



Housing Authority of the
City of Tampa

1529 W. Main Street
Tampa, Florida 33607
www.thafl.com

PHA Plans

5-Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2007

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PHA Identification Section, Page 1

HUD 50075
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**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Tampa

PHA Number: FL29P003

PHA Fiscal Year Beginning: (04/2007)

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2005-2009
[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)

The Housing Authority of the City of Tampa promotes the development and professional management of a variety of affordable housing opportunities, facilities and supportive services to nurture neighborhoods, provide economic development and self-sufficiency activities for residents while also assuring equal access to safe, quality housing for low- and moderate income families throughout the community.

B. Goals

HOUSING AUTHORITY OF THE CITY OF TAMPA
STRATEGIC GOALS – FY2005 THRU FY2009

Goal 1: Enhance quality of properties in THA inventory that will be retained as public housing.

Objectives:

1. Adopt an asset management approach for existing properties to initially assess viability and marketability and then make appropriate resource allocation decisions.
2. Adopt private market management and physical standards that include HUD required standards.
3. Provide comprehensive private sector certified property management training for THA property management staff.
4. Manage and enforce standards, and achieve high performer PHAS designation by 2005.
5. Prioritize grant funding to predetermined needs including the application for HOPEVI funds.
6. Assure resident support and service objectives are tied closely to property improvement objectives.
7. Increase communication and coordination between capital improvements and maintenance operations in order to better utilize resources and avoid premature replacement of systems.

8. Enhance lease enforcement and streamline eviction procedures.

Goal 2: Maintain and expand the affordable housing stock by adding 150 units by fiscal year 2008.

Objectives:

1. Pursue available financing resources including fees, loans, grants, and alternative leveraged resources that can be used to manage, acquire, and develop housing.
2. Acquire 100 additional affordable non-HUD supported housing units by FY 2008.
3. Development of 50 additional affordable non-HUD supported units by FY 2008.

Goal 3: Increase homeownership opportunities for lower/moderate income families by providing 250 additional home ownership units by fiscal year 2008.

Objectives:

1. Provide 50 home ownership units through THA sponsored first time homebuyer program by fiscal year 2005.
2. Provide 100 home ownership units through the Section 8 Voucher program by fiscal year 2007.
3. Provide 100 home ownership units through partnering programs with public and private community agencies and lenders by fiscal year 2008.

Goal 4: Maintain an exceptionally efficient and effective Housing Choice Voucher program that maximizes available resources to provide quality and affordable housing assistance.

Objectives:

1. Maintain high performer designation under the SEMAP.
2. Broaden the pool of participating landlords by 5% by fiscal year 2005.
3. Provide 125 additional housing opportunities outside areas of traditional assisted housing concentration by fiscal year 2007. Improve technology for the department to bring programs up to speed with the millennium by 2005.
4. Maximize financial resources by reducing administrative costs in each year through fiscal year 2002.

Goal 5: Accomplish all elements of the approved HOPE VI grants for Ponce De Leon/ College Hill Homes and Riverview Terrace/Tom Dyer Homes in accordance with the approved HOPE VI Implementation schedule.

Objectives:

1. Complete the revitalization of the College Hill/Ponce de Leon HOPE VI community by fiscal year 2005.

2. Complete the revitalization of the Riverview Terrace/Tom Dyer Homes HOPE VI community by fiscal year 2007.

Goal 6: **Recruit and retain high quality professional staff and provide continued opportunities for enhancement and advancement.**

Objectives:

1. Establish useable job performance standards, measures, and skill requirements.
2. Staff vacant positions with most professionally competent individuals.
3. Develop and provide a comprehensive staff training and development program that includes an upward mobility component.
4. Provide a competitive compensation and benefit package that rewards true excellence.
5. Provide a safe, secure, and modern work environment.
6. Help to maintain a professional corporate image through the development and implementation of a high quality comprehensive personnel policy.
7. Enhance corporate communications at all levels within the organization.

Goal 7: **Enhance and Secure Financial Stability and Develop New Financial Opportunities**

Objectives:

1. Maximize THA operations, materials, and staffing. Operations focus on rent collections, work order responses, and vacancy turnaround.
2. Maximize THA Investments through timely and appropriately aggressive Investments & Re-Investments.
3. Maximize Property Utilization. Evaluate and analyze current property and decide whether to sell or retain/rehab/develop. Examine new properties for investment potential to develop, manage, or sell. Include subsidized and market rent housing.
4. Assertive grants acquisition through federal, state, and local funding and private funding.
5. Develop, market, and sell THA expertise in property management and maintenance.
6. Timely and appropriately aggressive investments of THA funds by:
Action items:
 - Improve yield on cash on-hand
 - Invest more cash on-hand in high yield investments
 - Draw-down grants and other HUD dollars on a timely basis
7. Maximize THA's operations, materials, and staffing to improve cash reserve by:
Action items:
 - Reorganize staffing to better benefit THA and resident needs and provide a more efficient system
 - Strive for 100% Rent Collection
 - Strive for 100% successful evictions

- Strive for required work order turn-around time and vacancy turn-around time.
 - Ensure aggressive inventories and periodic audits on materials and supplies
 - Review and re-bid (where necessary) benefits and insurance's for best use of THA dollars
 - Review all workmen's comp cases and scrutinize new ones to ensure appropriateness
 - Review and audit all bills and contractors to ensure appropriate and timely payments
8. Maximize Property Utilization by:
- Action items:**
- Evaluate and analyze current properties and decide whether to sell or retain/rehab/develop.
 - Examine new properties for investment potential to develop, manage, or sell.
 - Build upon current sources such as ability to issue bonds and expanding affordable housing access through associate Non-profits
9. Assertive grants acquisition through federal, state, local and private funding by:
- Action item:**
- Hire a Grants Writer to research all possible sources of funding and real estate development possibilities
10. Develop, market, and sell THA expertise in property management and maintenance.

Goal 8: To create and enhance social and economic opportunities, academic skills, and self-sufficiency activities to improve the quality of life for all residents by promoting essential community and supportive services .

Objectives:

1. Review, revise, and enforce THA policies related to occupancy and admission, and HUD regulations governing tenant opportunities.
2. Build capacity among resident organization and assist residents to develop leadership skills and gain an understanding of HUD Tenant Participation Rules.
3. To assist welfare reform affected and other unemployed or underemployed residents achieve self-sufficiency through the identification of job training and placement, agency referrals, homeownership opportunities, social programming, and the other necessary community and supportive services.
4. To educate residents on housing and community issues related their tenancy at THA and participation as citizens in the community-at-large.
5. To increase the efficiency, effectiveness, and productivity of programs and expenditures that serve residents social service needs.
6. To establish strategies to effectively implement the eight-hour community service requirement for THA residents required under the QHWRA legislation.

Goal 9: To create, maintain, and promote a safe and secure environment for residents and employees.

Objectives

1. To provide continuing education, training, and awareness for Tampa Housing Authority residents and employees on safety and security issues.
2. Develop an authority-wide Security Plan and formulate security and safety strategies.
3. Develop alternative security resources to augment existing efforts.
4. Coordinate the tracking of crime, criminal activity and the reporting of these criminal activities to local police and development managers to improve law enforcement and prevention.
5. Adopt policies, implement procedures and document the eviction of residents who are involved in criminal activity pursuant to the “One Strike and you are out” policy.
6. Meet with police department managers monthly to discuss concerns and provide updated information on the properties.
7. Conduct quarterly meetings with the line officers and property managers.

Goal 10: To create a positive image for the Tampa Housing Authority and increase community involvement and awareness of THA activities at all levels.

Objectives

1. Explore the benefits and legalities of an agency name change, position to better reflect the changing role of the affordable housing industry and the Authority.
2. Explore an organizational restructuring to more resemble the organization of corporations by implementing corporate based procedures and practices, revising titles and descriptions, exploring alternatives to current administrative facilities, retraining staff in customer service problem solving strategies, and promoting a mission driven workforce that is results-oriented.
3. Recognize press opportunities for positive news items about THA by developing publications for mass distribution that includes THA, residents, employees, and community news, announcements, and information.
4. To make the community-at-large aware of THA’s mission, programs, and role in the community by establishing public/private/non-profit partnerships and market THA activities and programs outside of the agency.
5. To increase resident and THA staff involvement in development and community affairs and THA image improvement efforts by increasing volunteerism, community events, and recognizing resident/staff civic participation and good deeds.

6. To elevate the perception of THA housing developments by improving curb appeal, addressing safety and security issues, and encouraging residents to take pride in their communities.

End of Five-Year Plan

**Annual PHA Plan
PHA Fiscal Year 2007**

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

- Standard Plan**
(The Tampa Housing Authority has been designated a High Performing PHA but chooses to submit the Standard Plan for PHA Fiscal Year 2007.)

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.

In order to respond effectively to the mandate of providing affordable housing, the Housing Authority of the City of Tampa will continue to strive for excellence as it positions itself to meet the housing needs of the community within the rubric set out in the Public Housing Management Assessment Program (PHMAP):

- Implementation of Business Plan organization and recommendations.
- Implementation of the HOPE VI redevelopment of Belmont Heights Estates (formerly College Hill and Ponce de Leon) and Riverview Terrace/Tom Dyer Homes.
- Develop redevelopment options for each of the agency's near non-viable traditional public housing properties.
- Continued comprehensive modernization of scattered site properties to a market rate standard in order to ensure long term physical and social viability as affordable housing.
- Continued enhancement of the Authority's professional and business image and status in the community by promoting professional development among staff, improvement of customer service and development of more professional business facilities and offices.
- Development and implementation of a redevelopment plan for Central Park Village.
- Implementation of The Gardens at South Bay project and associated disposition of Rembrandt Apartments pursuant to inter-local agreement with the School Board of Hillsborough County.

- Pursue alternative forms of financing the redevelopment of non-viable public housing and acquisition and/or development of additional affordable housing.
- Use of replacement housing factor funding and funding from other sources, (such as proceeds from the sale of 94 units in North Boulevard Homes to DOT), for the identification of development opportunities and acquisition of existing for sale properties in the local community to increase the Authority’s availability of quality affordable housing.
- Pursue other non-federal sources of funding to assist the Authority in expediting the required improvement to its properties.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- A. Statement of Progress in Meeting 5-Year Plan Mission and Goals
- B. Deconcentration and Income Mixing Questions
- C. Voluntary Conversion Required Initial Assessment
- D. Description of Implementation of Community Service Requirements
- E. Description of Pet Policy
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- F. Membership of the Resident Advisory Board
- G. Resident Advisory Board Recommendations

- H. Resident Membership on the PHA Governing Board
- I. Definition of Substantial Deviation and Significant Amendment
- J. Performance and Evaluation Reports for Active Programs

Optional Attachments:

- PHA Management Organizational Chart (description *included in body of template*)
- FY 2006 Capital Fund Program 5 Year Action Plan (*included in body of template*)
- Public Housing Drug Elimination Program (PHDEP) Plan (not required to be *included*)
- J. Assessment of Demographic Changes in Public Housing Developments with Site-Based Waiting Lists
- K. Section 8 PHA Project Based Vouchers Statement
- L. Section 8 Homeownership Capacity Statement
- Other** (*List below, providing each attachment name*)
- M. Security Plan
- N. Response to Customer Service & Satisfaction Survey

Supporting Documents Available for Review

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Schedule of flat rents offered at each public housing development <input 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
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input 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
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
X	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
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency

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

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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	See Below	5	4	4	3	3	3
Income >30% but <=50% of AMI	See Below	4	4	4	3	3	3
Income >50% but <80% of AMI	See Below	3	3	4	3	3	3
Elderly	3,389	5	4	4	4	3	3
Families with Disabilities	6,393	5	4	4	4	3	3
Race/Ethnicity	34,973	4	4	4	3	3	3
Race/Ethnicity B	14,180	4	4	4	3	3	3
Race/Ethnicity H	6,685	4	4	4	3	3	3
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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: **1998-2000 (most recent Plan does not include 2000 Census data which was unavailable at time of preparation)**
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset (see following table including CHAS dataset based on 2000 Census data)
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

Housing Needs from CHAS dataset based on 2000 Census Information

Housing Problems Output for -All Households

Name of Jurisdiction: Tampa(CDBG), Florida		Source of Data: CHAS Data Book				Data Current as of: 2000					
Household by Type, Income, & Housing Problem	Renters					Owners					Total Households
	Flderly 1&2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Flderly 1&2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	
1. Household Income ≤50% MFI	5,518	6,610	2,205	6,758	21,091	5,987	2,454	952	2,145	11,538	32,629
2. Household Income ≤30% MFI	3,514	3,928	1,241	4,033	12,716	2,660	1,176	409	1,152	5,397	18,113
3. %with any housing problems	58.4	77.5	90.8	72.5	71.9	71.2	78.4	100	66.8	74	72.5
4. %Cost Burden>30%	57.6	71.2	69.5	70.5	67.1	71.2	74.3	86.6	85	71.7	68.5
5. %Cost Burden>50%	35.9	61	60.2	62.7	54.5	42.7	64.4	74.6	54.9	52.4	53.9
6. Household Income >30% to ≤50% MFI	2,004	2,682	954	2,726	8,375	3,327	1,278	543	993	6,141	14,516
7. %with any housing problems	49.6	81.5	87.6	81.6	74.6	42.9	74.1	87.3	63.6	56.7	67
8. %Cost Burden >30%	48.5	75.2	59.9	79.0	68.5	42.7	71.1	74.4	62.1	54.5	62.6
9. %Cost Burden >50%	16.7	22.3	11.3	35.9	24.1	21.3	41.4	20.2	44.5	29.9	26.6
10. Household Income >50 to ≤80% MFI	1,401	3,982	930	4,488	10,811	4,087	3,635	965	1,848	10,315	21,126
11. %with any housing problems	33.8	49.9	71.5	49.2	49.4	24	54.1	56.1	52.4	42.2	45.8
12. %Cost Burden >30%	32.2	37	15.3	46	38.2	23.6	49.7	28.9	51.2	37.7	38
13. %Cost Burden >50%	6.1	1.5	0	5	3.7	6.4	11.8	3.7	12.9	9.1	6.3
14. Household Income >80% MFI	1,528	8,473	1,365	12,149	23,515	8,890	23,686	4,170	9,298	46,043	69,558
15. %with any housing problems	20	14.3	51.1	9.6	14.4	8.1	12.9	27.3	14.9	13.7	13.9
16. %Cost Burden >30%	13.8	4.4	3.2	7.4	6.5	7.9	9.4	7.5	13.8	9.8	8.7
17. %Cost Burden >50%	5.9	0	0.3	0.5	0.7	1.5	1.8	1.1	2	1.6	1.3
18. Total Households	5,447	19,065	4,500	23,405	55,417	18,944	29,774	6,087	13,091	67,896	123,313
19. %with any housing problems	45.2	44.2	74	36.4	43.5	26.5	23.1	42.1	27.9	26.7	34.2
20. %Cost Burden >30	43.3	34.9	36.1	34.1	35.9	26.3	19.6	22.1	26.7	23	28.8
21. %Cost Burden >50	21.3	16	19.1	16.2	17.2	11.8	7	8.9	11.2	9.3	12.9

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	10,072		0
Extremely low income <=30% AMI	6,525	65%	
Very low income (>30% but <=50% AMI)	2,704	27%	
Low income (>50% but <80% AMI)	766	8%	
Families with children	5,989	59%	
Elderly families	380	38%	
Families with Disabilities	2,082	21%	
Race/ethnicity → White	2,361	23%	
Race/ethnicity → Black	7,434	74%	
Race/ethnicity → Asian/Pacific Islander	4	.03%	
Race/ethnicity → American Indian & Alaska	17	1%	
Race/ethnicity → Unknown	151	1.5%	
Characteristics by Bedroom Size (Section 8 only)			
1 BR	2,733	0	0
2 BR	2,906	0	0
3 BR	2,089	0	0
4 BR	1,372	0	0
5 BR	971	.0	0
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)? 44			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	6995		560
Extremely low income <=30% AMI	6709	95.9	
Very low income (>30% but <=50% AMI)	270	3.9	
Low income (>50% but <80% AMI)	16	.2	
Families with children	4140	66.0	
Elderly families	351	5.6	
Families with Disabilities	1782	28.4	
Race/ethnicity → White	1107	15.8	
Race/ethnicity → Black	4731	67.6	
Race/ethnicity → Asian/Pacific Islander	46	0.7	
Race/ethnicity → American Indian & Alaska	6	0.1	
Race/ethnicity → Unknown	1105	15.8	
Characteristics by Bedroom Size (PH only)			
1BR	3013	43.1	200
2 BR	2340	33.5	243
3 BR	1384	19.8	86
4 BR	220	3.1	26
5+BR	26	0.4	5
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

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.

- Continue efforts to expedite the reconstruction of the HOPE VI community.
- Continue efforts to restore to occupancy long standing vacancies at NBH through modernization efforts.
- Continue efforts to acquire additional affordable housing in the community to house families in need.

(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)
Provide quality property management services through contractual agreement with other public and private entities that require such services.

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available

- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

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 (reference date is 9/30/07)		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund (includes Energy Performance Contract)	13,285,980	
b) Public Housing Capital Fund	5,600,794	
Replacement Reserve (Current Yr Only)	1,884,813	
c) HOPE VI Revitalization	-0-	
d) HOPE VI Demolition	-0-	
e) Annual Contributions for Section 8 Tenant-Based Assistance	38,303,852	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	-0-	
g) Resident Opportunity and Self-Sufficiency Grants	-0-	
h) Community Development Block Grant	\$500,000 \$500,000	J.L. Young Apts & Mary Bethune Highrise Riverview
i) HOME	-0-	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (<u>unobligated funds only</u>) (list below)		
FL29URD003I197 (Belmont Heights)	1,484,144	HOPE VI '97
FL29URD003I101 (HOPE VI 2001)	586,904	Riverview
FL14R00350103	1,426,529	Replacement Reserves
FL14P00350104	2,147,030	Replacement Reserves
FL14P00350104	1,456,658	PH Capital Improvements
FL003REL023A003	44,262	ROSS Elderly
FL003REF027A003	113,978	ROSS
FL003RFS072A004	0	ROSS
FL003RNN008A004	140,058	ROSS

Financial Resources: Planned Sources and Uses (reference date is 9/30/07)		
Sources	Planned \$	Planned Uses
FL29C201001	220,006	Homeless-McKinney
FL29C40-1001	802,800	Shelter Plus
FL29C301001	698,520	Homeless-Vento Program
3. Public Housing Dwelling Rental Income	3,042,571	Operational Expenses
4. Other income (list below)		
Section 8 Admin Fee	2,230,216	Administrative Costs
5. Non-federal sources (list below)		
Lease Proceeds - energy management contract (18 month period) EPC	1,063,909	PH Energy Efficiency Improvements
Total resources	75,533,024	

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: 120 days
- 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)

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 use to organize its public housing waiting list (select all that apply)

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

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

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

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

1. How many site-based waiting lists will the PHA operate in the coming year? **20**

All Scattered Sites (Seminole, Bay Ceia, Squire Villa, Azeele, C Blythe Andrews, Azzarelli, Parkview, Cutlass Arms, Scruggs Manor, St Louis/St Conrad, SoHo Place), and new development sites (Oaks at Riverview, Belmont Heights Estates, Gardens at South Bay). The Housing Authority is also planning to initiate site based wait lists at its larger properties (North Boulevard, Central Park, Robles Park, JL Young, Bethune Hi Rise).

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? **6 (Gardens at South Bay, North Boulevard, Central Park, Robles Park, JL Young, Bethune Hi Rise)**

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? **20**

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

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.

3 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy (also site specific policies for the Belmont Heights Estates and Oaks at Riverview HOPE VI sites, and Gardens at South Bay). The Housing Authority is considering adopting changes to its PHA wide ACOP to clarify that self-sufficiency requirements are applicable for continued occupancy at all sites except for families exempt due to age or disability.
- PHA briefing seminars or written materials
- Other source (list)

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 *(Section superseded by Attachment B)*

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? (via respective web sites)
- 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)
- Lease Violation
- HQS Inspections

(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) Designated county-wide sites such as Boys and Girls Club

(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:

Evidence of diligence in their search for housing. Tight rental market.

(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)

Resident of public housing having child under 7 years of age with EBL of 10+micrograms/dl

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.

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

- 1 Victims of domestic violence
- 1 Substandard housing
- 1 Homelessness
- 1 High rent burden

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

Partner Agency notification

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

(The Housing Authority is considering raising its minimum rent to \$50 during the upcoming fiscal year.)

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

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

Loss of employment; awaiting SSI; if eviction is eminent; death in the family; loss of benefits, but the resident is cooperating with welfare agencies.

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: N/A

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)
- Other (list below)

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

(2) Flat Rents

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

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

Rental Comparability Study

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

Leasing of units in low poverty areas

(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)

Loss of employment; awaiting SSI; if eviction is eminent; death in the family; loss of benefits, but the resident is cooperating with welfare agencies.

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.

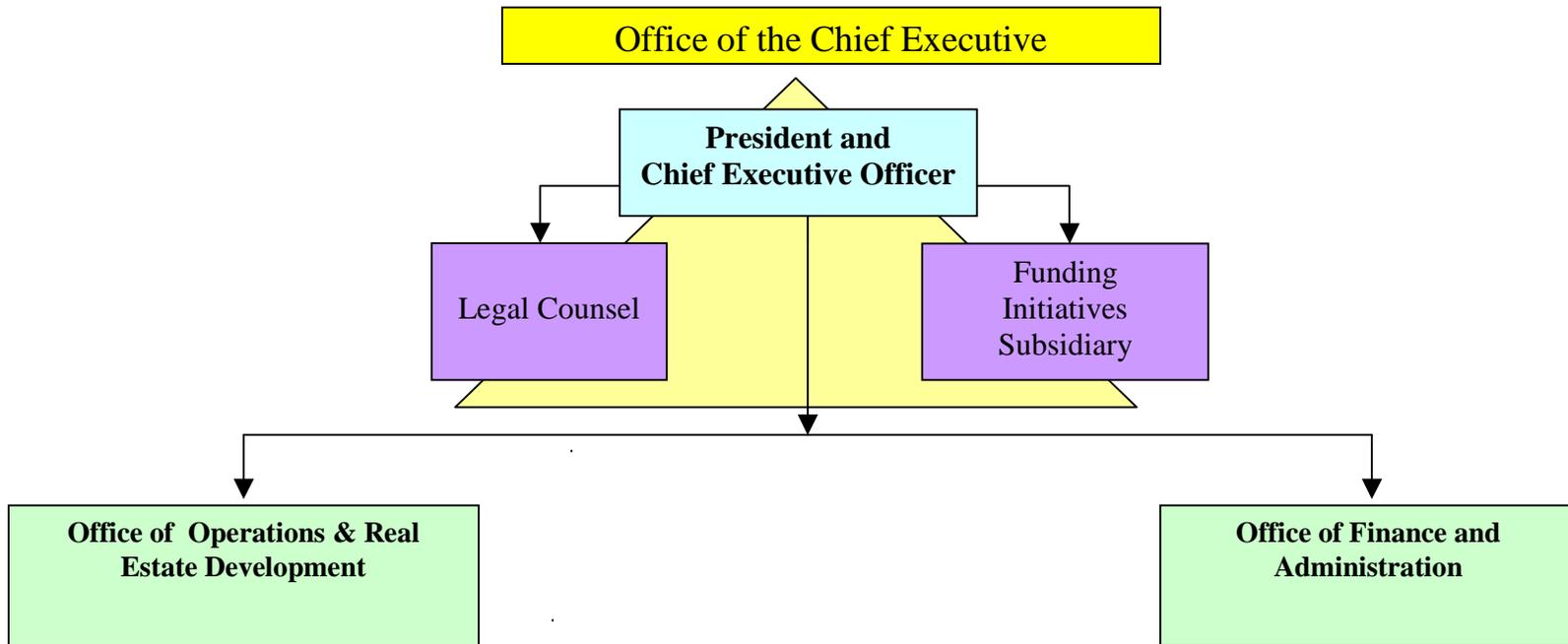
(select one)

- 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:

The Housing Authority is managed by a Chief Executive (President/CEO) who is responsible for all aspects of implementation of Authority policy and programs. The President/CEO directly oversees the three consolidated functional management areas (Office of Finance and Administration; Office of Housing Operations; and Office of Real Estate Development). Each functional management area is managed by a Senior Vice-President who oversees specific operations through a staff of department directors/managers.

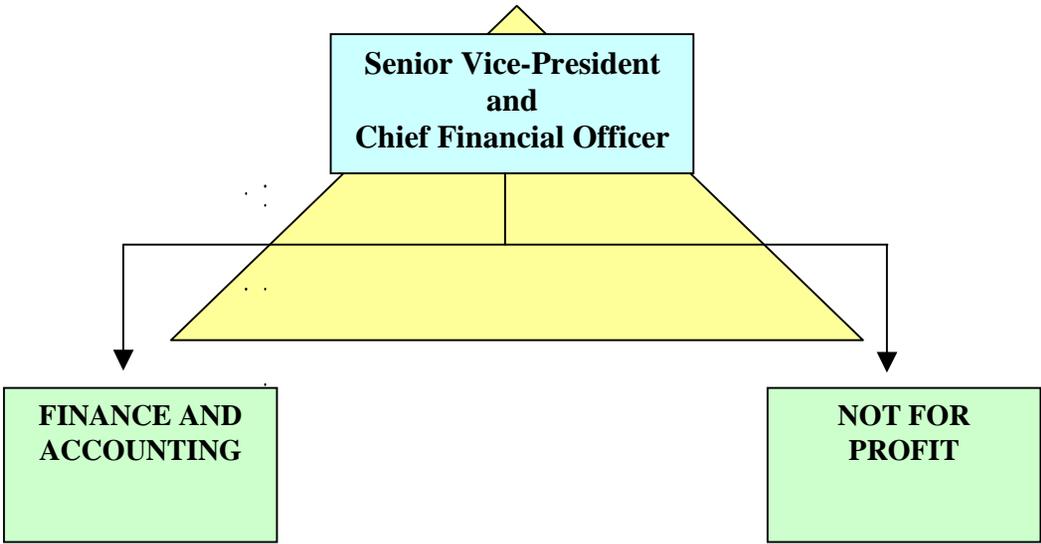
The Authority is governed by a seven member volunteer Board of Commissioners who act as a policy making unit appointed by the Mayor of the City of Tampa and confirmed by the City Council. One seat on the seven-member Board is designated to be held by a current resident of public housing. The Board meets once monthly and elects its own Chairperson and Vice-Chairperson. The President/CEO also serves as the Board Secretary/Treasurer.

TAMPA HOUSING AUTHORITY
Executive Organizational Chart



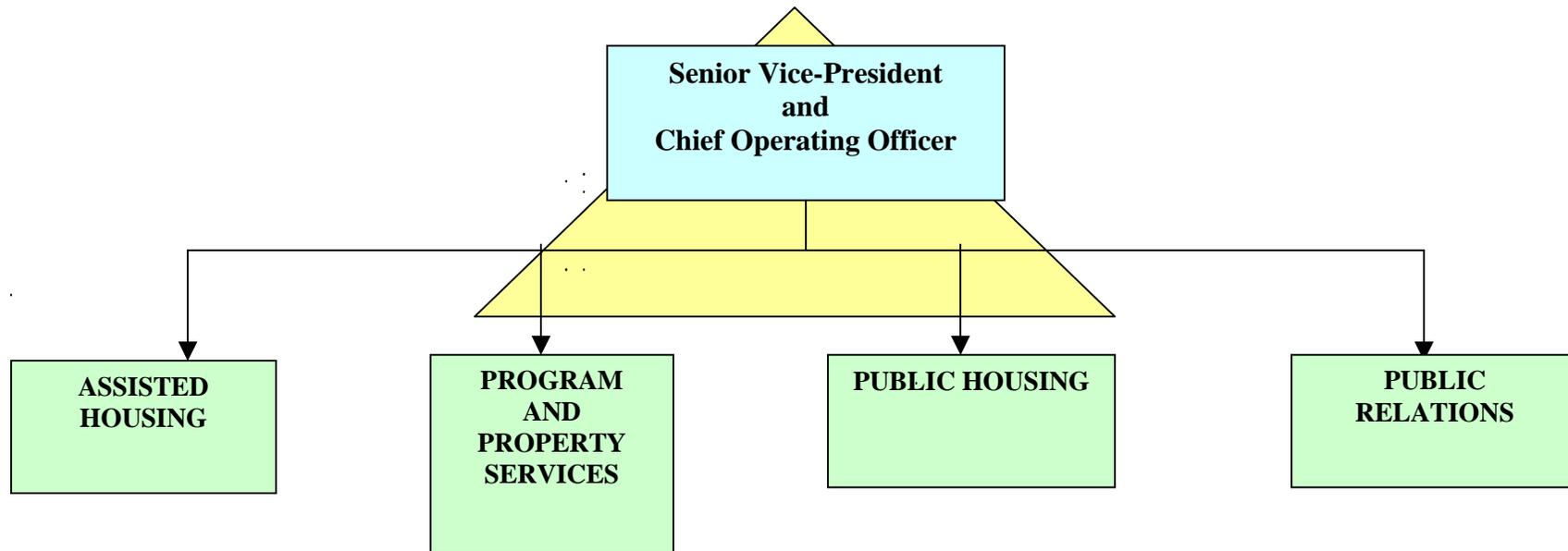
TAMPA HOUSING AUTHORITY
Organizational Chart

Office of Finance and Administration



TAMPA HOUSING AUTHORITY
Organizational Chart

Office of Operations and Real Estate Development



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	3389	550
Section 8 Vouchers	4363	237
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Welfare to Work	316	50
Family Unification Program	234	60
Non-Elderly Disabled	113	140
Veterans Affairs Supportive Housing	55	15
Other Federal Programs(list individually)		
Housing Opportunities for Persons w/ AIDS (HOPWA)	22	
Shelter Plus Care	23	

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 & Continued Occupancy Policy
 - Statement of Procurement Policy
 - Personnel Policies and Procedures
 - Property Management Procedure Manual
 - Maintenance Procedure Manual

- (2) Section 8 Management: (list below)
 - Section 8 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 (Lease Enforcement)
 - 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.

The Authority plans to utilize its replacement housing funding to acquire, develop and/or renovate public housing in leveraged finance deals in the local community.

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 (state name)

-or-

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

See Next Page for Capital Fund Program Annual Statement

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

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

PHA Name: Housing Authority of the City of Tampa	Grant Type and Number Capital Fund Program Grant No: FL14P00350107	Federal FY of Grant: 2007
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00			
2	1406 Operations	552,509.00			
	Capital Reserve Allocation	113,000.00			
3	1408 Management Improvements Soft Costs	731,053.00			
	Management Improvements Hard Costs	50,000.00			
4	1410 Administration	520,903.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	410,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	155,000.00			
10	1460 Dwelling Structures	1,564,660.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	100,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	200,800.00			
18	1499 New Development Activities (Moses White & Central Park Village)	430,000.00			
19	1501 Collateralization Expenses or Debt Service				
20	1502 Contingency	190,573.00			
21	Amount of Annual Grant: (sum of lines 2-21)	\$5,018,498.00			
22	Amount of line 21 Related to LBP Activities (8%)	401,479.84			
23	Amount of line 21 Related to Section 504 compliance (5%)	250,924.90			
24	Amount of line 21 Related to Security –Soft Costs	0.00			
25	Amount of Line 21 related to Security-- Hard Costs (5%)	250,924.90			
26	Amount of line 21` Related to Energy Conservation	0.00			

Annual Statement/Performance and Evaluation Report
Capital Fund Program (CFP)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Tampa		Grant Type and Number Capital Fund Program Grant No: FL14P00350107			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty.	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations (Allocation)	1406	-	552,509				
PHA-Wide	Resident Initiatives (site-based Case Mgmt.)	1408		230,000				
PHA-Wide	Staff Professional Development	1408	-	20,000				
PHA-Wide	Computer Repair Training Program	1408	-	50,000				
PHA-Wide	Resident Initiatives (Life Skills Program)	1408	-	75,000				
PHA-Wide	Management Improvement – Communications Officer & Equipment	1408	-	50,000				
PHA-Wide	Computer Software and Hardware Replacement	1408	-	50,000				
PHA-Wide	Elderly and Youth Program Activities	1408	-	53,053				
PHA-Wide	Boys and Girls Club Activities	1408	-	48,000				
PHA-Wide	Environmental Awareness and Coordination	1408	-	75,000				
PHA-Wide	Staff Development & Training	1408	-	30,000				
PHA-Wide	Homeownership Counseling Program	1408	-	100,000				
PHA-Wide	Non-Technical Salaries	1410.1	-	112,321				
PHA-Wide	Technical Salaries	1410.2	-	276,847				
PHA-Wide	Employee Benefits	1410.3	-	111,735				
PHA-Wide	Sundry Costs	1410.17	-	20,000				
PHA-Wide	Inspection Costs	1430.7	-	150,000				
PHA-Wide	Architectural/Engineering Fees	1430.1	-	200,000				
PHA-Wide	CFP Planning Sundry Costs	1430.17	-	60,000				
PHA-Wide	Relocation Costs	1495.1	-	200,800				
PHA-Wide	Vehicle Replacement Program	1475	5	100,000				
PHA-Wide	New Development Activities	1499		430,000				

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Tampa		Grant Type and Number Capital Fund Program Grant No: FL14P00350107			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty.	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL3-8 Robles Park Village	Site Improvements- driveway, sidewalk and Curbs replacement	1450	Lot	30,000				
FL3-8 Robles Park Village	Site Improvements- drainage improvement and erosion control	1450	Lot	35,000				
FL3-1/10 North Boulevard	Site Improvements- driveway, sidewalk and Curbs replacement at selected areas	1450	Lot	30,000				
FL3-1/10 North Boulevard	Site Improvements- drainage improvement and erosion control	1450	Lot	30,000				
FL3-19 THA Main Office	Building exterior masonry improvement	1450	Lot	\$30,000				
THA Program Services	Building Envelop structural damage improvement	1460	Lot	30,000				
THA Program Services	Interior flooring and ceiling structure replacement	1460	Lot	50,000				
FL3-8 Robles Park Village	Kitchen Renovations	1460	80	384,000				
FL3-8 Robles Park Village	Interior Painting	1460	80	144,000				
FL3-8 Robles Park Village	Heating System Replacement	1460	80	173,460				
FL3-25 Bay Ceia Apartments	Interior Flooring Replacement	1460	40	80,000				
FL3-15 Seminole Park Apart.	Interior Flooring Replacement	1460	100	200,000				
FL3-1/10 North Boulevard	Bathroom Tub/Shower Surround Replacement	1460	80	168,000				
FL3-1/10 North Boulevard	Bathroom Flooring Replacement	1460	80	32,000				
FL3-1/10 North Boulevard	Bathroom Interior Painting	1460	80	27,200				
FL3-1/10 North Boulevard	Heating System Replacement	1460	80	176,000				
FL3-12/28 JL Young Apts.	Masonry tuck pointing and Exterior Painting	1460	12	100,000				
FL3-03, 04, 07 Belmont Heights Estate	Capital Reserve Allocation	1406		63,000				
FL3-38 Oaks at Riverview	Capital Reserve Allocation	1406		50,000				

Annual Statement/Performance and Evaluation Report									
Capital Fund Program (CFP)									
Part II: Supporting Pages									
PHA Name: Housing Authority of the City of Tampa			Grant Type and Number Capital Fund Program Grant No: FL14P00350107				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty.	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
PHA-Wide	Contingency	1502	-	190,573					
		CFP Total		\$5,018,498					

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Housing Authority of the City of Tampa				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 20011	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2012
FL3-1/10 North Boulevard	Annual Statement	\$520,000	\$520,000	\$520,000	\$479,475
FL3-10A Mary Bethune Hi-rise		0	0	0	0
FL3-34/37 Belmont Heights Estate Operation		94,219	94,219	94,219	94,219
FL3- Oaks at Riverview		50,000	50,000	50,000	50,000
FL3-8 Robles Park Village		600,000	550,000	200,000	400,000
FL3-9 Central Park Village		0	0	0	1,100,000
FL3-12 J.L. Young Apartments		0	0	0	0
FL3-28 J.L. Young Annex		0	0	0	0
FL3-13 Rembrandt Apartments		0	0	0	0
FL3-15 Seminole Park Apartments		100,000	0	100,000	0
FL3-17 Azzarelli Apartments		0	0	0	0
FL3-19A Soho Place		0	0	100,000	0
FL3-19B Azele Apartments		70,000	100,000	35,000	0
FL3-19C St. Louis/St. Conrad		0	0	95,000	0
FL3-22B Squire Villa Apartments		145,000	45,000	0	0
FL3-25 Scruggs Manor Apts.		0	250,000	0	0
FL3-25A Bay Ceia Apartments		129,475	0	100,000	0
FL3-25B Arbors at Rubin Padgett		0	0	100,000	0
FL3-25C Parkview Apartments		0	0	200,000	0
FL3-26 C. Blythe Andrews Apartments		0	0	300,000	0
Replacement Reserve		356,918	446,918	400,000	236,307
Operations Account		552,509	552,509	552,509	552,509
Developments Exterior/Interior Improvements		700,000	700,000	637,174	448,085
Other Development		0	0	0	0
Other: resident services, admin, relocation, design fees, management improvements, etc.		1,700,377	1,709,852	1,534,596	1,657,903
CFP Funds for 5-year Planning		\$5,018,498	\$5,018,498	\$5,018,498	\$5,018,498
Replacement Housing Factor Funds		\$2,025,151	\$2,025,151	\$2,025,151	\$2,025,151

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2009			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2010		
	Development	Description	Estimated Cost	Development	Description	Estimated Cost
	Authority-wide	Operations	\$552,509	Authority-wide	Operations	\$552,509
	Authority-wide	Resident Initiatives Program	230,000	Authority-wide	Resident Initiatives Program	230,000
	Authority-wide	Communications Officer & Equipment	80,000	Authority-wide	Communications Officer & Equip.	80,000
	Authority-wide	Computer Repair Training Program	50,000	Authority-wide	Computer Repair Training Prog.	50,000
	Authority-wide	Youth Sports Program Activities	45,000	Authority-wide	Youth Sports Program Activities	45,000
	Authority-wide	Boys and Girls Club Activities	50,000	Authority-wide	Boys and Girls Club Activities	50,000
	Authority-wide	Lead Awareness and Coordination	72,000	Authority-wide	Lead Awareness and Coordination	72,000
	Authority-wide	Staff Development & Training	20,000	Authority-wide	Staff Development & Training	20,000
	Authority-wide	Computer Soft/hardware Upgrade	50,000	Authority-wide	Non-Technical Salaries	112,321
	Authority-wide	Non-Technical Salaries	112,321	Authority-wide	Technical Salaries	276,847
	Authority-wide	Technical Salaries	276,847	Authority-wide	Employee Benefits	111,735
	Authority-wide	Employee Benefits	111,735	Authority-wide	Inspection Costs	150,000
	Authority-wide	Inspection Costs	150,000	Authority-wide	Sundry Costs	20,000
	Authority-wide	Sundry Costs	20,000	Authority-wide	Architectural/Engineering Fees	230,000
	Authority-wide	Architectural/Engineering Fees	230,000	Authority-wide	CFP Planning Sundry Costs	50,000
	Authority-wide	CFP Planning Sundry Costs	50,000	Authority-wide	Relocation Cost	40,000
	Authority-wide	Relocation Costs	640,000	Authority-wide	Vehicle Replacement Program (8 Vehicles,)	171,949
	Authority-wide	Vehicle Replacement Program (15Pass Van)	112,474	Authority-wide	Replacement Reserve	446,918
	Authority-wide	Replacement Reserve	356,918	Authority-wide	Exterior Painting, Fencing, Doors	700,000
	Authority-wide	Interior Painting, Site Lighting, Window	200,000	Robles Park Village	Interior improvements (Kit renovation, interior Painting, & heating system)	550,000
	North Boulevard	Interior improvements (Bath flooring Tub Surround, Painting, Heating system.)	520,000	North Boulevard	Interior improvements (Bath fl., tub surround, painting, heating system.)	520,000
	Robles Park Village	Interior improvements (Kit renovation, Inter Painting, & Heating system)	500,000	Bay Ceia Apartments	Interior improvements	0
	Bay Ceia Apartments	Interior improvements, Bath flooring & Inter Painting).	129,475	Seminole Park	Interior improvements	0
	Seminole Park	Interior improvements (Inter Painting.)	100,000	Oaks at Riverview	Capital Reserve Allocation	50,000

Oaks at Riverview	Capital Reserve Allocation	50,000	Belmont Heights Estate	Capital Reserve Allocation	94,219
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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities - continued

Activities for Year 1	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2009			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2010		
	Development	Description	Estimated Cost	Development	Description	Estimated Cost
Belmont Heights Estate	Capital Reserve Allocation		94,219	Azeele Apartments	Interior improvements	100,000
Azeele Apartments	Interior improvements (Flooring ,Tub Surround & Door Jambs)		70,000	Squire Villa	Interior improvements	45,000
Squire Villa	Interior improvements (Flooring, Interior Painting & Vertical Blinds)		145,000	Arbors at Rubin Padgett	Exterior/Interior improvements	0
				Scruggs Manor	Exterior/Interior improvements	250,000
			\$5,018,498			\$5,018,498

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: 4 FFY Grant: 2010 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2012		
	Development	Description	Estimated Cost	Development	Description	Estimated Cost
	Authority-wide	Operations	\$552,509	Authority-wide	Operations	\$552,509
	Authority-wide	Resident Initiatives Program	230,000	Authority-wide	Resident Initiatives Program	230,000
	Authority-wide	Communications Officer & Equip.	80,000	Authority-wide	Communications Officer & Equipment	80,000
	Authority-wide	Computer Repair Training Program.	50,000	Authority-wide	Computer Repair Training Program	50,000
	Authority-wide	Youth Sports Program Activities	45,000	Authority-wide	Youth Sports Program Activities	45,000
	Authority-wide	Boys and Girls Club Activities	50,000	Authority-wide	Boys and Girls Club Activities	50,000
	Authority-wide	Lead Awareness and Coordination.	72,000	Authority-wide	Lead Awareness and Coordination	72,000
	Authority-wide	Staff Development & Training	20,000	Authority-wide	Staff Development & Training	20,000
	Authority-wide	Non-Technical Salaries	112,321	Authority-wide	Computer Soft/hardware Upgrade	50,000
	Authority-wide	Technical Salaries	276,847	Authority-wide	Non-Technical Salaries	112,321
	Authority-wide	Employee Benefits	111,735	Authority-wide	Technical Salaries	276,847
	Authority-wide	Inspection Costs	150,000	Authority-wide	Employee Benefits	111,735
	Authority-wide	Sundry Costs	20,000	Authority-wide	Inspection Costs	150,000
	Authority-wide	Architectural/Engineering Fees	230,000	Authority-wide	Sundry Costs	20,000
	Authority-wide	CFP Planning Sundry Costs	50,000	Authority-wide	Architectural/Engineering Fees	230,000
	Authority-wide	Relocation Costs	40,000	Authority-wide	CFP Planning Sundry Costs	50,000
	Authority-wide	Vehicle Replacement Program (7 Maintenance Vehicles)	188,693	Authority-wide	Relocation Costs	40,000
	Authority-wide	Replacement Reserve	408,000	Authority-wide	Vehicle Replacement Program (5 Vehicles)	118,085
	Authority-wide	Play ground, Roof, Ext. Painting	637,174	Authority-wide	Window Screen, Kit Cab. Erosion Contr.	400,000
	North Boulevard	Interior improvements ((Bath Flooring, Tub Surround, Painting, Heating system.)	520,000	Authority-wide	Development Replacement Reserve	236,307
	Robles Park Village	Interior improvements (Kitchen Renovation, Inter Painting. & Heating system)	100,000	Authority-wide	New Development Activities	300,000
	Bay Ceia Apartments	Interior improvements (Door Jambs & Vertical. Blinds)	100,000	Scruggs Manor	Roof Replacement (Interior Painting	79,475
	Seminole Park	Interior improvements (Interior Painting)	100,000	Central Park	Relocation	328,611

Oaks at Riverview	Capital Reserve Allocation	50,000	Central Park	Demolition	471,389
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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities - continued

Activities for Year 1	Activities for Year: 4 FFY Grant: 2010 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2012		
	Development	Description	Estimated Cost	Development	Description	Estimated Cost
	Belmont Heights Estate	Capital Reserve Allocation	94,219	North Boulevard	Interior improvements (Bath Flooring Tub Surround, Painting, Heating system.)	400,000
	Azele Apartments	Interior improvements (Interior Painting, Vertical Blinds)	35,000	Robles Park	Interior improvements (Kitchen Renovation, Interior Painting, & Heating System)	400,000
	St. Louis/St. Conrad	Interior improvements (Flooring, Painting & Vertical Blinds)	95,000	Belmont Heights Estate	Capital Reserve Allocation	94,219
	Arbors at Rubin Padgett	Exterior/Interior improvements	100,000	Oaks at Riverview	Capital Reserve Allocation	50,000
	Parkview Apartments	Exterior/Interior improvements	200,000			
	C. Blythe Andrews	Exterior/Interior improvements	300,000			
			\$5,018,498			5,018,498

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP) Part 1: Summary REPLACEMENT HOUSING FACTOR (RHF)

PHA Name: Housing Authority of the City of Tampa	Grant Type and Number Replacement Housing Factor Grant No : FL14R00350107	Federal FY of Grant: 2007
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Original Annual Statement- Replacement Housing Factor
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00			
2	1406 Operations	0.00			
3	1408 Management Improvements Soft Costs	0.00			
	Management Improvements Hard Costs	0.00			
4	1410 Administration	0.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	0.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	0.00			
10	1460 Dwelling Structures	0.00			
11	1465.1 Dwelling Equipment—Nonexpendable	0.00			
12	1470 Non-dwelling Structures	0.00			
13	1475 Non-dwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	\$2,025,151			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00			
18	1499 Development Activities	0.00			
19	1501 Collateralization Expenses or Debt Service	0.00			
20	1502 Contingency	0.00			
21	Amount of Annual Grant: (sum of lines 20-21)	\$2,025,151			
22	Amount of line 20 Related to LBP Activities	0.00			
23	Amount of line 20 Related to Section 504 compliance	0.00			
24	Amount of line 20 Related to Security –Soft Costs	0.00			
25	Amount of Line 20 related to Security-- Hard Costs	0.00			
26	Amount of line 20 Related to Energy Conservation	0.00			

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: **a. Ponce de Leon/College Hill Homes (Belmont Heights Est.)**
b. Riverview Terrace/Tom Dyer Homes (Oaks at Riverview)

2. Development (project) number: **a. FL29P003002; FL29P003005; FL29P003004;**
and FL29P003007
b. FL29P003003; FL29P003006; FL29P003022-A

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

- a.** Revitalization Plan under development
 Revitalization Plan submitted, pending approval
 Revitalization Plan approved
 Activities pursuant to an approved Revitalization Plan underway
- b.** 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:
Central Park Village, North Boulevard, Robles Park Village

- 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:
Central Park Village

**Moses White Estates/Diana Gardens
North Boulevard Homes/ Mary Bethune Hi-Rise
Robles Park Village
34th Street Residential**

- 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:

The Authority plans to utilize its replacement housing funding and proceeds from the sale of 94 units in North Boulevard Homes to FLDOT to acquire, develop and/or renovate existing and additional affordable housing in the local community, and provide for administrative facilities for Authority staff. The Authority plans to initiate the redevelopment of Central Park Village through partnering with a developer and undertaking a mixed-income, mixed-use redevelopment. The Authority plans to develop residential property at Moses White Estates and 34th Street.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	COLLEGE HILL HOMES
1b. Development (project) number:	FL29P003004 and FL29P003007
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> (both Demolition and Disposition) Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	(Demolition application approved in 1997; Disposition application approved on 3/6/00)
5. Number of units affected:	600 (500 in FL3-4 and 100 in FL3-7)
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: 01/01 b. Projected end date of activity: 06/06 for final disposition activity (for sale lots)

Demolition/Disposition Activity Description	
1a. Development name:	PONCE DE LEON COURTS
1b. Development (project) number:	FL29P003002 and FL29P003005
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> (both Demolition and Disposition) Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
5. Date application approved, submitted, or planned for submission:	(Demolition application approved in 1997; Disposition application approved on 3/6/00)
5. Number of units affected:	700 (320 in FL3-4 and 380 in FL3-7)
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: 01/00 b. Projected end date of activity: 06/06 for final disposition activity (for sale lots)

Demolition/Disposition Activity Description	
1a. Development name:	TOM DYER HOMES
1b. Development (project) number:	FL29P003022A
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> (Demolition and Disposition) Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
6. Date application approved, submitted, or planned for submission:	(Emergency demolition application approved by SAC March 2001 for 36 units, demolition of total development approved 07/03/02 as part of Riverview Terrace/Tom Dyer HOPE VI project. Disposition Application approved 01/28/03)
5. Number of units affected:	76
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 08/01/02 b. Projected end date of activity: 06/06 for final disposition activity (for sale lots)

Demolition/Disposition Activity Description	
1a. Development name:	RIVERVIEW TERRACE
1b. Development (project) number:	FL29P003003 and FL29P003006
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> (Demolition and Disposition) Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
7. Date application approved, submitted, or planned for submission:	Demolition approved 07/03/02, Disposition Application approved 01/28/03
5. Number of units affected:	284
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 08/01/02 b. Projected end date of activity: 06/06 for final disposition activity (for sale lots)

Demolition/Disposition Activity Description	
1a. Development name:	REMBRANDT GARDENS
1b. Development (project) number:	FL29P003013
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"/>
Date application approved, submitted, or planned for submission: 08/11/03	
5. Number of units affected:	155
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: 05/01/03 (planning & development activities on new site) b. Projected end date of activity: 02/15/06 (transfer of existing site to school district)

Demolition/Disposition Activity Description	
1a. Development name:	CENTRAL PARK VILLAGE
1b. Development (project) number:	FL29P003009
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 checked="" type="checkbox"/> Planned application <input type="checkbox"/>
Date application approved, submitted, or planned for submission: 01/30/06	
5. Number of units affected:	483
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development (Disposition) <input checked="" type="checkbox"/> Total development (Demolition)
7. Timeline for activity:	Actual or projected start date of activity: 04/01/06 b. Projected end date of activity: 12/31/06

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: J. L. Young Apartments and Annex
1b. Development (project) number: FL29P003012 & FL29P003028
2. Designation type: Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (09/01/99)
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 450
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description

1a. Development name: Mary Bethune Hi-Rise
1b. Development (project) number: FL29P003010A
2. Designation type: Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (09/01/99)
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected: 150
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name Belmont Heights Estates (formerly Ponce de Leon Courts and College Hill Homes)
1b. Development (project) number: FL29P003-034 (Phase I)
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> (74 units only) 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (05/01/02)
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected: 74 units
7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Oaks at Riverview (formerly Riverview Terrace and Tom

<p align="center">Dyer Homes)</p> <p>1b. Development (project) number: FL29P003-039</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation <u>approved</u>, submitted, or planned for submission: (09/04/03)</p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input checked="" type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously approved Designation Plan?</p>
<p>6. Number of units affected: 76 units</p>
<p>7. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: CENTRAL PARK VILLAGE</p> <p>1b. Development (project) number: FL29P003009</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: (06/30/05)</p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input checked="" type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously approved Designation Plan?</p>
<p>6. Number of units affected: 100 units</p>
<p>7. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development (in conjunction with planned mixed finance redevelopment)</p> <p><input type="checkbox"/> Total development</p>

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:	J L Young Apartments and Annex
1b. Development (project) number:	FL29P003012 & FL29P003028
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input checked="" type="checkbox"/> Other (explain below) Completed and filed, submission to HUD not required	
3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status) N/A	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input checked="" type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below) (Note: property is a designated elderly site)	
Conversion of Public Housing Activity Description	
1a. Development name:	North Boulevard Homes and Mary Bethune Hi-Rise
1b. Development (project) number:	FL29P003001/10 and FL29P003010A
2. What is the status of the required assessment?	

<input type="checkbox"/> Assessment underway (properties combined/contiguous sites) <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input checked="" type="checkbox"/> Other (explain below) Completed and filed, submission to HUD not required
3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) N/A <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input checked="" type="checkbox"/> Units addressed in a pending or approved demolition application (indicate date submitted or approved: (Disposition of 94 units to FLDOT in 003-10 approved 8/9/01)) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input checked="" type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below) (Note: Mary Bethune is designated elderly site)

Conversion of Public Housing Activity Description
1a. Development name: Riverview Terrace
1b. Development (project) number: FL29P003003/6
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input checked="" type="checkbox"/> Other (explain below) Completed and filed, submission to HUD not required
3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) N/A <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway

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

Units addressed in a pending or approved demolition application (indicate 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 (**Grant Application submitted 6/22/01, award notification 11/01/01, former public housing property has been demolished and the site redeveloped**)

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)

Conversion of Public Housing Activity Description	
1a. Development name:	Robles Park Village
1b. Development (project) number:	FL29P003008
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input checked="" type="checkbox"/> Other (explain below) Completed and filed, submission to HUD not required
3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No:	Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status)	N/A <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion.	<input type="checkbox"/> Units addressed in a pending or approved demolition application (indicate date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input checked="" type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

Conversion of Public Housing Activity Description	
1a. Development name:	Central Park Village
1b. Development (project) number:	FL29P003009
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input checked="" type="checkbox"/> Other (explain below) Completed and filed, submission to HUD not required
3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status) N/A	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion.	<input type="checkbox"/> Units addressed in a pending or approved demolition application (indicate date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input checked="" type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 33 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)]

The Authority plans to develop non-public housing land at its 34th Street site for affordable housing. No Capital Fund or public housing dollars will be used for this purpose, rather the Housing Authority intends to use other funding sources including those available from City homeownership programs.

A. Public Housing

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: Belmont Heights Estates	
1b. Development (project) number: (formerly College Hill/Ponce de Leon)	
2. Federal Program authority: (HOPE VI Project)	
<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 checked="" 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: (submitted 5/26/05, approved 6/21/05)	
5. Number of units affected: 36	
6. Coverage of action: (select one)	
<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Oaks at Riverview	
1b. Development (project) number: (formerly Riverview Terrace/Tom Dyer Homes)	
2. Federal Program authority: (HOPE VI Project)	
<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 checked="" type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (12/30/05)	
5. Number of units affected: 36 (affordable units only, 96 total for sale units)	
6. Coverage of action: (select one)	
<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

Income above 30% AMI
40 hours of homeowner education

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? 10/06/02

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)

THA has a representative on the board of the TANF agency (Workforce Innovation). THA has an employee represented on the Hillsborough County Governance Board that governs the County's "One Stops". One Outreach Specialist has been assigned to the PHA through 9/30/05.

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)	Est. 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)
Family Self Sufficiency Program	75	Program Participation	Program & Property Services (P&PS)	PH Residents
Section 8	206	Recruitment	Assisted Housing Dept.	S8 Residents
Homeownership Program	139 (S8) 15 (PH)	Income Recruitment	Homeownership Center	PH & S8 Residents
Education Enhancement	250	Recruitment	Hills County Voc. Tech	PH & S8 Residents
Neighborhood Network Center FY 04	50	Recruitment	P&PS	PH & S8 Residents
ROSS Family FY 03	300	Program Participation	P&PS	PH & S8 Residents
ROSS Elderly FY 03	300	Program Participation	P&PS	PH & S8 Residents
ROSS Family FY 05	75	Program Participation		
Summer Enrichment Program	105	Recruitment		
Neighborhood Network Center	50	Recruitment		

2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2002 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	N/A	83as of 10/ 31/05
Section 8	184	206as of 10/31/05

- 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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

North Boulevard Homes
Robles Parks
JL Young Apartments & Annex
C. Blythe Andrews

Mary Bethune Hi-Rise
Central Park Village

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)

Partner with Tampa Police Department to conduct routine patrol of the THA developments and trespass non-residents from properties

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

All THA Public Housing Developments

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)

North Boulevard Homes C. Blythe Andrews
Robles Park Village Central Park Village

D. Additional information as required by PHDEP/PHDEP Plan (Not Required)

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

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?

14. PET POLICY

[24 CFR Part 903.7 9 (n)]

INTRODUCTION

See **Attachment E** for THA Pet Policy. This section explains Tampa Housing Authority's (THA) policy on the keeping of pets; (Pet Policy) and the criteria and standards pertaining to the Policy. The rules adopted are reasonably related to the legitimate interest of THA to provide a decent, safe and sanitary living environment for all its residents, while effectively protecting and preserving the physical condition of THA's property, and the financial interest of the Authority.

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? **N/A**
If yes, how many unresolved findings remain?
5. Yes No: Have responses to any unresolved findings been submitted to HUD? **N/A**
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

- Comprehensive stock assessment
 Other: (list below)

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment (File name) **G**
 Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
 Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:
 Other: (list below)

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

1. Yes 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.)

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) **Elected Presidents, Vice Presidents, Secretary & Treasurer** (Every 3 years elections are held at each property. This process is monitored by the Supervisor of Elections Office).

b. Eligible candidates: (select one)

- Any recipient of PHA assistance (who is lease compliant)
- 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): Every resident over the age of 18 who is on the PHA lease and resides at the respective development

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 Tampa**

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)

Continued upkeep of existing Public Housing stock
Demolition of obsolete Public Housing stock

- Other: (list below)

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

Support letter and attendance at planning meetings

D. Other Information Required by HUD

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

See Attachment I for Definition of Substantial Deviation and Significant Amendment

CERTIFICATIONS AND ATTACHMENTS

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

ATTACHMENTS: **(included within this document)**

ATTACHMENT A –	STATEMENT OF PROGRESS ON 5-YEAR PLAN MISSION AND GOALS
ATTACHMENT B –	DECONCENTRATION AND INCOME MIXING QUESTIONS
ATTACHMENT C –	VOLUNTARY CONVERSION REQUIRED INITIAL ASSESSMENT
ATTACHMENT D -	DESCRIPTION OF IMPLEMENTATION OF COMMUNITY SERVICE REQUIREMENTS
ATTACHMENT E -	INFORMATION ON PET POLICY
ATTACHMENT F -	MEMBERSHIP OF THE RESIDENT ADVISORY BOARD
ATTACHMENT G -	RESIDENT ADVISORY BOARD RECOMMENDATIONS
ATTACHMENT H –	RESIDENT MEMBERSHIP ON THE GOVERNING BOARD
ATTACHMENT I –	DEFINITION OF SUBSTANTIAL DEVIATION AND SIGNIFICANT AMENDMENT
ATTACHMENT J -	ASSESSMENT OF DEMOGRAPHIC CHANGES IN PUBLIC HOUSING DEVELOPMENTS WITH SITE-BASED WAITING LISTS
ATTACHMENT K-	SECTION 8 PHA PROJECT BASED VOUCHERS STATEMENT
ATTACHMENT L -	SECTION 8 HOMEOWNERSHIP CAPACITY STATEMENT
ATTACHMENT M -	SECURITY PLAN
ATTACHMENT N -	RESPONSE TO CUSTOMER SERVICE & SATISFACTION SURVEY RESULTS

CERTIFICATIONS: **(Not included in this document, mailed to HUD under separate cover.)**

- FORM HUD-50070, CERTIFICATION FOR A DRUG-FREE WORKPLACE
- FORM HUD-50071, CERTIFICATION OF PAYMENTS TO INFLUENCE FEDERAL TRANSACTIONS
- STANDARD FORM SF-LLL AND SF-LLLa, DISCLOSURE OF LOBBYING ACTIVITIES
- PHA CERTIFICATION OF CONSISTENCY WITH PHA PLAN AND RELATED REGULATIONS
- FORM HUD-2991, CERTIFICATION OF CONSISTENCY WITH THE CONSOLIDATED PLAN

**Statement of Progress
in Meeting
5-Year Plan Mission & Goals**

Goal 1: Enhance quality of properties in THA inventory that will be retained as public housing.

Progress: *The Authority has undertaken a major effort to rehabilitate all of its properties determined to have long-term physical and social viability. Those selective sites have been budgeted for comprehensive rehabilitation in order to ensure long-term viability and curb appeal. The sites to be addressed under this intense coordinated effort are as follows: Seminole Gardens, Azzarelli Apartments, Bay Ceia Apartments, Squire Villa Apartments, Plantation Apartments (renamed SoHo Place), Azele Apartments, St. Louis/St. Conrad Apartments, Cutlass Arms (renamed Arbors at Padget Estates), Scruggs Manor, C. Blythe Andrews, Parkview Apartments, J.L. Young Apartments, and Mary Bethune Hi-rise. Comprehensive rehabilitation will include kitchen and bath renovations, new flooring, mechanical and electrical, lighting, building envelope, doors, windows, appliances site improvements and landscaping including the application of energy efficient design relative to lighting, doors, windows, appliances, insulation and water conservation through the use of aerators, low flow shower heads, water heaters and water closets.. As of this date all the above developments have been funded and are in various stages of completion. Renovation is underway at Parkview. Except for the elderly sites (JL Young and Mary Bethune), as these modernized properties come back on line, they are being re-tenanted from respective site based waiting lists. As of this date all properties except Parkview have been re-occupied.*

In order to provide support to the long-term rehabilitation that has occurred on its properties, THA has changed from a centralized management and maintenance approach to a site-based management approach. Each property manager has their own maintenance crew and is directly responsible for rent collections, lease-up, vacancy turns, grounds maintenance, work-orders, budget, ordering of supplies, etc. While this system has been in effect for less than one year, the results are significant. Work orders are being handled the same day they are called in; rent collections are at or above 100%; vacancy turns are tightly controlled to mesh with lease-up needs, etc. Additionally, as lease-ups occurred on the new properties, THA has instituted income-tiering which has permitted us to bring in a mix of family incomes and positive role models on these properties. This has also enable THA to be less dependant on HUD subsidy that was possible five years ago. Such changes enhance the potential for long-term care and viability of our modernized properties.

Goal 2: Maintain and expand the affordable housing stock by adding 150 units by fiscal year 2008.

Progress: *The Authority has formed an affordable housing development and acquisition committee that will work to identify development and acquisition*

opportunities to increase our supply of affordable housing to serve the need in the City of Tampa. Additionally, the Authority has progressed with its Belmont Heights HOPE VI project which will result in the addition of over 800 units of mixed-income housing (559 units in Phases I and II are completed and occupied. Phase III construction commenced in March 2005). The Authority has substantially completed its Riverview Terrace HOPE VI project, which resulted in 250 units of affordable housing and is also pursuing additional property acquisition opportunities in conjunction therewith. The THA has completed the sale of 94 obsolete and dilapidated units in North Boulevard Homes to Florida DOT. The deal netted in excess of \$2.3 million which was set aside in a separate account to be used for the replacement of these units or to leverage additional units that were lost. Additionally, THA has completed the acquisition and renovation of a 73 bed assisted living facility, Palm Terrace which is now occupied. THA has substantially completed the development of the Gardens at South Bay which included 216 units as part of a land transfer between the School Board of Hillsborough County and THA to replace Rembrandt Apartments.

Goal 3: Increase homeownership opportunities for lower/moderate income families by providing 250 additional home ownership units by fiscal year 2008.

Progress: *The Authority has progressed with its Delaney Creek Homeownership program which has offered an additional 66 units of affordable homeownership units to the local market. The Authority has sold all 66 single family homes. The Authority has began with its plans of developing 36 single family homes, for sale units in the Belmont Heights development and 94 single family for sale units in the Riverview Terrace HOPE VI development. The Authority is additionally working with local authorities to develop/acquire additional units on the market for sale to income eligible persons. The land that Moses White Estates once occupied is also under consideration by THA for either multi-family rental or single family homeownership development. Some of the local agency partners include the City, County, banks, West Tampa CDC, GTE Credit Union and Fannie Mae.*

The Authority is working with local agencies to develop/acquire additional units on the market for sale to income eligible persons. As part of this focus, the Authority has combined all of its homeownership efforts into one department, the Center for Affordable Homeownership, which will provide comprehensive homeownership education and the rehabilitation and development of infill housing. The goal is to empower potential homeowners through education of the pre-purchase, mortgage, home maintenance, post-purchase and foreclosure prevention processes. Additionally, this department will work with the City, County and other local non-profits in partnership to increase the inventory of affordable, single-family homeownership opportunities in Tampa. The mission of the Center will be expanded to include the development and sale of affordable home ownership opportunities.

Goal 4: **Maintain an exceptionally efficient and effective Housing Choice Voucher (Section 8) program that maximizes available resources to provide quality and affordable housing assistance.**

Progress: *The Authority has successfully increased its pool of participating landlords in excess of our stated goal of 5%. The Section 8 program has provided 125 additional housing opportunities outside areas of traditional assisted housing concentration. Additionally the Section 8 program has continued to maximize financial resources by reducing administrative costs. The Section 8 Homeownership Voucher Program will further increase affordable housing for our families through homeownership. The Authority is working in conjunction with Fannie Mae, LISC and the local lending community to develop a mortgage product to service this innovative program. The Housing Authority has closed on its first two homes using the Housing Choice Voucher.*

Since the beginning of this five year plan, THA has more than doubled the number of vouchers handled under the Section 8 program (from 2200 to 4500). A new organizational structure and increased staffing have been put in place to handle this volume. Voucher utilization has averaged 100% for the last 2 years. A new file system has been instituted, and lobby improvements have separated landlord and resident intake functions. Additional lobby improvements will enhance customer care. The Department works closely with the Finance Department to ensure that the program is neither under- or over-leased at the end of each fiscal year. The program has achieved high performer status.

Goal 5: **Accomplish all elements of the approved HOPE VI grants for Ponce De Leon and College Hill Homes and Riverview Terrace and Tom Dyer Homes in accordance with their approved HOPE VI Implementation schedule.**

Progress: *Demolition of buildings and site utilities at Ponce de Leon and College Hill was completed in June 2001. The Authority and development team completed a financial closing on the first phase of the Belmont Heights HOPE VI project in June 2001 and construction of 201 units and related site utilities is complete. Financial closing also occurred on a second phase and construction of 358 units was completed in November 2003. The development team received a tax credit award for the third and final phase in October 2003 with construction starting in March 2005. The Authority continues to provide ongoing supportive services to the relocated residents of this HOPE VI development.*

The Authority is also progressing with the Riverview Terrace/Tom Dyer HOPE VI project Homes (grant awarded November, 2001). The Relocation Plan was approved in July 2002 and relocation completed in January 2003. The Revitalization Plan was approved by HUD and environmental clearance obtained. Demolition of buildings and site utilities commenced in March 2003 and was completed in July 2003. The Developer contract was executed in June 2003 and the development team received approval of bond financing from the Hillsborough County Housing Finance Authority. Disposition and CSS Work Plan approvals are in place. Financial Closing occurred in March 2004 and

construction commenced in April 2004. Of the 250 rental units, 188 were complete and occupied as of October 2005 with the remaining 64 units to be completed and occupied by year end.

Goal 6: Recruit and retain high quality professional staff and provide continued opportunities for enhancement and advancement.

Progress: *The Authority is in the process of developing work plans that will guide and track the progress under this goal. The Authority understands the importance of staffing the organization with quality professionals to implement the programmatic direction of the agency. Further, retaining a progressive staff to move the agency forward will require competitive salaries, and educational and training opportunities that are competitive in the local market. Efforts under this goal have resulted in improvements in the recruitment pool for positions; we now receive hundreds of applications for advertised positions with a high quality of candidates. This increase is attributable to more competitive wages and the improvement in our public image. THA continues to update its salary structure, enhance education and training programs, improve its benefits options and employee understanding and management of their pension accounts. A salary comparability study was just completed to assess how competitive the Authority's current salary schedules are compared to similar positions in the marketplace. New and updated job descriptions has also been completed and implemented. An aggressive management recruitment effort was undertaken during the last fiscal year and the Authority has now hired the most competent, knowledgeable and experienced senior property management staff. The Authority's ultimate objective is to move the agency forward with competitive salaries and extensive professional development opportunities that retain a high quality professional staff.*

Goal 7: Enhance and Secure Financial Stability and Develop New Financial Opportunities.

Progress: *The Authority has developed a plan to track the progress under this goal. Diversifying the housing portfolio and income producing real estate holdings of the agency will enhance its long term financial stability. The Authority has taken a key step by acting as a developer in structuring a 216 unit affordable housing complex. Additionally, the Authority has completed its second year of owning a 73 unit assisted living facility. It is the Authority's intent to pursue additional projects suitable for development.*

The Authority has enhanced its financial position by winning the State-wide Project Based Section 8 contract.

Goal 8: To create and enhance social and economic opportunities, academic skills, and self-sufficiency activities to improve the quality of life for all residents by promoting essential community and supportive services.

Progress: *The Authority is in the process of developing work plans that will guide and track the progress under this goal. The Authority has recently updated its admissions and continued occupancy plan (ACOP) to include recent changes in the regulations*

governing public housing. THA is providing on-going capacity building to the resident organizations and continue to operate and enhance self-sufficiency programs.

Goal 9: **To create, maintain, and promote a safe and secure environment for residents and employees.**

Progress: *The Authority is in the process of developing work plans that will guide and track the progress under this goal. A “Safety First” campaign is being implemented to broaden awareness of the importance of safety in the workplace. Modernization projects reflect an ongoing commitment to a safer, healthier living environment for residents.*

Goal 10: **To create a positive image for the Tampa Housing Authority and increase community involvement and awareness of THA activities at all levels.**

Progress: *The Authority is undergoing a strategic business plan development process which will provide work plans to implement initiatives under this goal. Senior management participates on numerous boards of local and national organizations which give THA exposure and great visibility locally and throughout the affordable housing industry. Staff has also been called upon to make presentations at state and national conferences.*

ATTACHMENT B

Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Riverview Terrace	284		Distressed property has been subject of HOPE VI applications in 1999, 2000 and 2001 (awarded 2001). Proposed revitalization plan provides for mixed income community through a combination of income tiered rental and homeownership.
Cutlass Arms (Now Arbors at Rubin Padget Estate)	119	Average income above EIR, but below 30% of AMI. Planned modernization, to be re-tenanted with site based waiting list and greater income mix.	

Voluntary Conversion – Required Initial Assessment

C. Voluntary Conversion Initial Assessments Pursuant to Section 22 of the US Housing Act of 1937

- a. How many of the PHA’s developments are subject to the Required Initial Assessments? **17**
- b. How many of the PHA’s developments are not subject to the Required Initial Assessments based on exemptions (e.g. elderly and/or disabled developments not general occupancy projects)? **2**
- c. How many Assessments were conducted for the PHA’s covered developments? **17**
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: **(No development meets all 3 criteria)**

Development Name	Number of Units

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments. **N/A**

**Description of Implementation
Of
Community Service Requirements**

Community Service & Work Responsibility

The Quality Housing and Work Responsibility Act (QHWRA) of 1998 requires that all non-exempt adult public housing residents (18 years of age and older) contribute 8 hours per month of community service or participate in 8 hours per month of self sufficiency related activities (or a combination thereof). Adult residents are exempt from these requirements if the resident:

- is 62 years of age or older
- has a disability that prevents gainful employment
- is the caretaker of a disabled person
- is working at least 20 hours per week
- is participating in a welfare to work program
- is enrolled in an education/training program or curriculum
- is receiving TANF assistance and is in compliance with job training and work activities of this program.

The first step in implementing this QHWRA requirement was an intensive educational effort to advise public housing residents of the new requirements and the time frame for implementing them. The Housing Authority's Operations and Resident Services Departments held a series of meetings with all public housing residents on site at their developments, and a public hearing for residents to question, comment on and discuss all of the new implementation details of the lease mandated by HUD under QHWRA, including the Community Service and Work Responsibility Requirements. In addition to the number of meetings held on-site for the residents, flyers were distributed ninety (90) days prior to the beginning of the housing authority's fiscal year (04-01-01) to start the process of answering additional questions, assist in making referrals and to count the number of "exempt" residents from the CSR requirements. Since April 2001, the Resident Services staff has disseminated information monthly to residents and responded to questions of the residents, property managers, agencies, volunteer programs, etc., regarding CS/WR requirements under QHWRA.

The informational handouts include: 1) an Exemption Certification form to be filed with the property manager for residents claiming an exemption from the requirements, and 2) a Record and Certification of Community Service form to document hours of self-sufficiency/community service participation of non-exempt residents. Flyers were distributed through 12-31-01 and again in May 2003 to all residents. Thirty days prior to lease renewal, the property manager will determine compliance with the Community Service/Work Responsibility requirements and lease renewal denied for non-compliance.

Community Service and Self-Sufficiency requirements have been incorporated into THA's Admissions and Continued Occupancy Policy (Section 8.C.) and THA Lease documents. At lease execution or re-examination all adult members of a public housing resident families must provide documentation of exemption and sign a certification that they have received and read the requirements and, if not exempt, that failure to comply will result in non-renewal of their lease.

At each annual re-examination, non-exempt family members must present a completed form documenting activities performed during the previous 12 month period. The form includes places for signatures of supervisors, instructors or counselors certifying the number of hours completed. If a family member is found to be non-compliant at re-examination, the family member and respective head of household must sign an agreement to make up the deficient hours over the next 12 month period. If, at the time of subsequent annual re-examination and/or lease expiration, the resident is still non-compliant, the lease will not be renewed and the entire family will have to vacate, unless the non-compliant member agrees to move out of the unit. The family may use the Authority's Grievance Procedure to protest lease termination.

It is the responsibility of residents to inform the Authority if their exempt/non-exempt status changes during the 12 month lease period.

To the greatest extent possible and practical, the Authority will provide the names of agencies and applicable contact persons that can provide opportunities for residents to comply with these requirements.

**Summary of
Pet Policy**

[24 CFR Part 903.7 9 (n)]

The full Tampa Housing Authority (THA) Pet Policy is contained in Section 8(E) of the Admissions and Continued Occupancy Policy which is a PHA Plan Supporting Document. The Pet Policy contains the criteria and standards pertaining to the keeping of pets on THA properties. The rules adopted are reasonably related to the legitimate interest of THA to provide a decent, safe and sanitary living environment for all its residents, while effectively protecting and preserving the physical condition of THA's property, and the financial interest of the Authority.

Key provisions of the Pet Policy are summarized as follows:

1. All pets must be registered and approved by THA prior to being brought on site. Residents must submit a written request to the property manager who will grant approval based on conformance with guidelines regarding pet type, health, size and number. Alternative caregivers must be identified should resident become unable to provide care. If approved, a pet agreement will be executed and renewable at annual re-certification.
2. Common household pets are allowed as follows:
 - a. Dog – one, under 20 pounds, spayed/neutered with health certificate;
 - b. Cat – one, spayed/neutered, declawed with health certificate;
Resident may have only one Dog or one Cat (not one of each)
 - c. Bird – one or two in single cage;
 - d. Fish – in aquarium not to exceed 20 gallons;
 - e. Rodent – one or two in single cage;
 - f. Rabbit/Turtle – one or two in single cage.
3. Pet types not allowed: snakes, any breed with known vicious or dangerous disposition, any animal that risks health and safety.
4. Refundable deposit required for cat or dog, not to exceed \$150.
5. No alteration to in or adjacent to dwelling unit permitted to accommodate pet.
6. No pet areas include property office, community service buildings, recreation areas. Pets not allowed to roam freely on property.
7. Pet owner/resident responsible for removal of pet waste, noise control and pet control/oversight.
8. THA may enter and inspect a unit for compliance with 48 hour written notice.
9. Violation of Pet Policy may result in termination of tenant's lease.

**Membership Directory
For
Resident Advisory Committee**

- Laura Harris, Mary Bethune Hi-Rise Resident Council President
- Betty Lovett, North Boulevard Homes Resident Council President
- Priscilla Pate, North Boulevard Resident Council Vice President
- Karen Peoples, C. Blythe Andrews Resident Council President and THA Board Member
- Janice Johnson, Resident of the Section 8 Program (former College Hill Homes resident (relocated under HOPE VI Program) and Section 3 Business Owner
- Jacquelyn Rumlin, Robles Park Village Resident Council President
- Mary Williams, Central Park Village Resident Council President
- (None at this time), Arbors at Rubin Padgett Estates Resident Council President
- (None at this time), Azzarelli Resident Council President
- Robert Tucker, SoHo Place Resident Council President
- Wanda Bolen, Scruggs Manor Resident Council President
- (None at this time), Bay Ceia Resident Council President
- Alfonso Ponce, JL Young Resident Council Vice President (President resigned)
- (None at this time), Squire Villa Resident Council President
- Cashun Nash, Seminole Park Resident Council President
- (None at this time), St. Louis/St. Conrad

**Resident Advisory Committee
Recommendations**

A PHA Plan Orientation meeting was held on September 28, 2006. The meeting was noticed to the Resident Advisory Committee (RAC) and was informational in nature, focusing on explaining the Plan preparation process and role of resident input. A binder containing PHA Plan documentary information was issued to RAC members in preparation of subsequent scheduled meetings. The legal notice starting the public review period was published on November 14, 2006.

On October 12, 2006, members of the Resident Advisory Committee participated in the annual bus tour of properties. This tour is conducted annually to showcase renovated properties and stimulate discussion of unmet capital improvement needs for inclusion in the proposed Capital Fund Program tables. It allows the committee to take a vivid observation of previously completed capital improvements. They shared the concern of preferring tile flooring over carpeting. On the overall, they were please to note that the improvements, over time, are sustained and well kept.

On October 31, 2006 and November 16, 2006, subsequent committee meetings were held in manner consistent with the PHA Plan process. During these meetings, the RAC members were presented with an initial public comment draft of the 2007 PHA Plan, including the draft Capital Fund Program tables. At the meetings, we highlighted those areas in the 2007 Plan that differed from the 2006 Plan, and explained the tables. They were please to note that the improvements, over time, are sustained and well kept.

A noticed public informational meeting was held on December 13, 2006. The purpose of this meeting was to provide an opportunity for the general public, as well as the Resident Advisory Committee, to learn about the PHA Plan and offer any input into the planning process. No members of the general public were in attendance. Staff also provided a brief report on the PHA Plan process and input received to date at the Board of Commissioners meeting held on December 19, 2006.

A final meeting of the Resident Advisory Committee was held on January 10, 2007. At that meeting numerous questions were raised about various operational and resident services concerns. Though, none of these issues were specific to the PHA Plan, however, in order to have the residents' questions answered, Operations' staff arranged to revisit the issues for immediate resolution. The carpet issue came again at which time the committee was assured of the step being taken by the Authority, as reflected in the 2007 Plan, to accommodate their concern. With respect to the issues pertaining to capital improvements, the Authority will act promptly. Updates on any concerns brought up at previous meetings were raised, once again, to assure the RAC that the Authority considers all concerns raised and encourage participation from the residents in the Plan process.

Various questions related to understanding the Plan were asked and answered during all resident meetings. Most questions did not result in specific recommendations. The recommendations by the RAC were not brought up in the form of complaints but rather as a matter of consideration. In fact, only three specific recommendations were generated from RAC members throughout the meeting process, and include: 1) installing an emergency generator at Bethune Hi-Rise; 2) installing a fence at St Louis/St Conrad; and 3) constructing a playground at Azzarelli Apartments. Responses to these recommendations are as follows: 1) No change to Capital Fund tables is necessary, as Bethune Hi-Rise already has an emergency generator. The recommendation was based on a misunderstanding of the purpose of an emergency generator, which is not to power individual units, but rather, life safety systems. 2) Capital Fund Tables were revised to specifically include exterior landscape improvements (rather than just exterior improvements) at all properties. 3) Capital Fund Tables were revised to specifically include exterior landscape improvements (rather than just exterior improvements) at all properties.

No additional recommendations, either written or verbal, were forthcoming from members of the Resident Advisory Committee, or at any public meeting.

Copies of the minutes of these various meetings were prepared and are on file as part of the PHA Plan meeting record.

SUMMARY OF WRITTEN COMMENTS

No written comments were received at any time during the public review period.

RESPONSE TO WRITTEN COMMENTS

No written comments were received at any time during the public review period.

ATTACHMENT H

Resident Membership On Governing Board

Florida Statute governs the creation of public housing authorities in the State of Florida. A seven-member board of commission governs the Housing Authority of the City of Tampa. One of the seven board positions must be a resident. The current resident board member is Ms. Karen Peoples, resident president and public housing resident residing at C. Blythe Andrews apartments.

Excerpts from the statue which can be found in article 421 of the State of Florida Statue that support resident membership on the Authority's governing board of commissioners are as follows:

§421.05 Appointment, Qualifications, and Tenure of Commissioners;

. . . Each housing authority created pursuant to this chapter shall have at least one commissioner who shall be a resident who is current in rent in a housing project or a person of low or very low income who resides within the housing authority's jurisdiction and is receiving rent subsidy through a program administered by the authority of public housing agency that has jurisdiction for the same locality served by the housing authority, which commissioner shall be appointed at the time a vacancy exists.

Definition of Substantial Deviation and Significant Amendment

1. Definition of “Substantial Deviation” and “Significant Amendment or Modification”
[24 CFR Part 903.7(r)]

PHAs must define the terms “Substantial Deviation” and Significant Amendment or Modification” by stating the basic criteria for such definitions in an annual plan that has met full public process and RAB review (Final Rule 903.7(r)(2). Until the PHA has met the requirements to define “significant amendment or modification”, HUD will consider the following actions to be significant amendments or modifications:

- Non-statutory changes to the admissions preference system or organization of the waiting list;
- Additions of non-emergency work items over a cumulative cost of \$100,000 for the current fiscal year (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund;
- Any additions regarding demolition, disposition, designation, homeownership programs or conversion activities.
- Other:

ATTACHMENT J

Assessment of Demographic Changes in Public Housing Developments with Site-Based Waiting Lists

Complete information was not available at time of Plan preparation.

ATTACHMENT K

Section 8 PHA Project Based Vouchers Statement

It is the goal of the Housing Authority of the City of Tampa to project-base up to 20 percent of its tenant based vouchers. In keeping with the goal of de-concentration, preference will be offered to those owners that have units in areas of low poverty. One of our initial efforts will be to advertise for housing designated for seniors. The Housing Authority reserves the right to advertise for multi-family sites that cater to families and/or mixed use.

HUD has approved the use of project based vouchers at Palm Terrace (73), the assisted living facility recently acquired by the Housing Authority, 45 units in conjunction with development of the Oaks at Riverview HOPE VI project, 66 units at Belmont Heights Estates and 54 at The Gardens at South Bay.

ATTACHMENT L

Section 8 Homeownership Capacity Statement

The Housing Authority of the City of Tampa will initially limit the homeownership program size to a maximum of 100 families at any given time. The maximum program size may be increased at the discretion of the Director of Assisted Housing. Furthermore, Housing Authority policy requires a minimum of three percent down, with one percent being directly from the family. Also, the Housing Authority developed a Homeownership Center that will anchor all THA homeownership efforts, especially as relating to education and training. The Center opened during 2003.

Security Plan

PROTECTIVE SERVICES

The Tampa Housing Authorities Public Safety Department is committed to providing an environment that will be safe for the residents to live. We intend to preserve the peace and use vigorous law enforcement along with residents to help combat drugs and crimes that presently exist in our public housing communities. Consequently, we seek to augment baseline services provided by the Tampa Police Department and Target Specific Narcotic Investigations. Public housing is a place to live, not a place to commit crimes. Residents and guest of Public Housing who engage in drugs and any other criminal activities face certain and swift evictions pursuant to “One Strike, You’re Out”.

TAMPA POLICE DEPARTMENT DEPLOYMENT IN PUBLIC HOUSING

The Tampa Police Department provides two police officers to work at select public housing developments as a part of their community oriented policing efforts. The Community Policing concept is a grant initiative that allows the officers to work with residents to address police and non-police matters.

QUAD/QUICK UNIFORM ATTACK ON DRUGS

In addition to the baseline services provided by the Tampa Police Departments C.O.P. program, a special squad of officers deploys in public housing to combat the sale, use and distribution of illegal narcotics. QUAD officers work undercover to investigate and arrest suspects in Tampa’s public housing communities that are involved in illegal drugs.

RESIDENT PATROL PROGRAM

When properly organized and managed – and with the support of the housing authority and police department—the Resident Patrol Program benefits residents by increasing safety and security. The housing authority benefits in that its properties are thought to be orderly and well managed. Benefits also accrue to the police department, especially those engaged in community policing. An effective resident patrol program can work with the police to identify and solve community crime, drugs, and disorder problems.

- 15 resident patrols were on staff this past year.
- 15 resident patrols received CPR/First Aide training over the fiscal year.
- 15 resident patrols completed the 24hr. course at Hillsborough Community College and obtained the state required Class D Security License.
- Improved security patrol employee benefit package to include life and health insurance, paid holidays and sick and vacation days.

ONE STRIKE YOU'RE OUT

The Public Safety Department works hand in hand with the property managers and lease enforcement to insure that the "One Strike, You're Out" HUD policy is strictly adhered to. By reviewing records of those arrested in public housing, sending for the police reports from various agencies, the public safety department is the impetus to successful eviction of those residents that are in violation of the "One Strike, You're Out" policy.

TAG AND TOW PROGRAM

The Public Safety Department is responsible for insuring that Tampa's public housing communities are free of abandoned and inoperable vehicles. We aggressively patrol the properties, tag those vehicles and if not removed by the owner in 72 hours, has the vehicle removed from the property by a licensed towing company. This program has resulted in less vehicles being abandoned or left inoperable on our properties.

RESIDENT PARKING STICKER PROGRAM

Residents are required to obtain a parking sticker for vehicles they own and are to be parked on the property at which they live. This is a program designed to eliminate parking by unwanted persons on the property primarily to engage in illegal activities on public housing property. Vehicles found on the property that do not have the proper parking sticker or visitor pass will be tagged for towing if not removed or has a parking decal affixed to the window within 24 hours.

DISASTER PREPAREDNESS

The Public Safety Department is responsible for creation, evaluation and implementation of the Housing Authority's Emergency Preparedness Plan. Currently, the plan is in place and ready for any emergency occurrence that should happen to befall the authority and its residents.

Response to Customer Service and Satisfaction Survey Results

In response to the results from the HUD Resident Customer Service and Satisfaction Survey, the following plan has been developed and is under implementation:

Maintenance and Repair:

Question # 5a – Based on your experience, how satisfied are you with how easy it was to request repairs?

The THA has fully implemented a “Site Based Property Management System”. Work orders will be handled at each property, instead of a work order center in the main administration building. This approach we are sure will be even more responsive and accountable to each resident at their site. The Work Order System is computerized, and quality control at the site will be even more detailed ensuring compliance with PHAS rules.

Question #5b-How well the repairs were done?

The Housing Authority has implemented a quality assurance review process to monitor how well and effective its maintenance services are being performed. The Maintenance Supervisors, Property Managers and Quality Assurance operation are required to conduct periodic quality assurance reviews and interviews with the residents to assess how they feel about the Housing Authority’s maintenance services. Problems are now identified and corrected within a short period.

Communication:

Question #6a – Do you think Management provides you information about maintenance and repair (for example, water shut-off, boiler shutdown, and modernization activities)?

With the Site Based Management System in place, the Property Manager is now in a position, more equipped, to ensure complete, consistent and reliable exchange of information at formal or informal settings. Schedules for residents activities and other housing authority events will be better coordinated as each site will have a staff from the Department Of Program and Property Services.

Question #7 – Do you think Management is responsive to your questions and concerns?

1. **Resident Council Leadership Meetings:** The Housing Authority has organized a monthly Resident Council Leadership meeting for the Resident Council Presidents from each of its developments. Key staff members from each department are required to attend the meetings and to address the concerns and questions from the residents in attendance. These meetings will be continued and expanded to ensure that any concern or resident service need is addressed.

2. **Resident Information Meetings:** The Housing Authority will continue its ongoing Resident Information Meetings that require staff members from the maintenance department, work order center, property management and Public Safety Department to attend. These meetings are held periodically at each development and required the departments to explain their service delivery systems. Any resident concerns or problems are noted and staff provides follow-up.
3. **Customer Service Training:** The Housing Authority has organized a series of staff training sessions revolving around the issue of customer service. Employees from throughout the Housing Authority, especially from maintenance, property management and work order center will receive training on effective and professional techniques when working with the residents and the general public.

Question #8 – Are you involved in a resident/tenant organization in your development?

The Housing Authority takes resident participation seriously. Partnerships have been developed between residents and new duly elected resident council leaders from each development. Elections for new officers were held on October 3, 2001. The newly elected officers are meeting regularly to discuss service delivery systems, resources and information available to residents that inform them and allow the resident council leader to consult adequately with the residents of the Housing Authority developments. The resident council leaders of all properties, in conjunction with Housing Authority staff, continue to encourage resident involvement and participation in resident/tenant organizations.

Safety

Question # 11 – If residents in your development break the rules in the lease, does management take action?

The Housing Authority requires that the property management operation enforce all provisions of its lease. Property Managers are required to maintain log sheets to demonstrate and document that they are enforcing the lease, especially these essential provisions:

1. **Rent Payment:** Property Managers are to maintain monthly eviction logs that list the names of residents who have received 14 day notices for failing to pay their required rent.
2. **One Strike & You're Out:** Property Managers are required to issue 7-day notices to any resident that violates the One-Strike provisions of the lease. Monthly logs are also maintained to track and monitor the 7-Day eviction process.
3. **30 Day Notice:** Property Managers are required to issue 30-day Notices for any other lease violation. These provisions may include failure to complete annual re-examinations, to having illegal boarders, neighbor to neighbor conflicts, failure to cooperate with the Housing Authority's inspection program or not calling in repairs in a timely manner. Monthly log sheet are maintained by the property managers to track and monitor the 30 day notice process.

Services

Question #13 – Over the last year, how many problems, if any, have you had with electricity or heat and how long did it take?

The Housing Authority has established a special maintenance crew to inspect and to identify important repair needs within its public housing communities. The UPCS Sweep teams have been established to address the following issues:

1. **Electrical, Heating and Other Systems:** The UPCS Sweep Teams are scheduled to conduct quarterly inspections and the repair of the plumbing, heating and electrical systems in all of the public housing dwelling units. They are to make sure that all leaks are repaired, electrical switches and outlets are in good working order and light fixtures fully functional. Preventative maintenance has been completed on all heating systems and new heating systems are scheduled to be installed at three of the Housing Authority's public housing communities.
2. **Installation of New Kitchen Appliances:** Under the Housing Authority's Comprehensive Grant Program schedule, each dwelling unit in three of the public housing communities will receive new kitchen ranges and refrigerators. The UPCS Sweep Teams are required to inspect the kitchen appliances and replace any of them that are in poor condition. Any appliance work order is now treated as a urgent need and is completed within forty-eight (48) hours.
3. **Safety Compliance:** The Property Managers and the UPCS Sweep Teams are to conduct a safety compliance review as part of the inspection procedures for each dwelling unit. To date, fifty percent (50%) of the smoke detectors have been replaced or installed in the Housing Authority's public housing communities. Any smoke detectors found missing or inoperable during the upcoming quarter inspections will be replaced and the resident will be charged a twenty-five dollar (\$25) maintenance fee.

Housing Development Appearance:

Question # 17 – How satisfied are you with the upkeep of the following areas in your development

- **Common areas (for example, stairways, walkways, hallways)**
- **Parking areas**
- **Recreation areas (playgrounds, other outside facilities)**

The Housing Authority has implemented several steps to ensure that the public housing community sites maintain good curb appeal and is in good repair. They include the following:

1. **Private Groundskeeping Contractors:** The Housing Authority has contracted with several private grounds-keeping contractors to pick up old furniture, debris and to mow the grass within its communities. The contractors are required to provide grounds-keeping services, to clean the sidewalks and parking lots daily and to mow the grass twice monthly.

Comprehensive Grant Program Modernization: Eight of the public housing communities are scheduled for modernization construction under the Housing Authority's funded Comprehensive Grant Program. Some of the construction activities shall include repair/painting of the exterior of the buildings, landscaping, cleaning/stripping of parking lots and installation of new playground equipment

ATTACHMENT O

Performance and Evaluation Reports for Active Programs

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP) Part I: Summary

PHA Name: Housing Authority of the City of Tampa	Grant Type and Number Capital Fund Program Grant No. FL14P003501-03	Federal FY of Grant 2003
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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:)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2006	<input type="checkbox"/> Final Performance and Evaluation Report	

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	841,601	841,601	841,601	841,601
3	1408 Management Improvements Soft Costs	366,586	380,941	380,941	336,416
	Management Improvements Hard Costs	200,000	200,000	200,000	86,302
4	1410 Administration	446,591	450,691	450,691	447,320
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	285,096	260,503	260,503	196,615
8	1440 Site Acquisition				
9	1450 Site Improvements	397,004	406,065	406,065	401,510
10	1460 Dwelling Structures	1,404,208	1,401,379	1,401,379	1,380,813
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-Dwelling Structures				
13	1475 Non-Dwelling Equipment	272,530	272,436	272,436	272,436
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	38,750	38,750	38,750	38,750
18	1499 Development Activities				
19	1501 Collateralization Expenses or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 21)	4,252,366	4,252,366	4,252,366	4,001,763
22	Amount of line 21 Related to LBP Activities (8%)	340,189	340,189	340,189	320,141
23	Amount of line 21 Related to Section 504 compliance (5%)	212,618	212,618	212,618	200,088
24	Amount of line 21 Related to Security - Soft Costs	0	0	0	0
25	Amount of line 21 Related to Security - Hard Costs (5%)	212,618	212,618	212,618	200,088
26	Amount of line 21 Related to Energy Conservation	0	0	0	0

Signature of President & CEO/Housing Authority of the City of Tampa X	Signature of Public Housing Director/Office of Public Housing X
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Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP) Part I: Summary

PHA Name: Housing Authority of the City of Tampa	Grant Type and Number Capital Fund Program Grant No. FL14R003501-03	Federal FY of Grant 2003
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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:)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/06(RHF)	<input type="checkbox"/> Final Performance and Evaluation Report	

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-Dwelling Structures				
13	1475 Non-Dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	1,726,529.00		0.00	0.00
19	1501 Collateralization Expenses or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 21)	\$1,726,529.00		\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities (8%)				
23	Amount of line 21 Related to Section 504 compliance (5%)				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs (5%)				
26	Amount of line 21 Related to Energy Conservation				

Signature of President & CEO/Housing Authority of the City of Tampa X	Signature of Public Housing Director/Office of Public Housing X
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Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP) Part I: Summary

PHA Name: Housing Authority of the City of Tampa	Grant Type and Number Capital Fund Program Grant No. FL14P003501-04	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:)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2005	<input type="checkbox"/> Final Performance and Evaluation Report	

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00			
2	1406 Operations	621,227.00		621,227.00	621,227.00
3	1408 Management Improvements Soft Costs	465,692.00		453,065.00	185,848.72
	Management Improvements Hard Costs	226,725.00		111,310.86	20,605.55
4	1410 Administration	503,263.00		494,132.62	24,952.66
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	446,484.00		25,516.00	25,516.40
8	1440 Site Acquisition				
9	1450 Site Improvements	272,070.00		272,070.00	0.00
10	1460 Dwelling Structures	1,966,371.00		1,679,060.50	2,848.00
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-Dwelling Structures				
13	1475 Non-Dwelling Equipment	122,700.00		0.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	45,345.00		5,151.00	5,151.25
18	1499 Development Activities				
19	1501 Collateralization Expenses or Debt Service				
20	1502 Contingency	181,380.00		0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 - 21)	\$4,851,257.00		\$3,661,532.98	\$886,149.58
22	Amount of line 21 Related to LBP Activities (8%)	\$388,100.56		\$292,922.64	\$70,891.97
23	Amount of line 21 Related to Section 504 compliance (5%)	\$242,562.85		\$183,076.65	\$44,307.48
24	Amount of line 21 Related to Security - Soft Costs	\$0.00		\$0.00	\$0.00
25	Amount of line 21 Related to Security - Hard Costs (5%)	\$242,562.85		\$183,076.65	\$44,307.48
26	Amount of line 21 Related to Energy Conservation	\$0.00		\$0.00	\$0.00

Signature of President & CEO/Housing Authority of the City of Tampa X	Signature of Public Housing Director/Office of Public Housing X
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Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP) Part I: Summary

PHA Name: Housing Authority of the City of Tampa	Grant Type and Number Capital Fund Program Grant No. FL14R003501-04	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:)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2006 (RHF)	<input type="checkbox"/> Final Performance and Evaluation Report	

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-Dwelling Structures				
13	1475 Non-Dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	2,147,030.00		0.00	0.00
19	1501 Collateralization Expenses or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 21)	\$2,147,030.00		\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities (8%)				
23	Amount of line 21 Related to Section 504 compliance (5%)				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs (5%)				
26	Amount of line 21 Related to Energy Conservation				

Signature of President & CEO/Housing Authority of the City of Tampa X	Signature of Public Housing Director/Office of Public Housing X
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Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP) Part I: Summary

PHA Name: Housing Authority of the City of Tampa	Grant Type and Number Capital Fund Program Grant No. FL14P003501-05	Federal FY of Grant 2005
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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:)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2006	<input type="checkbox"/> Final Performance and Evaluation Report	

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	1,036,728.00	0.00	1,036,728.00	1,036,728.00
3	1408 Management Improvements Soft Costs	1,021,373.00	0.00	684,702.00	265,164.00
	Management Improvements Hard Costs	200,000.00	0.00	9,407.00	0.00
4	1410 Administration	528,903.00	0.00	20,000.00	8,885.00
5	1411 Audit		0.00		
6	1415 Liquidated Damages				
7	1430 Fees and Costs	365,781.00	0.00	60,355.00	34,949.00
8	1440 Site Acquisition				
9	1450 Site Improvements	295,000.00	0.00	50,939.00	0.00
10	1460 Dwelling Structures	1,516,238.00	0.00	723,361.00	297,828.00
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-Dwelling Structures				
13	1475 Non-Dwelling Equipment	275,000.00	0.00	79,536.00	8,388.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	50,000.00	0.00	55,957.00	45,320.00
18	1499 Development Activities				
19	1501 Collateralization Expenses or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 21)	\$5,289,023.00	\$0.00	\$2,720,985.00	\$1,697,262.00
22	Amount of line 21 Related to LBP Activities (8%)	\$423,121.84	\$0.00	\$217,678.80	\$135,780.96
23	Amount of line 21 Related to Section 504 compliance (5%)	\$264,451.15	\$0.00	\$136,049.25	\$84,863.10
24	Amount of line 21 Related to Security - Soft Costs	\$0.00	\$0.00	\$2.00	\$3.00
25	Amount of line 21 Related to Security - Hard Costs (5%)	\$264,451.15	\$0.00	\$136,049.25	\$84,863.10
26	Amount of line 21 Related to Energy Conservation	\$0.00	\$0.00	\$2.00	\$3.00

Signature of President & CEO/Housing Authority of the City of Tampa X	Signature of Public Housing Director/Office of Public Housing X
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Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant		
Housing Authority of the City of Tampa		Capital Fund Program Grant No. FL14P003501-05				2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Qty.	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations (Allocation)	1406	-	646,728		646,728	646,728	Completed
PHA-Wide	Operations	1406	-	390,000		390,000	390,000	Completed
PHA-Wide	Resident Initiatives (Site Based Case Mgmt)	1408	-	250,000		250,000	0	Program commitment
PHA-Wide	Resident Initiatives (Central Park CSS)	1408	-	180,000		180,000	7,714	In progress
PHA-Wide	Staff Professional Development	1408	-	20,000		20,000	4,552	In progress
PHA-Wide	Computer Repair Training Program	1408	-	50,000		0	0	Not yet started
PHA-Wide	Resident Initiatives (Life Skills Program)	1408	-	75,000		75,000	17,461	In progress
PHA-Wide	Communications Officer & Equipment	1408	-	10,000		0	0	Not yet started
PHA-Wide	Computer Hardware Replacement	1408	-	200,000		9,407	0	In progress
PHA-Wide	Youth Sports Program Activities	1408	-	50,000		50,000	18,941	In progress
PHA-Wide	Boys & Girls Club Activities	1408	-	53,053		0	0	Not yet started
PHA-Wide	Lead Awareness and Coordination	1408	-	75,000		75,000	3,010	In progress
PHA-Wide	Staff Development & Training	1408	-	25,000		39,394	27,585	In progress
PHA-Wide	Homeownership Counseling Program	1408	-	180,000		185,901	185,901	Completed
PHA-Wide	Document Imaging Implementation	1408	-	53,320		0	0	Not yet started
PHA-Wide	Non-Technical Salaries	1410.1	-	117,321		0	0	Not yet started
PHA-Wide	Technical Salaries	1410.2	-	279,847		0	0	Not yet started
PHA-Wide	Employee Benefits	1410.3	-	111,735		0	0	Not yet started
PHA-Wide	Sundry Costs	1410.17	-	20,000		20,000	8,885	In progress
PHA-Wide	Inspection Costs	1430.7	-	150,000		0	0	Not yet started
PHA-Wide	Architectural/Engineering Fees	1430.1	-	155,781		0	0	Not yet started
PHA-Wide	CFP Planning Sundry Costs	1430.17	-	60,000		60,355	34,949	In progress
PHA-Wide	Relocation Costs	1495.1	50	50,000		55,957	45,320	In progress
PHA-Wide	Vehicle Replacement Program	1475	15	275,000		79,536	8,388	In progress; 11% complete
FL3-8 Robles Park Village	Site Improvements - 504 H/C Accessibility	1450	Lot	75,000		0	0	Planning phase
FL3-26 C. Blythe Andrews	Site Improvements - 504 H/C Accessibility	1450	Lot	35,000		0	0	Planning phase
FL3-1/10 North Boulevard	Site Improvements - 504 H/C Accessibility	1450	Lot	100,000		0	0	Planning phase
FL3-8 Robles Park Village	Kitchen Renovations	1460	100	238,000		239,057	1,118	Asbestos abatement complete. Kitchen renovation contract awarded
FL3-8 Robles Park Village	Interior Painting	1460	100	122,000		0	0	Planning phase

				P & E Balance
1406	\$ 1,036,728.00			\$ 1,036,728.00
1408	\$ 370,141.72	\$ 22,754.00	\$ 82,225.01	\$ 265,162.71
1410	\$ 12,305.02	\$ -	\$ 3,420.30	\$ 8,884.72
1430	\$ 45,265.58	\$ 4,055.00	\$ 6,261.21	\$ 34,949.37
1450	\$ -			\$ -
1460	\$ 394,181.81		\$ 96,353.51	\$ 297,828.30
1465	\$ -			\$ -
1475	\$ 8,387.90			\$ 8,387.90
1495	\$ 59,288.74	\$ 13,628.00	\$ 340.63	\$ 45,320.11
	<u>\$ 1,926,298.77</u>	<u>\$ 40,437.00</u>	<u>\$ 188,600.66</u>	<u>\$ 1,697,261.11</u>

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP) Part I: Summary

PHA Name: Housing Authority of the City of Tampa	Grant Type and Number Capital Fund Program Grant No. FL14R003501-05	Federal FY of Grant 2005
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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:)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2006 (RHF)	<input type="checkbox"/> Final Performance and Evaluation Report	

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-Dwelling Structures				
13	1475 Non-Dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	1,916,112.00		0.00	0.00
19	1501 Collateralization Expenses or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 21)	\$1,916,112.00		\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities (8%)				
23	Amount of line 21 Related to Section 504 compliance (5%)				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs (5%)				
26	Amount of line 21 Related to Energy Conservation				

Signature of President & CEO/Housing Authority of the City of Tampa X	Signature of Public Housing Director/Office of Public Housing X
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Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP) Part I: Summary

PHA Name: Housing Authority of the City of Tampa	Grant Type and Number Capital Fund Program Grant No. FL14R003501-06	Federal FY of Grant 2006
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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:)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2006 (RHF)	<input type="checkbox"/> Final Performance and Evaluation Report	

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	552,509.00	0.00	0.00	0.00
3	1408 Management Improvements Soft Costs	811,053.00	0.00	0.00	0.00
	Management Improvements Hard Costs	50,000.00	0.00	6,906.14	0.00
4	1410 Administration	520,903.00	0.00	0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	410,000.00	0.00	4,548.84	0.00
8	1440 Site Acquisition				
9	1450 Site Improvements	313,000.00	0.00	0.00	0.00
10	1460 Dwelling Structures	1,684,325.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-Dwelling Structures				
13	1475 Non-Dwelling Equipment	130,000.00	0.00	0.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	40,000.00	0.00	0.00	0.00
18	1499 Development Activities	300,000.00	0.00	300,000.00	66,138.86
19	1501 Collateralization Expenses or Debt Service				
20	1502 Contingency	206,708.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 - 21)	\$5,018,498.00	\$0.00	\$311,454.98	\$66,138.86
22	Amount of line 21 Related to LBP Activities (8%)	\$401,479.84	\$0.00	\$24,916.40	\$5,291.11
23	Amount of line 21 Related to Section 504 compliance (5%)	\$250,924.90	\$0.00	\$15,572.75	\$3,306.94
24	Amount of line 21 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security - Hard Costs (5%)	\$250,924.90	\$0.00	\$15,572.75	\$3,306.94
26	Amount of line 21 Related to Energy Conservation	\$0.00	\$0.00	\$0.00	\$0.00

Signature of President & CEO/Housing Authority of the City of Tampa X	Signature of Public Housing Director/Office of Public Housing X
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Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant		
Housing Authority of the City of Tampa		Capital Fund Program Grant No. FL14R003501-06				2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Qty.	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations (Allocation)	1406		552,509.00		0.00	0.00	Not yet started
PHA-Wide	Resident Initiatives (Site-Based Case Mgmt)	1408		230,000.00		0.00	0.00	Not yet started
PHA-Wide	Staff Professional Development	1408		20,000.00		0.00	0.00	Not yet started
PHA-Wide	Computer Repair Training Program	1408		50,000.00		0.00	0.00	Not yet started
PHA-Wide	Resident Initiatives (Life Skills Program)	1408		75,000.00		0.00	0.00	Not yet started
PHA-Wide	Management Improvement - Communications Officer & Equipment	1408		50,000.00		0.00	0.00	Not yet started
PHA-Wide	Computer Software and Hardware Replacement	1408		50,000.00		6,906.14	0.00	In progress
PHA-Wide	Youth Sports Program Activities	1408		53,053.00		0.00	0.00	Not yet started
PHA-Wide	Boys and Girls Club Activities	1408		48,000.00		0.00	0.00	Not yet started
PHA-Wide	Lead Awareness and Coordination	1408		75,000.00		0.00	0.00	Not yet started
PHA-Wide	Staff Development & Training	1408		30,000.00		0.00	0.00	Not yet started
PHA-Wide	Homeownership Counseling Program	1408		180,000.00		0.00	0.00	Not yet started
PHA-Wide	Non-Technical Salaries	1410.1		112,321.00		0.00	0.00	Not yet started
PHA-Wide	Technical Salaries	1410.2		276,847.00		0.00	0.00	Not yet started
PHA-Wide	Employee Benefits	1410.3		111,735.00		0.00	0.00	Not yet started
PHA-Wide	Sundry Costs	1410.17		20,000.00		0.00	0.00	Not yet started
PHA-Wide	Inspection Costs	1430.7		150,000.00		0.00	0.00	Not yet started
PHA-Wide	Architectural/Engineering Fees	1430.1		200,000.00		0.00	0.00	Not yet started
PHA-Wide	CFP Planning Sundry Costs	1430.17		60,000.00		4,548.84	0.00	In progress
PHA-Wide	Relocation Costs	1495.1	50	40,000.00		0.00	0.00	Not yet started
PHA-Wide	Vehicle Replacement Program	1475	8	130,000.00		0.00	0.00	Not yet started
PHA-Wide	Underground Utility System Assessment	1450		80,000.00		0.00	0.00	Not yet started
PHA-Wide	Underground Utility System Repairs	1450		100,000.00		0.00	0.00	Not yet started
FL3-19 So-Ho Apts	Site Improvements-driveways, sidewalk, and curbs replacement	1450	Lot	43,000.00		0.00	0.00	Not yet started
FL3-8 Robles Park Village	Kitchen renovations	1460	120	480,000.00		0.00	0.00	Not yet started
FL3-29 Scruggs Manor	Site Improvements-driveways, sidewalk, and curbs replacement	1450	Lot	90,000.00		0.00	0.00	Not yet started
FL3-8 Robles Park Village	Interior painting	1460	120	180,000.00		0.00	0.00	Not yet started

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP) Part I: Summary

PHA Name: Housing Authority of the City of Tampa	Grant Type and Number Capital Fund Program Grant No. FL14R003501-06	Federal FY of Grant 2006
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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:)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2006 (RHF)	<input type="checkbox"/> Final Performance and Evaluation Report	

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-Dwelling Structures				
13	1475 Non-Dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	2,025,151.00		0.00	0.00
19	1501 Collateralization Expenses or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 21)	\$2,025,151.00		\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities (8%)				
23	Amount of line 21 Related to Section 504 compliance (5%)				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs (5%)				
26	Amount of line 21 Related to Energy Conservation				

Signature of President & CEO/Housing Authority of the City of Tampa X	Signature of Public Housing Director/Office of Public Housing X
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Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP) Part I: Summary

PHA Name: Housing Authority of the City of Tampa	Grant Type and Number Capital Fund Program Grant No. FL14P003502-03 BONUS	Federal FY of Grant 2003
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9/30/2006
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures	1,262,795.00		1,262,795.00	1,160,772.00
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-Dwelling Structures				
13	1475 Non-Dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization Expenses or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 21)	\$1,262,795.00		\$1,262,795.00	\$1,160,772.00
22	Amount of line 21 Related to LBP Activities (8%)	\$101,023.60		\$101,023.60	\$92,861.76
23	Amount of line 21 Related to Section 504 compliance (5%)	\$63,139.75		\$63,139.75	\$58,038.60
24	Amount of line 21 Related to Security - Soft Costs	\$0.00		\$0.00	\$0.00
25	Amount of line 21 Related to Security - Hard Costs (5%)	\$63,139.75		\$63,139.75	\$58,038.60
26	Amount of line 21 Related to Energy Conservation	\$0.00		\$0.00	\$0.00

Signature of President & CEO/Housing Authority of the City of Tampa X	Signature of Public Housing Director/Office of Public Housing X
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Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP) Part I: Summary

PHA Name: Housing Authority of the City of Tampa	Grant Type and Number Capital Fund Program Grant No. FL14R003502-06	Federal FY of Grant 2006
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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:)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2006 (RHF)	<input type="checkbox"/> Final Performance and Evaluation Report	

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-Dwelling Structures				
13	1475 Non-Dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	246,778.00		0.00	0.00
19	1501 Collateralization Expenses or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 21)	\$246,778.00		\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities (8%)				
23	Amount of line 21 Related to Section 504 compliance (5%)				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs (5%)				
26	Amount of line 21 Related to Energy Conservation				

Signature of President & CEO/Housing Authority of the City of Tampa X	Signature of Public Housing Director/Office of Public Housing X
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