Improvements	144,327.18	144,327.18	144,327.18	144,327.18
10	1460 Dwelling Structures	1,747,442.35	1,747,442.35	1,747,442.35	1,747,442.32
11	1465.1 Dwelling Equipment - Non Expendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	106,214.47	106,214.47	106,214.47	106,214.47
13	1475 Nondwelling Equipment	39,312.81	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	51,896.74	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	3,230,425.00	3,228,131.28
	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				3/31/2006

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		194,120.47	194,571.90	194,571.90	192,278.21
	1. Provide Staff Training & Education for Modernization Staff			5	9,020.47	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				95,100.00	95,551.43	95,551.43	93,257.74
	5. Purchase Records Management System				0.00			Moved to future grant
	6. Training for resident Council Officers				0.00			Moved to future grant
	7. Computer software - PHA-wide - CFP portion only				0.00			Moved to future grant
PHA-WIDE	ADMINISTRATIVE COSTS		1410		208,230.49	208,230.49	208,230.49	208,230.49
	1. Technical and Non-technical Salaries		1410.2		175,540.92	175,540.92	175,540.92	175,540.92
	EXECUTIVE DIRECTOR @ 6%			1	6,719.00	6,719.00	6,719.00	6,719.00
	EXECUTIVE SECRETARY@ 6%			1	2,727.00	2,727.00	2,727.00	2,727.00
	STAFF ATTORNEY @16%			1	12,992.00	12,992.00	12,992.00	12,992.00
	PROP MANAGEMENT DIRECTOR @ 10%			1	7,103.00	7,103.00	7,103.00	7,103.00
	DIRECTOR OF Mod & Econ Dev @ 50%			1	46,126.92	46,126.92	46,126.92	46,126.92
	MODERNIZATION MANAGER @ 40%			1	25,501.00	25,501.00	25,501.00	25,501.00
	MODERNIZATION COORDINATOR @ 80%			1	0.00	0.00	0.00	0.00
	MODERNIZATION CLERK @ 80%			1	43,392.00	43,392.00	43,392.00	43,392.00
	FINANCE DIRECTOR @ 10%			1	7,035.00	7,035.00	7,035.00	7,035.00
	ACCOUNTING SPECIALIST @ 25%			1	11,289.00	11,289.00	11,289.00	11,289.00
	ACCOUNTING SPECIALIST @ 5%			1	2,258.00	2,258.00	2,258.00	2,258.00
	PURCHASING CLERK @ 12%			1	3,582.00	3,582.00	3,582.00	3,582.00
	MIS SPECIALIST @ 3%			1	1,429.00	1,429.00	1,429.00	1,429.00
	GRANT ACCOUNTANT @33%				0.00	0.00	0.00	0.00
	FINANCE COODINATOR @ 5%			1	2,489.00	2,489.00	2,489.00	2,489.00
	PURCHASING MANAGER @ 3%			1	0.00	0.00	0.00	0.00
	HUMAN RESOURCE ADMINI @ 6%			1	2,898.00	2,898.00	2,898.00	2,898.00
	2. Employee Benefits		1410.9	16	8,506.56	8,506.56	8,506.56	8,506.56
	3. Publication of CGP Materials		1410.14		0.00	0.00	0.00	Deleted
	4. Sundry Expenses (Advertising)		1410.19		23,279.53	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		0.00	0.00	0.00		Not needed this grant
	6. Fuel for Mod Vehicles/Copier maintenance			903.48	903.48	903.48	903.48	
PHA-WIDE	AUDIT	1411		0.00	0.00	0.00	0.00	Moved to future grant
PHA-WIDE	FEES AND COSTS	1430		738,880.49	738,429.06	738,429.06	738,429.06	
	1. A/E fees for Salishan	1430.1		370,963.78	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		142,758.39	139,215.94	139,215.94	139,215.94	
	4. Fees & Permits for non-residential	1430.6		13,011.95	14,587.95	14,587.95	14,587.95	
	5. Financing Fees Hillside Terrace			0.00	0.00	0.00	0.00	with line 9
	6. Inspection Cost	1430.7		70,603.15	73,052.63	73,052.63	73,052.63	
	7. Sundry Expenses (Reproduction)	1430.19		5,068.84	4,134.38	4,134.38	4,134.38	
	8. A&E Fees Hillside Terrace			6,970.01	6,970.01	6,970.01	6,970.01	
	9. Interest Draws for Hillside Terrace			45,024.37	45,024.37	45,024.37	45,024.37	
	10. Temp employee for Revitalization			84,480.00	84,480.00	84,480.00	84,480.00	from, 1410 admin salaries
	NON-DWELLING EQUIPMENT	1475		39,312.81	39,312.81	39,312.81	39,312.81	
WA19P005008	Common-area furniture/equip for M Street			14,010.00	14,010.00	14,010.00	14,010.00	to future grant/moved back
	Telephone Upgrades PHA wide			0.00	0.00	0.00		moved to 101 2001 gant
	Technology upgrades PHA Wide			6,446.00	6,446.00	6,446.00	6,446.00	orig on 2002
	Copy machine for Revite staff			0.00	0.00	0.00		
	Technology upgrades for Mod Staff		1	7,383.21	7,383.21	7,383.21	7,383.21	
	Non-dwelling equip for Hillside Terrace			10,889.00	10,889.00	10,889.00	10,889.00	orig in contractor scope
	Furniture for mod staff			584.60	584.60	584.60	584.60	
PHA-WIDE	RELOCATION COSTS	1495		51,896.74	51,896.74	51,896.74	51,896.74	
WA19P00518	Hillside Terrace			484,345.97	484,345.97	484,345.97	484,345.94	
	Interior Renovations							
	Reconfigure units	1460		333,021.72	333,021.72	333,021.72	333,021.69	
	Site work	1450		108,633.78	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			1,525,114.03	1,525,114.03	1,450,114.03	1,450,114.03		
	- DWELLING STRUCT	1460	46	1,414,420.63	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		35,693.40	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		63,524.00	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		62,524.00	62,524.00	63,524.00	63,524.00	Moved partial from CFP 2003 103	
PHA-WIDE	CONTINGENCY	1502		0.00	0.00				

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	<input type="checkbox"/> Revised Annual Statement (revision no: 3)		<input type="checkbox"/> Final Performance and Evaluation Report
<input checked="" type="checkbox"/> P&E Report for the Program Year Ending 12/31/05				

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)	90,000.00	90,000.00	90,000.00	0.00
3	1408 Management Improvements Soft Costs	84,772.00	91,597.73	91,597.73	84,335.67
	Mmanagement Improvements - Hard Costs				
4	1410 Administration	293,926.49	303,408.84	303,408.84	266,884.83
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	475,575.00	398,064.20	398,064.20	380,874.12
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvements	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	2,038,781.51	2,134,123.44	2,134,123.44	2,132,063.53
11	1465.1 Dwelling Equipment - Non Expendable				
12	1470 Nondwelling Structures	17,240.00	12,240.00	12,240.00	12,240.00
13	1475 Nondwelling Equipment	23,500.00	9,451.38	9,451.38	9,451.38
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	59,209.41	59,209.41	58,387.40
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	3,098,095.00	2,944,236.93
	Amount of line 20 Related to LBP Activities				
	Amount of line 20 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
	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	0.00	0.00
	Collateralization Expenses or Debt Service				3/31/2006

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		90,000.00	90,000.00	90,000.00	0.00	
PHA-WIDE	MANAGEMENT IMPROVEMENTS	1408		84,772.00	91,597.73	91,597.73	84,335.67	
	1. Provide Staff Training & Education for Modernization Staff		5	10,500.00	13,513.69	13,513.69	10,935.15	
	2. Security patrol of residents PHA Wide			0.00	0.00	0.00	0.00	Deleted
	3. Establishment and Implementation of an Economic Development Program PHA-wide			44,272.00	70,367.14	70,367.14	69,977.23	
	4. Coordination of Family Support Services at Dixon Village, Bergerson, Hillside			10,000.00	2,685.55	2,685.55	2,685.55	
	5. Purchase Records Mgmt System			5,000.00	5,000.00	5,000.00	706.39	Work item from 102
	6. Training for resident Council Officers			10,000.00	0.00	0.00	0.00	Work item moved to 104
	7. Computer software - PHA-wide - CFP portion only			5,000.00	31.35	31.35	31.35	
PHA-WIDE	ADMINISTRATIVE COSTS	1410		293,926.49	303,408.84	303,408.84	266,884.83	
	1. Technical and Non-technical Salaries	1410.2		205,793.00	218,618.08	218,618.08	202,247.63	
	EXECUTIVE DIRECTOR @ 6%		1	6,684.00	8,784.00	8,784.00	8,784.00	
	EXECUTIVE DIRECTOR ASST. @ 6%		1	2,754.00	2,354.00	2,354.00	2,354.00	
	STAFF ATTORNEY @16%		1	13,382.00	13,382.00	13,382.00	13,382.00	
	PROP MANAGEMENT DIRECTOR @ 10%		1	7,100.00	7,600.00	7,600.00	7,600.00	
	DIRECTOR OF Mod & Econ Dev @ 40%		1	37,442.00	45,442.00	45,442.00	41,071.55	
	MODERNIZATION MANAGER @ 80%		1	54,870.00	55,295.08	55,295.08	50,295.08	
	MODERNIZATION COORDINATOR @ 80%		1	0.00	0.00	0.00	0.00	
	MODERNIZATION ASSIT @ 95%		1	44,694.00	46,694.00	46,694.00	43,694.00	
	FINANCE MGR @5%		1	2,563.00	2,563.00	2,563.00	2,563.00	
	FINANCE DIRECTOR @ 10%		1	7,459.00	7,159.00	7,159.00	7,159.00	
	ACCOUNTING SPECIALIST @ 25%		1	11,969.00	11,969.00	11,969.00	9,969.00	
	ACCOUNTING SPECIALIST @ 5%		1	2,394.00	2,394.00	2,394.00	2,394.00	
	GRANT ACCOUNTANT @33%		1	0.00	0.00	0.00	0.00	
	PURCHASING CLERK @ 12%%		1	3,835.00	3,935.00	3,935.00	3,935.00	
	MIS SPECIALIST @ 15%		1	7,575.00	7,775.00	7,775.00	5,775.00	
	PURCHASING MANAGER @ 22%		1	0.00	0.00	0.00	0.00	
	HUMAN RESOURCE ADMINI @ 6%		1	3,072.00	3,272.00	3,272.00	3,272.00	
PHA-WIDE	2. Employee Benefits	1410.9	17	40,000.00	36,693.46	36,693.46	36,693.46	
	3. Publication of CGP Materials	1410.14		0.00	0.00	0.00	0.00	
	4. Sundry Expenses (Ad/office supp/misc)	1410.19		37,433.49	43,115.87	43,115.87	25,481.93	
	5. Legal	1410.4		1,000.00	0.00	0.00	0.00	
	6. Fuel for Mod Vehicles/Copier maintenance			9,700.00	4,981.43	4,981.43	2,461.81	
PHA-WIDE	AUDIT	1411		5,000.00	0.00	0.00	0.00	Moved to Fund 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: 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	
	FEES AND COSTS	1430		475,575.00	398,064.20	398,064.20	380,874.12	
	1. A/E fees for Salishan	1430.1		0.00	0.00	0.00	0.00	Moved to earlier grant
	2. A/E fees Bergerson Terrace			246,906.00	209,003.29	209,003.29	196,764.88	From 104 fix per 101
	3. Consulting fees	1430.2		117,882.12	73,196.84	73,196.84	73,196.84	
	4. Fees & Permits for non-residential	1430.6		6,842.00	1,725.00	1,725.00	1,725.00	
	5. Inspection Cost	1430.7		57,697.00	70,005.72	70,005.72	69,382.72	
	6. Sundry Expenses (Reproduction)	1430.19		11,000.00	10,053.35	10,053.35	5,724.68	
	8. A/E ADA Compliance			8,787.88	0.00	0.00	0.00	VCA per HUD insp/Movd to 104
	9. Temp employee - Proj. Coordinator			26,460.00	34,080.00	34,080.00	34,080.00	from 1410
	NON-DWELLING EQUIPMENT	1475		18,100.00	5,108.38	5,108.38	5,108.38	
WA19P005008	M Street common area furn/misc n/d equip			6,000.00	392.50	392.50	392.50	Moved to Future Grant
	Telephone upgrades PHA Wide			0.00	0.00	0.00	0.00	
	Technology upgrades PHA Wide			4,600.00	274.08	274.08	274.08	
	Bergerson Terrace Maint Furnishing			0.00	0.00	0.00	0.00	
	Technology upgrades for Mod Staff		1	7,500.00	3,580.38	3,580.38	3,580.38	
	Non Dwelling Tools and Equipment-PHA Wide			0.00	328.00	328.00	328.00	
	Tools and Equipment Hsng Dev Staff			0.00	533.42	533.42	533.42	
PHA-WIDE	RELOCATION COSTS	1495		69,300.00	59,209.41	59,209.41	58,387.40	
WA19P005006	911 Norh K Street Security Upgrades	1460		7,107.00	7,107.00	7,107.00	7,107.00	
WA19P005009	3201 South Fawcett Security upgrades	1460		11,042.00	7,328.00	7,328.00	7,328.00	
WA19P005010	602 South Wright Security upgrades	1460		16,868.00	16,868.00	16,868.00	16,868.00	
WA19P005012	5425 South Lawrence Security upgrades	1460		16,018.00	16,018.00	16,018.00	16,018.00	
WA19P005013	401 North G Security upgrades	1460		7,328.00	11,042.00	11,042.00	11,042.00	
WA19P005050	Bergerson Terrace			400,730.21	369,740.18	369,740.18	369,740.18	
	Interior Work for mold control/revitalization	1460		400,730.21	369,740.18	369,740.18	369,740.18	
WA19P005008	1202 South M Street			1,635,510.93	1,506,794.84	1,506,794.84	1,505,734.93	
	- DWELLING STRUCT	1460	46	1,510,510.93	1,506,794.84	1,506,794.84	1,505,734.93	
	Interior Revitalization			1,510,510.93	1,506,794.84	1,506,794.84	1,505,734.93	
	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							

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	
	Site work	1450		125,000.00	0.00	0.00	0.00	
	Parking lots, site utilities, site lighting/security, asbestos abatement, landscaping, irrigation system			125,000.00	0.00	0.00	0.00	Moved from 102
WA19P00518	Hillside Terrace 2300 Block	1460	8	0.00	73,217.46	73,217.46	73,217.46	From 102
WA19P00518	Comon Area Furniture for Hillside Terrace	1475		0.00	4,343.00	4,343.00	4,343.00	
	Misc Construction Equipment	1460		0.00	1,007.96	1,007.96	7.96	
WA19P00518	Hillside Terrace 1500 Block	1460	4	0.00	125,000.00	125,000.00	125,000.00	
WA19P005008	902 South L Street							
	Window Replacement	1470		5,000.00	0.00	0.00	0.00	
	NON-DWELLING STRUCTURES	1470		12,240.00	12,240.00	12,240.00	12,240.00	
WA19P005003	Remodel Salishan Admin/FIC to Support HOPE VI CSS Operations	1470		12,240.00	12,240.00	12,240.00	12,240.00	<i>added security</i>
PHA-WIDE	CONTINGENCY	1502		0.00	0.00			

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			

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	<input type="checkbox"/> Revised Annual Statement (revision no: 2)
<input checked="" type="checkbox"/> P&E Report for the Program Year Ending 12/31/05	<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					
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	51,657.00	50,863.91	29,127.39
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	121,136.00	35,136.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures	420,042.00	498,792.00	486,118.36	486,118.36
11	1465.1 Dwelling Equipment - Non Expendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	15,000.00	15,000.00	0.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to work Demonstration				
17	1495.1 Relocation Costs	30,000.00	20,000.00	0.00	0.00
18	1499 Development Activities				
19	1502 Contingency			0.00	0.00
20	Amount of Actual Grant (sum of lines 2 -19)	630,585.00	635,585.00	536,982.27	515,245.75
	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				
	Amount of line 20 Related to Energy Conservation Measures				
	Amount of line 20 Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				3/31/2006

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

X

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
PHA-WIDE	OPERATIONS		1406		0.00		
PHA-WIDE	MANAGEMENT IMPROVEMENTS		1408		15,000.00	15,000.00	
	3. Establishment and Implementation of an Economic Development Program PHA-wide				10,000.00	0.00	0.00
	4. Coordination of Family Support Services at Dixon Village, Bergerson, Hillside				5,000.00	0.00	0.00
PHA-WIDE	ADMINISTRATIVE COSTS		1410		29,407.00	51,657.00	50,863.91
	1. Technical and Non-technical		1410.2		23,126.00	23,126.00	20,681.01
	Salaries						
	DIRECTOR OF Mod & Econ Dev @ 10%			1	9,360.00	9,360.00	9,360.00
	MODERNIZATION MANAGER @ 10%			1	6,761.00	6,761.00	6,761.00
	MODERNIZATION COORDINATOR @ 10%			1	4,653.00	4,653.00	4,653.00
	MODERNIZATION ASSIT @ 5%			1	2,352.00	2,352.00	2,352.00
PHA-WIDE	2. Employee Benefits		1410.9	4	5,781.00	5,781.00	5,781.00
	4. Sundry Expenses (Advertising)		1410.19		500.00	22,750.00	21,956.91
	FEES AND COSTS		1430		121,136.00	35,136.00	0.00
	1. A/E fees for Bergerson		1430.1		25,000.00	0.00	0.00
	3. Consulting fees		1430.2		25,000.00	5,000.00	0.00
	5. Inspection Cost		1430.7		66,136.00	30,136.00	0.00
	6. Sundry Expenses (Repro/Office suply etc)		1430.19		5,000.00	0.00	0.00
	NON-DWELLING EQUIPMENT		1475		15,000.00	15,000.00	0.00
WA19P005008	Common-area furniture for Hillside Terrace				5,000.00	5,000.00	0.00
	Bergerson Terrace common area furniture				5,000.00	5,000.00	0.00
	Technology upgrades for Mod Staff			1	5,000.00	5,000.00	0.00
PHA-WIDE	RELOCATION COSTS		1495		30,000.00	20,000.00	0.00
					450,042.00	498,792.00	486,118.36
WA19P00526	Hillside Terrace		1460		70,042.00	70,042.00	70,042.00
	Interior Renovations/Reconfigure Units						
WA19P005050	Bergerson Terrace				50,000.00	428,750.00	416,076.36

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
	Interior Renovations	1460		50,000.00	428,750.00	416,076.36	416,076.36
WA19P005008	1202 South M Street						
	- DWELLING STRUCT	1460	46	300,000.00	0.00	0.00	0.00
	Interior Revitalization			300,000.00	0.00	0.00	0.00
PHA-WIDE	CONTINGENCY	1502		0.00	0.00	0.00	0.00

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 Management Improvements	4/27/2006			4/27/2008			
WA19P005008 M Street /Admin	4/27/2006	N/A		4/27/2008	N/A		
WA19P005026 Hillside Terrace	4/27/2006			4/27/2008			
WA19P005020 Bergerson	4/27/2006			4/27/2008			

**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: <p style="text-align: center;">2005</p>
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> P&E Report for the Program Year Ending ____		
Revised Annual Statement (revision no: 1) <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	206,516.00	0.00	0.00
3	1408 Management Improvements Soft Costs	138,543.00	138,543.00	0.00	0.00
	Mmanagement Improvements - Hard Costs	0.00	0.00	0.00	0.00
4	1410 Administration	372,006.00	379,601.00	9,000.00	1,320.00
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	227,136.00	0.00	0.00
9	1450 Site Improvements	63,000.00	63,000.00	0.00	0.00
10	1460 Dwelling Structures	1,164,038.00	1,261,443.00	118,277.46	0.00
11	1465.1 Dwelling Equipment - Non Expendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	45,000.00	45,000.00	0.00	0.00
13	1475 Nondwelling Equipment	9,000.00	9,000.00	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	0.00	0.00
17	1495.1 Relocation Costs	60,000.00	60,000.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1499 Bond Proceeds for Development *	0.00	0.00	0.00	0.00
20	1501 Bond Repayment	1,255,251.00	1,255,251.00	0.00	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	3,645,490.00	3,645,490.00	127,277.46	1,320.00
	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	0.00			
	Amount of line 22 Related to Energy Conservation Measures	80,000.00	0.00		
	Collateralization Expenses or Debt Service				3/31/2006

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:		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
PHA-WIDE	OPERATIONS	1406		206,516.00	206,516.00	0.00	0.00
PHA-WIDE	MANAGEMENT IMPROVEMENTS	1408		138,543.00	138,543.00	0.00	0.00
	1. Provide Staff Training & Education for Modernization Staff		5	7,500.00	7,500.00	0.00	0.00
	3. Establishment and Implementation of an Economic Development Program PHA-wide			75,743.00	75,743.00	0.00	0.00
	4. Coordination of Family Support Services at Dixon Village, Bergerson, Hillside			40,300.00	40,300.00	0.00	0.00
	6. Training for resident Council Officers			5,000.00	5,000.00	0.00	0.00
	7. Computer software - PHA-wide - CFP portion only			5,000.00	5,000.00	0.00	0.00
	8. Records Mgmt System/storage			5,000.00	5,000.00	0.00	0.00
PHA-WIDE	ADMINISTRATIVE COSTS	1410		372,006.00	379,601.00	9,000.00	1,320.00
	1. Technical and Non-technical Salaries	1410.2		273,312.00	272,226.00	0.00	0.00
	DIRECTOR - HOUSING DEVELOPMENT		1	55,644.00	58,058.00	0.00	0.00
	DEPT MGR - HOUSING DEVELOPMENT		1	69,640.00	49,043.00	0.00	0.00
	ADMIN ASSISTANT		1	46,035.00	24,750.00	0.00	0.00
	ADMIN ASSISTANT - HOPE VI		1		10,111.00	0.00	0.00
	PROJECT MGR - CONSTRUCTION		1	47,929.00	40,920.00	0.00	0.00
	SR. PROJECT MGR -CONSTRUCTION		1		15,137.00	0.00	0.00
	PROJECT MGR - HOPE VI		1		37,918.00	0.00	0.00
	SR ACCOUNTANT				21,890.00	0.00	0.00
	SPECIAL PROJECTS OFFICER		1	30,374.00	14,399.00	0.00	0.00
	REAL ESTATE DEV. COORD.		1	23,690.00	0.00	0.00	0.00
PHA-WIDE	2. Employee Benefits	1410.9	9	81,994.00	90,675.00	0.00	0.00
	4. Sundry Expenses (Advertising)	1410.19		7,000.00	7,000.00	7,000.00	0.00
	5. Legal	1410.4		5,000.00	5,000.00	0.00	0.00
	6. Fuel for Mod Vehicles/Copier maintenance			4,700.00	4,700.00	2,000.00	1,320.00
PHA-WIDE	AUDIT	1411		5,000.00	0.00	0.00	0.00
	FEES AND COSTS	1430		327,136.00	227,136.00	0.00	0.00
	2. A&E Fees ADA			100,000.00	0.00	0.00	0.00
	3. Consulting fees			150,000.00	150,000.00	0.00	0.00

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
	4. Fees & Permits			1,000.00	1,000.00	0.00	0.00
	5. Inspection Cost			66,136.00	66,136.00	0.00	0.00
	6. Sundry Expenses (Reproduction)			10,000.00	10,000.00	0.00	0.00
	NON-DWELLING EQUIPMENT	1475		7,000.00	7,000.00	0.00	0.00
	Technology upgrades PHA Wide		6	2,000.00	2,000.00	0.00	0.00
	Technology upgrades for Mod Staff		1	5,000.00	5,000.00	0.00	0.00
PHA-WIDE	RELOCATION COSTS	1495		60,000.00	60,000.00	0.00	0.00
PHA-WIDE	ADA COMPLIANCE			150,000.00	142,405.00	0.00	0.00
		1460		100,000.00	92,405.00	0.00	0.00
		1450		50,000.00	50,000.00	0.00	0.00
WA19P005020	BERGERSON TERRACE			245,000.00	245,000.00	118,277.46	0.00
	Dwelling Structures	72 units	1460	245,000.00	245,000.00	118,277.46	0.00
	- Interior Revitalization						
WA19P005024	Scattered Sites			0.00	250,000.00	0.00	0.00
			1460	0.00	250,000.00	0.00	0.00
WA19P005018	HILLSIDE TERRACE			834,038.00	689,038.00	0.00	0.00
	Dwelling Structures		1460	819,038.00	674,038.00	0.00	0.00
	- Interior Revitalization						
	Site work		1450	13,000.00	13,000.00	0.00	0.00
	Parking lots, site utilities, site lighting/security, asbestos abatement, landscaping, irrigation system						
	Washers/Dries Hillside Terrace		1475	2,000.00	2,000.00	0.00	0.00
	NON-DWELLING STRUCTURES			45,000.00	45,000.00	0.00	0.00
WA19P005008	902 South L Street		1470	45,000.00	45,000.00	0.00	0.00
	Replace windows, improve HVAC - partial						
Salishan	Bond Repayment		1501	1,255,251.00	1,255,251.00	0.00	0.00
PHA-WIDE	CONTINGENCY		1502	0.00	0.00	0.00	0.00

**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	8/18/2007			8/18/2009			
THA-Wide ADA Compliance	8/18/2007			8/18/2009			
WA19P005008 M Street /Admin	8/18/2007			8/18/2009			
WA19P005026 Hillside Terrace	8/18/2007			8/18/2009			
WA19P005020 Bergerson	8/18/2007			8/18/2009			

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: 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: 3)
<input checked="" type="checkbox"/> P&E Report for the Program Year Ending 12/31/05	<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)	115,000.00	115,000.00	0.00	0.00
3	1408 Management Improvements Soft Costs	133,543.00	138,543.00	82,450.00	45,363.50
	Mnagement Improvements - Hard Costs	0.00	0.00	0.00	0.00
4	1410 Administration	407,976.00	407,976.00	407,976.00	106,589.77
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	277,136.00	270,013.27	169,730.51	95,709.39
9	1450 Site Improvements	48,000.00	48,000.00	48,000.00	48,000.00
10	1460 Dwelling Structures	2,012,563.00	2,014,685.73	1,994,685.73	1,829,787.58
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	17,000.00	17,000.00	4,036.00	819.00
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	0.00	0.00
17	1495.1 Relocation Costs	69,300.00	69,300.00	69,300.00	51,758.01
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1499 Bond Proceeds for Development *	8,600,000.00	0.00	0.00	0.00
20	1501 Bond Repayment	500,000.00	500,000.00	0.00	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	3,590,518.00	3,590,518.00	2,776,178.24	2,178,027.25
	Amount of line 20 Related to LBP Activities				
	Amount of line 20 Related to Section 504 Compliance	0.00	65,000.00		
	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	500,000.00	500,000.00		

Signature of Executive Director and Date	Signature of Public Housing Director and Date
	3/31/2006

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:						Federal FY of Grant 2004
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		115,000.00	115,000.00			
PHA-WIDE	MANAGEMENT IMPROVEMENTS	1408		133,543.00	138,543.00	82,450.00	45,363.50	
	1. Provide Staff Training & Education for Modernization Staff		5	7,500.00	7,500.00	7,450.00	6,373.38	
	2. Security patrol of residents PHA Wide			0.00	0.00	0.00	0.00	Deleted
	3. Establishment and Implementation of an Economic Development Program PHA-wide			75,743.00	75,743.00	75,000.00	38,990.12	
	4. Coordination of Family Support Services at Dixon Village, Bergerson, Hillside			40,300.00	40,300.00	0.00	0.00	
	6. Training for resident Council Officers			5,000.00	5,000.00	0.00	0.00	
	7. Computer software - PHA-wide - CFP portion only			5,000.00	10,000.00	0.00	0.00	
PHA-WIDE	ADMINISTRATIVE COSTS	1410		407,976.00	407,976.00	407,976.00	106,589.77	
	1. Technical and Non-technical Salaries	1410.2		303,687.00	303,687.00	303,687.00	77,823.64	
	DIRECTOR OF Mod & Econ Dev @ 60%		1	55,644.00	55,644.00	55,644.00	16,895.61	
	MODERNIZATION MANAGER @ 100%		1	69,640.00	69,640.00	69,640.00	24,894.78	
	MODERNIZATION ASSIT @ 95%		1	46,035.00	46,035.00	46,035.00	15,600.00	
	MODERNIZATION COORDINATOR @ 80%		1	47,929.00	47,929.00	47,929.00	6,547.61	Exempt from 10% rule
	SPECIAL PROJECTS OFFICER @ 100%		1	60,749.00	60,749.00	60,749.00	13,258.00	
	REAL ESTATE DEV. COORD. @ 50%		1	23,690.00	23,690.00	23,690.00	627.64	
PHA-WIDE	2. Employee Benefits	1410.9	6	87,589.00	77,589.00	77,589.00	22,611.94	
	4. Sundry Expenses (Advertising)	1410.19		7,000.00	17,000.00	17,000.00	6,154.19	
	5. Legal	1410.4		5,000.00	5,000.00	5,000.00	0.00	
	6. Fuel for Mod Vehicles/Copier maintenance			4,700.00	4,700.00	4,700.00	0.00	
PHA-WIDE	AUDIT	1411		5,000.00	5,000.00	0.00	0.00	
	FEES AND COSTS	1430		277,136.00	270,013.27	169,730.51	95,709.39	
	1. A/E fees for Bergerson			0.00	0.00	0.00	0.00	Moved to CGP 103
	2. A&E Fees Hillside Terrace			50,000.00	62,877.27	29,359.50	5,815.12	
	3. Consulting fees			150,000.00	65,000.00	13,870.00	6,085.00	
	4. Fees & Permits			1,000.00	1,000.00	0.00	0.00	
	5. Inspection Cost			66,136.00	66,136.00	66,136.00	27,578.99	
	6. Sundry Expenses (Repro/office splys)			10,000.00	10,000.00	0.00	0.00	
	7. A & E Fees for ADA Compliance			0.00	65,000.00	60,365.01	56,230.28	Moved from CFP 105

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:						Federal FY of Grant 2004
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	
	NON-DWELLING EQUIPMENT		1475	15,000.00	15,000.00	4,036.00	819.00	
	Technology upgrades PHA Wide		6	10,000.00	10,000.00	3,217.00	0.00	
	Technology upgrades for Mod Staff		1	5,000.00	5,000.00	819.00	819.00	
WA19P005008	Washers/Dryer & Garbage Compact S M St			0.00	0.00	0.00		Moved to CFP 102
PHA-WIDE	RELOCATION COSTS		1495	69,300.00	69,300.00	69,300.00	51,758.01	
WA19P005050	BERGERSON TERRACE			554,300.00	2,014,685.73	2,013,483.92	1,829,787.58	
	Dwelling Strutures	72 uts	1460	1,577,563.00	1,727,727.73	1,727,727.73	1,546,527.84	
	- Interior Revitalization							
WA19P005018	HILLSIDE TERRACE			485,000.00	316,958.00	266,958.00	266,958.00	
	Dwelling Strutures		1460	435,000.00	266,958.00	266,958.00	266,958.00	
	- Interior Revitalization							
	Site work		1450	48,000.00	48,000.00	48,000.00	48,000.00	
	Parking lots, site utilities, site lighting/security, asbestos abatement, landscaping, irrigation system							
	Washers/Dries Hillside Terrace		1475	2,000.00	2,000.00	0.00	0.00	
WA19P005008	M STREET MODERIZATION		1460	0.00	20,000.00	18,798.19	16,301.74	Moved from CFP 103
	-Interior Revitalization							
	NON-DWELLING STRUCTURES			5,000.00	5,000.00	0.00	0.00	
WA19P005008	902 South L Street		1470	5,000.00	5,000.00	0.00	0.00	
	Replace windows, improve HVAC - partial							
Salishan	Bond Repayment		1501	500,000.00	500,000.00	0.00	0.00	
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: WA19P00550103 Replacement Housing Factor Grant No:	Federal FY of Grant 2004
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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	9/6/2006			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			

(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 Replacement Housing Factor Grant No: WA19R00550105R FFY of Grant Approval 2005

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 P & E Report for the Program Year Ending 12/31/06 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	80,437.00		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)	80,437.00	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				3/31/2006

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

