

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

PHA Plans

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

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

**PHA Plan
Agency Identification**

PHA Name: Tallahassee Housing Authority

PHA Number: FL073

PHA Fiscal Year Beginning: (07/2007)

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

B. Goals

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

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

- x PHA Goal: Expand the supply of assisted housing
Objectives:
- x Apply for additional rental vouchers:
 - x Reduce public housing vacancies:
 - x Leverage private or other public funds to create additional housing opportunities:
 - x Acquire or build units or developments
 - x Other (list below)
Develop Bermuda Road Property and Operate Tax Credit Development (Goodbread Hills)
- x PHA Goal: Improve the quality of assisted housing
Objectives:
- x Improve public housing management: (PHAS score)
 - x Improve voucher management: (SEMAP score)
 - x Increase customer satisfaction:

- x Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - x Renovate or modernize public housing units:
 - x Demolish or dispose of obsolete public housing:
 - x Provide replacement public housing: (for Ebony Gardens)
 - x Provide replacement vouchers:
 - Other: (list below)
- x PHA Goal: Increase assisted housing choices
- Objectives:
- x Provide voucher mobility counseling:
 - x Conduct outreach efforts to potential voucher landlords
 - x Increase voucher payment standards
 - x Implement voucher homeownership program: (**Established FY 2000**)
 - x Implement public housing or other homeownership programs:
(**Established 5H 1996**)
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

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

- x PHA Goal: Provide an improved living environment
- Objectives:
- x Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - x Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - x Implement public housing security improvements: (**development directional diagrams illuminated address signs and increase lighting**)
Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

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

- x **PHA Goal:** Promote self-sufficiency and asset development of assisted households
- Objectives:**
- x Increase the number and percentage of employed persons in assisted families:

- x Provide or attract supportive services to improve assistance recipients' employability: **Ross Homeownership Supportive Grant**
- x Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

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

Other PHA Goals and Objectives: (list below)

- To provide a holistic approach to public housing self-sufficiency program
- Partner with N.W. Florida Housing Authority in providing homeownership opportunities to persons in Gadsden County
- Partner with local homeless coalitions in providing permanent housing for persons without shelter
- Expand training programs to public housing residents
- Develop fitness programs to decrease obesity and /or health programs in public housing
- Partner with local agencies in providing adult educational motivational programs/self esteem
- Leverage Capital Fund Grant monies to be used for capital improvement projects
- Construct a Community Center at Springfield Community
- Develop stronger partnership with local law enforcement in combating crime at the properties
- Public housing 5h amendments to include lease with the option to purchase of scattered site homes
- Partner with the City of Tallahassee Workforce Equity and Big Bend Fair Housing Office to identify and reduce fair housing and discrimination impediments
- Develop economic educational opportunities for public housing and Housing Choice Voucher residents
- Redevelop Ebony Gardens Community into a mixed income tax credit development (without ACC Funds) This 93 unit tax development is "Goodbread Hills" and will open August 2007
- Partner with Florida Housing Finance Corporation in gaining more Tenant Rental Assistance Vouchers
- Expand Section 3 program for public housing residents with local apprenticeship program
- Work on improving housing stock at scattered sites
- Increase Homeownership among public housing scattered site families/section 8 eligible clients
- Develop Bermuda Road/Thomas Road properties (1.05 acres) – Replacement Housing Factor Funds
- Enhance Orange Avenue fencing with ground covers
- Apply for the 21st Century Grant with Department of Education, which will allow funding for community center programs
- Increase City of Tallahassee, CHSP Grant for our Economic Development Program

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

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)]

The information presented in this Annual Plan was produced in a consolidated effort between the Tallahassee Housing Authority residents, staff, Board of Commissioners and Community leaders. We have taken into consideration the current and future housing needs of the Tallahassee community.

The highlight of this year's plan was the sale of a scattered site house (public housing) to one of our residents. We believe that with the assistance of the Ross Homeownership Supportive Grant, there will be increased accomplishments as such for the residents of this housing authority..

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.

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary-----	1
ii. Table of Contents-----	1
1. Housing Needs-----	5
2. Financial Resources-----	10
3. Policies on Eligibility, Selection and Admissions-----	11
4. Rent Determination Policies-----	20
5. Operations and Management Policies-----	25
6. Grievance Procedures-----	26
7. Capital Improvement Needs-----	27
8. Demolition and Disposition -----	29

9. Designation of Housing-----	30
10. Conversions of Public Housing-----	31
11. Homeownership -----	33
12. Community Service Programs-----	34
13. Crime and Safety -----	37
14. Pets (Inactive for January 1 PHAs)-----	39
15. Civil Rights Certifications (included with PHA Plan Certifications)	39
16. Audit-----	39
17. Asset Management-----	40
18. Other Information-----	40

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:

- x Admissions Policy for Deconcentration – fl073a03
- x FY 2007 Capital Fund Program Annual Statement - fl073b03
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- x FY 2007 Capital Fund Program 5 Year Action Plan fl073c03
- x Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- x Other (List below, providing each attachment name)
- x CFP FL29P073501-03 – fl073d03
- x CFP FL29P073502-03 – fl073e03
- x CFP FL29P073501-04 – fl073f03
- x CFP FL29P073501-05 – fl073g03
- x RHP FL29R07350106 - fl073h03
- x CFP FL29P073501-06 – fl073i03
- x RHP FL29R073503-06 - fl073j03
- x RHP FL29R073501-07 – fl073k03
- x Other Information Required by HUD – fl073l03

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	5 Year and Annual Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	infestation)	
x	Public housing grievance procedures x check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
x	Section 8 informal review and hearing procedures x check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
x	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
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
	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
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
x	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
x	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
x	Policies governing any Section 8 Homeownership program x check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
x	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
x	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
x	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	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)

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component

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	4545	5	4	3	4	3	3
Income >30% but <=50% of AMI	1934	4	4	3	2	2	3
Income >50% but <80% of AMI	5013	3	3	2	2	3	3
Elderly	3063	3	2	2	2	1	3
Families with Disabilities	385	4	5	4	2	2	3
Race/Ethnicity	2/2						
Race/Ethnicity	2/2						
Race/Ethnicity	1/2						
Race/Ethnicity	2/2						

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

- x Consolidated Plan of the Jurisdiction/s
Indicate year: 2005
- x U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") data set
- American Housing Survey data
Indicate year:
- x Other housing market study
Indicate year: 2005

Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
Section 8 tenant-based assistance			
Public Housing			
x Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	825		100
Extremely low income <=30% AMI	692	84%	
Very low income (>30% but <=50% AMI)	100	12%	
Low income (>50% but <80% AMI)	33	4%	
Families with children	800	97%	
Elderly families	25	3%	
Families with Disabilities	10	1%	
Race/ethnicity	1/1 (15)	2%	
Race/ethnicity	1/2 (105)	13%	
Race/ethnicity	2/2 (705)	85%	
Race/ethnicity	0	0	
Characteristics by Bedroom Size (Public Housing			

Housing Needs of Families on the Waiting List			
Only)			
1BR	35	5.6%	8
2 BR	225	36%	23
3 BR	351	56%	30
4 BR	12	1.9%	14
5 BR	2	.32%	5
5+ BR			
Is the waiting list closed (select one)? Public Housing (No) Section 8 (Yes)			
If yes:			
How long has it been closed (# of months)? 27 months			
Does the PHA expect to reopen the list in the PHA Plan year? No Yes x (PH)			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No x Yes (PH Only)			

C. Strategy for Addressing Needs

This PHA is actively seeking area funding from the Florida Housing Finance Corporation for TBRA vouchers and are requesting funds through HUD Super NOFA to assist in housing needs. The decision to chose this method of funding is to secure longevity and meet area market rents.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

- x Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- x Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

Seek designation of public housing for the elderly

- x Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

Need: Specific Family Types: Races or ethnicity's with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicity's with disproportionate needs:

Select if applicable

- x Affirmatively market to races/ethnicity's shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

- x Funding constraints
- x Staffing constraints

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources:		
Planned Sources and Uses		12/31/06
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2007 grants)		
a) Public Housing Operating Fund	\$1,014,065	Public Housing
b) Public Housing Capital Fund	\$900,000	Modernization
c) HOPE VI Revitalization	N/A	N/A
d)		
e) Annual Contributions for Section 8 Tenant-Based Assistance	12,672,849	HAP & Administration Fee
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	N/A
g) Resident Opportunity and Self-Sufficiency Grants	\$167,962,000	Public Housing Homeownership
h) Community Development Block Grant/ CHSP		
i) HOME		
Other Federal Grants (list below)		
Florida Housing Finance Corp.	\$1,198,360	Tenant Based Rental Assistance
HUD Replacement Housing Factor	\$186,706	Development/Replacement Housing

Financial Resources: Planned Sources and Uses			12/31/06
Sources	Planned \$	Planned Uses	
2. Prior Year Federal Grants (unobligated funds only) (list below)			
FL29P073502-06	\$25,633	Modernization	
FL29P073502-03	\$28,870	Modernization	
FL29P073501-04	\$299,303	Modernization	
FL29P073501-06	\$624,416	Modernization	
FL29R073501-06	\$181,348	Modernization	
3. Public Housing Dwelling Rental Income	\$1,044,533	Public Housing	
4. Other income (list below)			
Excess utilities	\$200,000	Public Housing	
Work Orders, Late Fees	\$42,526	Public Housing	
4. Non-federal sources (list below)			
City of Tallahassee	\$23,170	Economic Development	
Summer Food Program	\$19,289	Public Housing	
Disaster Voucher Program	\$99,961	Disaster Housing	
Total resources	\$19,268,373		

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

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

- x Other: (describe)
Based on date and time after applicants' enrollment
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
 - x Criminal or Drug-related activity
 - x Rental history
 - x Housekeeping
 - Other (describe)
- c. x Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. x Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes x No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
 - x Community-wide list
 - Sub-jurisdictional lists
 - Other (describe)
- b. Where may interested persons apply for admission to public housing?
 - x PHA main administrative office
 - Other (list below)
- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**
 1. How many site-based waiting lists will the PHA operate in the coming year?
 2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
 3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?

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

PHA main administrative office

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

1. x 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:

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

Other preferences: (select below)

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

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

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) 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)

- x The PHA-resident lease
- x The PHA's Admissions and (Continued) Occupancy policy
- x 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
- x Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

- a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

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

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

Adoption of site-based waiting lists
If selected, list targeted developments below:

Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
Orange Avenue Community & Springfield Community

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

(2) Waiting List Organization

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

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

- PHA main administrative office
 Other (list below)

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

Medical, portability and families unable to lease up due to large family size or searches in low poverty areas.

(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**)

- Displaced by local/federal governmental action

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
- x 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
- x Victims of reprisals or hate crimes
- x Other preference(s) (list below)

Homelessness

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.

1 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

Currently the THA is only utilizing the Involuntary Displacement (Government, Natural Disaster

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- x Through published notices
- x Other (list below)
 - Notices to area social service targeted agencies
 - Local Newspapers – Tallahassee Democrat
 - Capitol Outlook

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

Minimum Rents and Payment Standard Policies as provided by HUD

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

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

- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

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

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

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.)

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

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

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

- x Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	600	30
Section 8 Vouchers	1835	45
Section 8 Certificates	N/A	
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually) Family Unification Mainstream	75	3
Public Housing Drug Elimination Program (PHDEP)		

DVP	13	13
Other Federal Programs (list individually)		

C. Management and Maintenance Policies

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

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

Maintenance Handbook

Public Housing Management ACOP (Admissions and Continued Occupancy Policies)

Nan McKay Housing Choice Voucher Manual & CD's

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

Administrative Plan

Procedure Manual

Nan McKay Housing Choice Voucher Manual

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

1. Yes x 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.

See optional 5-year plan – f1073c03

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) **f1073b03**

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

x The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) **f1073c03**

-or-

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

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

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

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

1. Development name:

2. Development (project) number:

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

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

Yes No x c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

X 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:

Bermuda Road and other unidentified locations

- x 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:
Replacement housing factors for Ebony Gardens to be used for constructing single family homes on our Bermuda Road Development

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

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

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

2. Activity Description

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

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

<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

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

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development

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

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

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

- Public Housing (Family self-sufficiency Program)
- Section 8 (Family self-sufficiency Program)
- Ross Homeownership Supportive Services

A. Public Housing

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

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

PHA status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes x 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: Scattered Site Homes	
1b. Development (project) number: 715 - 716	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input 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:	(01/01/1997)
5. Number of units affected: 35 FL07315 & FL07316	
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. x 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:

The Housing Choice Voucher Homeownership Program bases eligibility on the verified income and qualifying with a lender.

a. Size of Program

Currently we have 26 families that are utilizing assistance with their mortgage for homeownership

Yes x 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

x 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:

Meet minimum income requirement (12,000.00)

- 1 year full time employment
- complete homebuyer's readiness class

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:

x Yes No: Has the PHA has 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? **01/15/2005**

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

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

- Joint administration of other demonstration program
- x Other (describe) **THA and TANF Partnership for ACCESS automated Community Connection to Economic Self-Sufficiency. Computer applications for food stamps, temporary cash assistance and Medicaid.**

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

- x Public housing rent determination policies
- x Public housing admissions policies
- x Section 8 admissions policies
- x Preference in admission to section 8 for certain public housing families
- x Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- x Preference/eligibility for public housing homeownership option participation
- x Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

		criteria/other)		
<i>COT/PHA Internship Program</i>	75	<i>Other</i>	<i>PHA main office</i>	<i>PH/SEC.8</i>
<i>Dream Builders</i>	25	<i>Referral</i>	<i>PHA Wide</i>	<i>PH/SEC 8</i>
<i>Jump Start Financial Literacy</i>	25	<i>Other</i>	<i>PHA Wide</i>	<i>PH/Sec8/Comm.wide</i>
<i>Capital Solutions Group</i>	15	<i>Referral</i>	<i>PHA Wide</i>	<i>PH/Sec 8</i>
<i>Big Bend Workforce Plus</i>	<i>Open</i>	<i>Other</i>	<i>PHA Wide</i>	<i>PH/Sec 8</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: 03/11/07)
Public Housing		18
Section 8		90

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

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

The PHA is administering the Community Service Requirement. Residents were noticed in 2004 that those not exempt from contributing eight hours per month in community service or to participate in a self-sufficiency program will be subjected to this HUD Act. Site managers and the Resident Initiative Coordinator are working together to implement this policy. The Public Housing Administrator or his/designee will provide final assignment and prior approval.

There currently exists a partnership between the Big Bend Workforce Plus in offering training/educational opportunities to persons of public housing. Residents involved in the self-sufficiency program (18) are required to meet monthly in order to stay focus on their objective of lessening the dependency on governmental programs. There is also a partnership with a License Clinical Social Worker. Residents are referral by the Resident Initiative Coordinator to the LCSW for strategic planning in overcoming their barriers that may have large impact on their goals.

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

- x Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
 - x Other (describe below)
 - Monthly Police Weed and Seed meetings
 - HUD Resident Surveys
3. Which developments are most affected? (list below)
- Springfield Apartments 1700 Joe Louis Street
 - Orange Avenue Apartments 2710 Country Club Drive
 - Pinewood Place Apartments 2940 Grady Road**

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

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)
- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
 - x Crime Prevention Through Environmental Design
 - x Activities targeted to at-risk youth, adults, or seniors
 - Volunteer Resident Patrol/Block Watchers Program
 - x Other (describe below)
 - Continue meeting with local law enforcement agencies and other anti gang groups
 - Crime Prevention Programs within Community Centers
4. Which developments are most affected? (list below)
- Springfield Apartments 1700 Joe Louis Street
 - Orange Avenue Apartments 2710 Country Club Drive

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)
- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
 - x Police provide crime data to housing authority staff for analysis and action
 - x Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
 - x Police regularly testify in and otherwise support eviction cases
 - x Police regularly meet with the PHA management and residents
 - Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
 - Other activities (list below)
3. Which developments are most affected? (list below)

PHA wide

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes x No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes x No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes x No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

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

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. x Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
2. x Yes No: Was the most recent fiscal audit submitted to HUD?

3. x Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain?_____
5. x Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. x 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
 - x Development-based accounting
 - x Comprehensive stock assessment
 - x Other: (list below)
Those offered as it pertains to the new HUD regulations concerning asset management – PIH 2006-10 (February 3,2006)
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)]

Resident Advisory Board consisted of OAUTA Residential Board – Oliver Hill, John Folsom, Ruthie Netterville, Irene Burgess, Noel Vega and oversight by Legal Services of North Florida.

A. Resident Advisory Board Recommendations

1. x 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)

X Provided below:

Requested more information on Goodbread Hills tax credit redevelopment

Requested information on why voucher payment standards were increased

Requested additional information on family self-sufficiency programs

Requested about Section 3 as it related to the construction of Goodbread

Requested additional information on excess utilities

Requested additional information on transfer of current residents for

Goodbread Hills

Requested information on resident budget as it concerns Asset

Management

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

x Considered comments but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments

List changes below:

Other: (list below)

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

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

Resident Board of Commissioner: Chuvlua Snell Brown - residing at scattered site.

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

3. Description of Resident Election Process

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

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

b. Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

- Any adult member of a resident or assisted family organization
 - Other (list)
- c. Eligible voters: (select all that apply)
- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
 - Representatives of all PHA resident and assisted family organizations
 - Other (list)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)
 - **State of Florida**
 - **Department of Community Affairs**
 - **City of Tallahassee Comprehensive Plan**

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - x The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - x The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - x The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - X Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Other: (list below)

Affordable Housing
Self-Sufficiency

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
 - 1) Expanding homeownership opportunities for low and moderate income households as well first time homeowners.
 - 2) Affirmatively Furthering Fair Housing
 - 3) Preserving the City's existing housing stock and reduce through rehabilitation and demolition of substandard units.

D. Other Information Required by HUD

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

Attachments

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

PHA Plan Table Library

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

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

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

Original Annual Statement

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

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

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

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

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

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

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

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

TALLAHASSEE HOUSING AUTHORITY
Public Housing/Section 8 Policy

Deconcentration and Income Targeting

The Tallahassee Housing Authority owns and operates 538 public housing units. At least forty percent (40%) (with incomes below 30 percent of median) in a fiscal year, of any new or available public housing apartments must be designated to extremely low-income people. The Authority shall provide more than seventy-five percent (75%) of newly available vouchers and certificates to very poor families.

The Tallahassee Housing Authority has a total of 1,807 Section 8 units. Seventy-five percent (75%) of the new or turned over Section 8 vouchers must be directed toward low to moderate low-income people. During the coming year THA plans to employ the following local preferences:

- Working families
- Families registered/enrolled currently or previously in educational, training, or upward mobility programs or a recognized job training program
- Families of domestic violence
- Families involuntarily displaced
- Veterans and veterans' families
- Households that contribute to meeting income goals/requirements(broad range of incomes/targeting)

1. Working Families

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

2. Families Registered or Enrolled in Job Training Programs

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

3. Domestic Violence

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

4. Involuntary Displacement

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

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

Notice of Preference Denial

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

Skipping Policy

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

The current waiting list for public housing is 319. Below is the breakdown as it relates to race and income:

<u>Race</u>	<u>Very Low Income</u>	<u>Low Income</u>
1(Caucasian) 10	8	2
2(Black) 309	245	64

The current waiting list for Section 8 is 2174. Below is the breakdown as it relates to race and income:

<u>Race</u>	<u>Very Low Income</u>	<u>Low Income</u>
	1500	674
1(Caucasian) 30		
1(Black) 2132		
3(Other) 12		

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

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

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

Authority Incentives

The Authority’s four public housing communities, Springfield Apartments (1700 Joe Louis Street), Orange Avenue Apartments (2710 Country Club Drive), Hidden Pines, 2008 Trimble Road and Pinewood Place Apartments (2940 Grady Rd.) are all geographically located in low-income (poverty) areas of the city. The Authority has installed central air condition units in each of its apartments. Carpet has also been used

to replace worn PVC tile flooring. At the Orange Avenue community new energy efficient windows have replaced single pane non-efficient ones. A new community center has been constructed at the Pinewood Place Community along with two full size tennis courts for the residents along with a partnership for instruction. The Orange Avenue community has received an expanded community center and each community has computer rooms, which are available to residents in minimizing the digital divide. Laundromats have been installed at each community to meet the residents laundry needs.

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

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

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

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

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

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

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

Self-Sufficiency Incentives

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

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

Phase-in of Rent Increases

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

Individual Savings Accounts

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

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

The Authority will maintain the account in an interest bearing investment and will credit the family with the interest income; at least annually the Authority will provide the family with a report on the status of the account. Any balance in such an account when

the family moves out is the property of the family, unless the family is not in compliance with the lease.

Deconcentratio1

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:						
Summary						
PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-07 Replacement Housing Factor Gran			Federal FY of Grant: 2007	
[X]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 No.	Summary by Development Account	Total Estimated Cost		Total Annual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-CFP Funds					
2	1406 Operations	0	0	0	0	
3	1408 Management Improvements	145,000	0	0	0	
4	1410 Administration	85,000	0	0	0	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	0	0	0	0	
8	1440 Site Acquisition					
9	1450 Site Improvement	36,000	0	0	0	
10	1460 Dwelling Structures	315,000	0	0	0	
11	1465.1 Dwelling Equipment - Nonexpendable	24,000	0	0	0	
12	1470 Nondwelling Structures	201,948	0	0	0	
13	1475 Nondwelling Equipment	70,000	0	0	0	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities	0	0	0	0	
19	1501 Collaterization of Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2- 20)	876,948	0	0	0	
22	Amount of line 21 Related to LBP Activities	0				
23	Amount of line 21 Related to Section 504 Compliance	0				
24	Amount of line 21 Related to Security - Soft Costs	0				
25	Amount of line 21 Related to Security - Hard Costs	0				
26	Amount of line 21 Related to Energy Conservation Measures	0				

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

PHA Name: Tallahassee Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL29P073501-07 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operating Subsidy	1406		0				
	total 1406 - Operations			0				
	Staff Training in Hud Regulations	1408		10,000				
	Maintenance Skills Training	1408		10,000				
	Resident Initiatives - Drug Intervention/Prevention	1408		125,000				
	total 1408 - Management Improvements			145,000				
	Executive Director	1410	5%	5,752				
	Executive Secretary	1410	5%	2,545				
	Capital Funds Coordinator	1410	100%	56,500				
	Finance Director	1410	5%	3,676				
	Bookkeeper	1410	5%	1,543				
	Benefits	1410		14,983				
	total 1410 - Administration			85,000				
	A & E Fees	1430		0				
	total 1430 - Fees & Costs			0				
	Ranges	1465		12,000				
	Refrigerators	1465		12,000				
	total 1465 - Dwelling Equipment			24,000				
	Upgrade Computer Equipment	1475	15	10,000				
	total 1475 - Non-Dwelling Equipment			10,000				

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

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-07 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-001 & 003 Springfield	Maintain the grounds to improve safety/health issues and property values	1450		8,000				
	total 1450 - Site Improvement			8,000	0	0	0	
	Repair/Replace roofs	1460	15	35,000				
	Maintain the structure to improve safety/health issues and property values - performed on vacated units	1460	15	55,000				
	total 1460 - Dwelling Structures			90,000	0	0	0	
	Community Center	1470		201,948				
	total 1470 - Non-Dwelling Structures			201,948	0	0	0	
	Furnish the Community Center	1475		60,000				
	total 1475 - Non-Dwelling Equipment			60,000				
	TOTAL SPRINGFIELD			359,948				
FL029P073-002 Orange Ave.	Maintain the grounds to improve safety/health issues and property values	1450		8,000				
	total 1450 - Site Improvement			8,000				
	Maintain the structure to improve safety/health issues and property values - performed on vacated units	1460	15	55,000				
	Roof Repair	1460	7	35,000				
	total 1460 - Dwelling Structures			90,000				
	TOTAL ORANGE AVE			98,000				

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

Part II: Supporting Pages

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-07 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-006	Repair Roofs	1460	6	35,000				
Pinewood Place	Maintain the structure to improve safety/health issues and property values - performed on vacated units	1460	7	25,000				
	total 1460 - Dwelling Structures			60,000				
	TOTAL PINEWOOD PLACE			60,000				
FL029P073-0015	Maintain the grounds to improve safety/health issues and property values	1450		10,000				
Scattered Site	total 1450 -Site Improvement			10,000				
	Maintain the structure to improve safety/health issues and property values - performed on vacated units	1460	2	35,000				
	total 1460 - Dwelling Structures			35,000				
	TOTAL SCATTERED SITE 15			45,000				
FL029P073-0016	Maintain the grounds to improve safety/health issues and property values	1450		10,000				
Scattered Site	total 1450 -Site Improvement			10,000				
FL029P073-0016	Maintain the structure to improve safety/health issues and property values - performed on vacated units	1460	2	35,000				
Scattered Site	total 1460 - Dwelling Structures			35,000				
	TOTAL SCATTERED SITE 16			45,000				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Tallahassee Housing Authority			Grant Type and Number Capital Fund Program Grant No: FL29P073501-07 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-0017	Maintain the structure to improve safety/health issues and property values - performed on vacated units	1460	1	5,000				
Hidden Pines	total 1460 - Dwelling Structures			5,000				
	TOTAL HIDDEN PINES			5,000				
PHA Wide	total 1406 - Operations			-	-	-	-	
PHA Wide	total 1408 - Management Improvements			145,000	-	-	-	
PHA Wide	total 1410 - Administration			85,000	-	-	-	
PHA Wide	total 1430 - Fees & Costs			-	-	-	-	
PHA Wide	total 1465 - Dwelling Equipment			24,000	-	-	-	
PHA Wide	total 1475 - Non-Dwelling Equipment			10,000	-	-	-	
FL029P073-001 & 003	TOTAL SPRINGFIELD			359,948	-	-	-	
FL029P073-002	TOTAL ORANGE AVE			98,000	-	-	-	
FL029P073-006	TOTAL PINWOOD PLACE			60,000	-	-	-	
FL029P073-015	TOTAL SCATTERED SITE 15			45,000	-	-	-	
FL029P073-016	TOTAL SCATTERED SITE 16			45,000	-	-	-	
FL029P073-017	TOTAL HIDDEN PINES			5,000	-	-	-	
	TOTAL CFP501-2007			876,948	-	-	-	

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

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-07 Replacement Housing Factor Grant No:					Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reasons for Revised	
	Original	Revised	Actual	Original	Revised	Actual		
PHA Wide:								
1406 - Operations	09/01/09			09/01/11				
1408 - Man. Improvements	09/01/09			09/01/11				
1410 - Administration	09/01/09			09/01/11				
1430 - Fees & Costs	09/01/09			09/01/11				
1465 - Dwelling Equipment	09/01/09			09/01/11				
1470 - Non-Dwell Struct	09/01/09			09/01/11				
1475 - Non-Dwell Equip	09/01/09			09/01/11				
FL029P073-001 & 003	09/01/09			09/01/11				
FL029P073-002	09/01/09			09/01/11				
FL029P073-004	09/01/09			09/01/11				
FL029P073-006	09/01/09			09/01/11				
FL029P073-015	09/01/09			09/01/11				
FL029P073-016	09/01/09			09/01/11				
FL029P073-017	09/01/09			09/01/11				

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:						
Summary						
PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-07 Replacement Housing Factor Gran			Federal FY of Grant: 2007	
[X]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 No.	Summary by Development Account	Total Estimated Cost		Total Annual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-CFP Funds					
2	1406 Operations	0	0	0	0	
3	1408 Management Improvements	145,000	0	0	0	
4	1410 Administration	85,000	0	0	0	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	0	0	0	0	
8	1440 Site Acquisition					
9	1450 Site Improvement	36,000	0	0	0	
10	1460 Dwelling Structures	315,000	0	0	0	
11	1465.1 Dwelling Equipment - Nonexpendable	24,000	0	0	0	
12	1470 Nondwelling Structures	201,948	0	0	0	
13	1475 Nondwelling Equipment	70,000	0	0	0	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities	0	0	0	0	
19	1501 Collaterization of Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2- 20)	876,948	0	0	0	
22	Amount of line 21 Related to LBP Activities	0				
23	Amount of line 21 Related to Section 504 Compliance	0				
24	Amount of line 21 Related to Security - Soft Costs	0				
25	Amount of line 21 Related to Security - Hard Costs	0				
26	Amount of line 21 Related to Energy Conservation Measures	0				

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

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-07 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operating Subsidy	1406		0				
	total 1406 - Operations			0				
	Staff Training in Hud Regulations	1408		10,000				
	Maintenance Skills Training	1408		10,000				
	Resident Initiatives - Drug Intervention/Prevention	1408		125,000				
	total 1408 - Management Improvements			145,000				
	Executive Director	1410	5%	5,752				
	Executive Secretary	1410	5%	2,545				
	Capital Funds Coordinator	1410	100%	56,500				
	Finance Director	1410	5%	3,676				
	Bookkeeper	1410	5%	1,543				
	Benefits	1410		14,983				
	total 1410 - Administration			85,000				
	A & E Fees	1430		0				
	total 1430 - Fees & Costs			0				
	Ranges	1465		12,000				
	Refrigerators	1465		12,000				
	total 1465 - Dwelling Equipment			24,000				
	Upgrade Computer Equipment	1475	15	10,000				
	total 1475 - Non-Dwelling Equipment			10,000				

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

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-07 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-001 & 003	Maintain the grounds to improve safety/health issues and property values	1450		8,000				
Springfield	total 1450 - Site Improvement			8,000	0	0	0	
	Repair/Replace roofs	1460	15	35,000				
	Maintain the structure to improve safety/health issues and property values - performed on vacated units	1460	15	55,000				
	total 1460 - Dwelling Structures			90,000	0	0	0	
	Community Center	1470		201,948				
	total 1470 - Non-Dwelling Structures			201,948	0	0	0	
	Furnish the Community Center	1475		60,000				
	total 1475 - Non-Dwelling Equipment			60,000				
	TOTAL SPRINGFIELD			359,948				
FL029P073-002	Maintain the grounds to improve safety/health issues and property values	1450		8,000				
Orange Ave.	total 1450 - Site Improvement			8,000				
	Maintain the structure to improve safety/health issues and property values - performed on vacated units	1460	15	55,000				
	Roof Repair	1460	7	35,000				
	total 1460 - Dwelling Structures			90,000				
	TOTAL ORANGE AVE			98,000				

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

Part II: Supporting Pages

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-07 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-006	Repair Roofs	1460	6	35,000				
Pinewood Place	Maintain the structure to improve safety/health issues and property values - performed on vacated units	1460	7	25,000				
	total 1460 - Dwelling Structures			60,000				
	TOTAL PINEWOOD PLACE			60,000				
FL029P073-0015	Maintain the grounds to improve safety/health issues and property values	1450		10,000				
Scattered Site	total 1450 -Site Improvement			10,000				
	Maintain the structure to improve safety/health issues and property values - performed on vacated units	1460	2	35,000				
	total 1460 - Dwelling Structures			35,000				
	TOTAL SCATTERED SITE 15			45,000				
FL029P073-0016	Maintain the grounds to improve safety/health issues and property values	1450		10,000				
Scattered Site	total 1450 -Site Improvement			10,000				
FL029P073-0016	Maintain the structure to improve safety/health issues and property values - performed on vacated units	1460	2	35,000				
Scattered Site	total 1460 - Dwelling Structures			35,000				
	TOTAL SCATTERED SITE 16			45,000				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Tallahassee Housing Authority			Grant Type and Number Capital Fund Program Grant No: FL29P073501-07 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-0017	Maintain the structure to improve safety/health issues and property values - performed on vacated units	1460	1	5,000				
Hidden Pines	total 1460 - Dwelling Structures			5,000				
	TOTAL HIDDEN PINES			5,000				
PHA Wide	total 1406 - Operations			-	-	-	-	
PHA Wide	total 1408 - Management Improvements			145,000	-	-	-	
PHA Wide	total 1410 - Administration			85,000	-	-	-	
PHA Wide	total 1430 - Fees & Costs			-	-	-	-	
PHA Wide	total 1465 - Dwelling Equipment			24,000	-	-	-	
PHA Wide	total 1475 - Non-Dwelling Equipment			10,000	-	-	-	
FL029P073-001 & 003	TOTAL SPRINGFIELD			359,948	-	-	-	
FL029P073-002	TOTAL ORANGE AVE			98,000	-	-	-	
FL029P073-006	TOTAL PINWOOD PLACE			60,000	-	-	-	
FL029P073-015	TOTAL SCATTERED SITE 15			45,000	-	-	-	
FL029P073-016	TOTAL SCATTERED SITE 16			45,000	-	-	-	
FL029P073-017	TOTAL HIDDEN PINES			5,000	-	-	-	
	TOTAL CFP501-2007			876,948	-	-	-	

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

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-07 Replacement Housing Factor Grant No:					Federal FY of Grant: 2007
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reasons for Revised
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide:							
1406 - Operations	09/01/09			09/01/11			
1408 - Man. Improvements	09/01/09			09/01/11			
1410 - Administration	09/01/09			09/01/11			
1430 - Fees & Costs	09/01/09			09/01/11			
1465 - Dwelling Equipment	09/01/09			09/01/11			
1470 - Non-Dwell Struct	09/01/09			09/01/11			
1475 - Non-Dwell Equip	09/01/09			09/01/11			
FL029P073-001 & 003	09/01/09			09/01/11			
FL029P073-002	09/01/09			09/01/11			
FL029P073-004	09/01/09			09/01/11			
FL029P073-006	09/01/09			09/01/11			
FL029P073-015	09/01/09			09/01/11			
FL029P073-016	09/01/09			09/01/11			
FL029P073-017	09/01/09			09/01/11			

Five-Year Action Plan
Part I: Summary
 Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157 (Exp. 06/30/2005)

HA Name: The Housing Authority of Tallahassee, FL		Locality: (City/County & State) Tallahassee, Florida			[X] Original [] Revision No.: _____	
A.	Work Statement for Year 1 FFY: <u>2007</u>	Work Statement for Year 2 FFY: <u>2008</u>	Work Statement for Year 3 FFY: <u>2009</u>	Work Statement for Year 4 FFY: <u>2010</u>	Work Statement for Year 5 FFY: <u>2011</u>	
Development Number/Name						
FL29-073-1 & 3 Springfield	See Annual Statement	\$120,000	\$120,000	\$115,000	\$115,000	
FL29-073-2 Orange Avenue		\$100,000	\$90,000	\$90,000	\$90,000	
FL29-073-4 Ebony Gardens						
FL29-073-6 Pinewood Place		\$90,000	\$90,000	\$90,000	\$90,000	
FL29-073-15 Scattered Sites		\$70,000	\$70,000	\$70,000	\$70,000	
FL29-073-16 Scattered Sites		\$70,000	\$70,000	\$70,000	\$70,000	
FL29-073-17 Hidden Pines Apartments		\$10,000	\$10,000	\$5,000	\$5,000	
B. Physical Improvements Subtotal		\$460,000	\$450,000	\$440,000	\$440,000	
C. Management Improvements		\$165,000	\$165,000	\$165,000	\$165,000	
D. HA - Wide Nondwelling Structures and Equipment		\$28,656	\$28,750	\$29,856	\$32,250	
E. Administration		\$87,622	\$87,622	\$87,622	\$87,622	
F. Other		\$35,000	\$35,000	\$40,000	\$40,000	
G. Operations		\$123,722	\$133,628	\$137,522	\$135,128	
H. Demolition		\$0	\$0	\$0	\$0	
I. Replacement Reserve		\$0	\$0	\$0	\$0	
J. Mod used for development		\$0	\$0	\$0	\$0	
K. Total CGP Funds		\$900,000	\$900,000	\$900,000	\$900,000	
L. Total Non-CGP Funds		\$0	\$0	\$0	\$0	
M. Grand Total		\$900,000	\$900,000	\$900,000	\$900,000	
Signature of Executive Director		Date:	Signature of Public Housing Director		Date:	

Five-Year Action Plan

Part II: Summary (Continuation)

Comprehensive Grant Program (CGP)

**U.S. Department of Housing
and Urban Development**

Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 06/30/2005)

A. Development Number/Name	Work Stmt. for Year 1 2007	Work Statement for Year 2 FFY 2008	Work Statement for Year 3 FFY 2009	Work Statement for Year 4 FFY 2010	Work Statement for Year 5 FFY 2011
<p>FL029P073001 & 003, Springfield <u>Site Improvements</u> -Maintain the grounds to improve safety/health issues and property values -Pressure Washing of roofs and siding -Installation of additional office parking -Relocation of mailboxes</p> <p><u>Dwelling Structure</u> -Maintain the structure to improve safety/health issues and property values -Replace roofs -Cosmetic Improvement to façade of units</p> <p>FL029P073002, Orange Avenue <u>Site Improvements</u> -Maintain the grounds to improve safety/health issues and property values -Pressure Washing of roofs and siding</p> <p><u>Dwelling Structure</u> -Maintain the structure to improve safety/health issues and property values -Replace roofs and install gutters</p> <p>FL029P073006, Pinewood Place <u>Site Improvements</u> -Maintain the grounds to improve safety/health issues and property values -Pressure Washing of roofs and siding</p>	<p>See Annual Statement</p>	<p>5,000 5,000 20,000</p> <p>60,000 30,000</p> <p>5,000 5,000</p> <p>60,000 30,000</p> <p>5,000 5,000</p>	<p>5,000 5,000 5,000</p> <p>60,000 20,000 25,000</p> <p>5,000 5,000</p> <p>60,000 20,000</p> <p>5,000 5,000</p>	<p>5,000 5,000</p> <p>60,000 20,000 25,000</p> <p>5,000 5,000</p> <p>60,000 20,000</p> <p>5,000 5,000</p>	<p>5,000 5,000</p> <p>60,000 20,000 25,000</p> <p>5,000 5,000</p> <p>60,000 20,000</p> <p>5,000 5,000</p>

Five-Year Action Plan

Part II: Summary (Continuation)

Comprehensive Grant Program (CGP)

**U.S. Department of Housing
and Urban Development**

Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 06/30/2005)

A. Development Number/Name	Work Stmt. for Year 1 2007	Work Statement for Year 2 FFY 2008	Work Statement for Year 3 FFY 2009	Work Statement for Year 4 FFY 2010	Work Statement for Year 5 FFY 2011
<u>Dwelling Structure</u> -Maintain the structure to improve safety/health issues and property values -Replace roofs and install gutters -Cosmetic Improvements to Complex and Units		60,000	60,000	60,000	60,000
		10,000	10,000	10,000	10,000
		10,000	10,000	10,000	10,000
<u>FL029P073015, Scattered Sites</u>					
<u>1450 Site Improvements</u>					
-Maintain the grounds to improve safety/health issues and property values		5,000	5,000	5,000	5,000
-Pressure Washing of roofs and siding		5,000	5,000	5,000	5,000
<u>1460 Dwelling Structure</u>					
-Maintain the structure to improve safety/health issues and property values		60,000	60,000	60,000	60,000
<u>FL029P073016, Scattered Sites</u>					
<u>1450 Site Improvements</u>					
-Maintain the grounds to improve safety/health issues and property values		5,000	5,000	5,000	5,000
-Pressure Washing of roofs and siding		5,000	5,000	5,000	5,000
<u>1460 Dwelling Structure</u>					
-Maintain the structure to improve safety/health issues and property values		60,000	60,000	60,000	60,000
<u>FL029P073017, Hidden Pines</u>					
<u>1450 Site Improvements</u>					
-Maintain the grounds to improve safety/health issues and property values		10,000	10,000	5,000	5,000

Five-Year Action Plan

Part II: Summary (Continuation)

Comprehensive Grant Program (CGP)

**U.S. Department of Housing
and Urban Development**

Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 06/30/2005)

A. Development Number/Name	Work Stmt. for Year 1 2007	Work Statement for Year 2 FFY 2008	Work Statement for Year 3 FFY 2009	Work Statement for Year 4 FFY 2010	Work Statement for Year 5 FFY 2011
1406 Operations Operating Subsidy		123,722	133,628	137,522	135,128
1408 Management Improvements Staff training in HUD regulations Maintenance Skills Training Resident Initiative - Drug Intervention/Prevention		10,000 5,000 150,000	10,000 5,000 150,000	10,000 5,000 150,000	10,000 5,000 150,000
1410 Administration Executive Director Executive Secretary Capital Funds Coordinator Finance Director Bookkeeper Benefits		5,900 2,600 60,000 3,800 1,600 13,722	5,900 2,600 60,000 3,800 1,600 13,722	5,900 2,600 60,000 3,800 1,600 13,722	5,900 2,600 60,000 3,800 1,600 13,722
1430 Fees and Costs A & E Fees		15,000	15,000	20,000	20,000
1465 Dwelling Equip (Authority Wide) Ranges Refrigerators		12,000 8,000	12,000 8,000	12,000 8,000	12,000 8,000
1475 Non-Dwelling Equipment Replace vehicles for Force Account Labors Upgrade Computer Equipment		18,000 10,656	18,750 10,000	19,200 10,656	22,250 10,000
Totals		900,000	900,000	900,000	900,000

Work Statement for Year 1 FFY: <u>2007</u>	Work Statement for Year <u>2</u> FFY: <u>2008</u>			Work Statement for Year <u>3</u> FFY: <u>2009</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	See Annual Statement					
	FL029P073001 & 003, Springfield			FL029P073001 & 003, Springfield		
	<u>Site Improvements</u>			<u>Site Improvements</u>		
	Maintain the grounds to improve safety/health issues and property values	10%	\$5,000	Maintain the grounds to improve safety/health issues and property values	10%	\$5,000
	Pressure Washing of roofs and siding	10%	\$5,000	Pressure Washing of roofs and siding	10%	\$5,000
	-Installation of additional office parking	7 stalls	<u>\$20,000</u>	-Relocation of mailboxes	195 units	<u>\$5,000</u>
	Subtotal		\$30,000	Subtotal		\$15,000
	<u>Dwelling Structure</u>			<u>Dwelling Structure</u>		
	Maintain the structure to improve safety/health issues and property values	20 units	\$60,000	Maintain the structure to improve safety/health issues and property values	20 units	\$60,000
	-Replace roofs	20 units	<u>\$30,000</u>	-Replace roofs	20 units	\$20,000
	Subtotal		\$90,000	-Cosmetic Improvement to façade of units	1.00	<u>\$25,000</u>
	Subtotal			Subtotal		\$105,000
	Total FL029P073001 & 003		\$120,000	Total FL029P073001 & 003		\$120,000
	FL029P073002, Orange Avenue			FL029P073002, Orange Avenue		
	<u>Site Improvements</u>			<u>Site Improvements</u>		
	Maintain the grounds to improve safety/health issues and property values	10%	\$5,000	Maintain the grounds to improve safety/health issues and property values	10%	\$5,000
	Pressure Washing of roofs and siding	10%	<u>\$5,000</u>	Pressure Washing of roofs and siding	10%	<u>\$5,000</u>
	Subtotal		\$10,000	Subtotal		\$10,000
	<u>Dwelling Structure</u>			<u>Dwelling Structure</u>		
	-Replace roofs and install gutters	20 units	\$30,000	-Replace roofs and install gutters	20 units	\$20,000
	Maintain the structure to improve safety/health issues and property values	20 units	<u>\$60,000</u>	Maintain the structure to improve safety/health issues and property values	20 units	<u>\$60,000</u>
	Subtotal		\$90,000	Subtotal		\$80,000
	Total FL029P073002		\$100,000	Total FL029P073002		\$90,000
	FL029P073006, Pinewood Place			FL029P073006, Pinewood Place		
	<u>Site Improvements</u>			<u>Site Improvements</u>		
	Maintain the grounds to improve safety/health issues and property values	10%	\$5,000	Maintain the grounds to improve safety/health issues and property values	10%	\$5,000
	Pressure Washing of roofs and siding	10%	<u>\$5,000</u>	Pressure Washing of roofs and siding	10%	<u>\$5,000</u>
	Subtotal		\$10,000	Subtotal		\$10,000
	<u>Dwelling Structure</u>			<u>Dwelling Structure</u>		
	-Replace roofs and install gutters	20 units	\$10,000	-Replace roofs and install gutters	20 units	\$10,000
	-Cosmetic Improvement to façade of units	1.00	\$10,000	-Cosmetic Improvement to façade of units	1.00	\$10,000
	Maintain the structure to improve safety/health issues and property values	20 units	<u>\$60,000</u>	Maintain the structure to improve safety/health issues and property values	20 units	<u>\$60,000</u>
	Subtotal		\$80,000	Subtotal		\$80,000
	Total FL029P073006		\$90,000	Total FL029P073006		\$90,000
	Subtotal of Estimated Cost		\$310,000	Subtotal of Estimated Cost		\$300,000

Work Statement for Year 1 FFY: <u>2007</u>	Work Statement for Year <u>2</u> FFY: <u>2008</u>			Work Statement for Year <u>3</u> FFY: <u>2009</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
Annual Statement	<u>FL029P073015, Scattered Sites</u>			<u>FL029P073015, Scattered Sites</u>		
	<u>1450 Site Improvements</u>			<u>1450 Site Improvements</u>		
	Maintain the grounds to improve safety/health issues and property values	8 DU	\$5,000	Maintain the grounds to improve safety/health issues and property values	8 DU	\$5,000
	Pressure Washing of roofs and siding	10%	<u>\$5,000</u>	Pressure Washing of roofs and siding	10%	<u>\$5,000</u>
	Subtotal		\$10,000	Subtotal		\$10,000
	<u>1460 Dwelling Structure</u>			<u>1460 Dwelling Structure</u>		
	Maintain the structure to improve safety/health issues and property values	8 DU	<u>\$60,000</u>	Maintain the structure to improve safety/health issues and property values	8 DU	<u>\$60,000</u>
	Subtotal		\$60,000	Subtotal		\$60,000
	Total FL029P073015		\$70,000	Total FL029P073015		\$70,000
	<u>FL029P073016, Scattered Sites</u>			<u>FL029P073016, Scattered Sites</u>		
	<u>1450 Site Improvements</u>			<u>1450 Site Improvements</u>		
	Maintain the grounds to improve safety/health issues and property values	8 DU	\$5,000	Maintain the grounds to improve safety/health issues and property values	8 DU	\$5,000
	Pressure Washing of roofs and siding	10%	<u>\$5,000</u>	Pressure Washing of roofs and siding	10%	<u>\$5,000</u>
	Subtotal		\$10,000	Subtotal		\$10,000
	<u>1460 Dwelling Structure</u>			<u>1460 Dwelling Structure</u>		
Maintain the structure to improve safety/health issues and property values	8 DU	<u>\$60,000</u>	Maintain the structure to improve safety/health issues and property values	8 DU	<u>\$60,000</u>	
Subtotal		\$60,000	Subtotal		\$60,000	
Total FL029P073016		\$70,000	Total FL029P073016		\$70,000	
<u>FL029P073017, Hidden Pines</u>			<u>FL029P0730+E6217, Hidden Pines</u>			
<u>1450 Site Improvements</u>			<u>1450 Site Improvements</u>			
Maintain the grounds to improve safety/health issues and property values	10%	<u>\$10,000</u>	Maintain the grounds to improve safety/health issues and property values	10%	<u>\$10,000</u>	
Subtotal		\$10,000	Subtotal		\$10,000	
Total FL029P073017		\$10,000	Total FL029P073017		\$10,000	
	Subtotal of Estimated Cost		\$150,000	Subtotal of Estimated Cost		\$150,000

Work Statement for Year 1 FFY: <u>2007</u>	Work Statement for Year <u>2</u> FFY: <u>2007</u>			Work Statement for Year <u>3</u> FFY: <u>2008</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	1406 Operations			1406 Operations		
	Operating Subsidy	10%	<u>\$123,722</u>	Operating Subsidy	10%	<u>\$133,628</u>
	Subtotal		\$123,722	Subtotal		\$133,628
	1408 Management Improvements			1408 Management Improvements		
	Staff training in HUD regulations	LS	\$10,000	Staff training in HUD regulations	LS	\$10,000
	Maintenance Skills Training	LS	\$5,000	Maintenance Skills Training	LS	\$5,000
	Resident Initiative - Drug Intervention/Prevention	LS	<u>\$150,000</u>	Resident Initiative - Drug Intervention/Prevention	LS	<u>\$150,000</u>
	Subtotal		\$165,000	Subtotal		\$165,000
	1410 Administration			1410 Administration		
	Executive Director	5%	\$5,900	Executive Director	5%	\$5,900
	Executive Secretary	5%	\$2,600	Executive Secretary	5%	\$2,600
	Capital Funds Coordinator	100%	\$60,000	Capital Funds Coordinator	100%	\$60,000
	Finance Director	5%	\$3,800	Finance Director	5%	\$3,800
	Bookkeeper	5%	\$1,600	Bookkeeper	5%	\$1,600
	Benefits		<u>\$13,722</u>	Benefits		<u>\$13,722</u>
	Subtotal		\$87,622	Subtotal		\$87,622
	1430 Fees and Costs			1430 Fees and Costs		
	A & E Fees	LS	<u>\$15,000</u>	A & E Fees	LS	<u>\$15,000</u>
	Subtotal		\$15,000	Subtotal		\$15,000
	1465 Dwelling Equipment (Authority Wide)			1465 Dwelling Equipment (Authority Wide)		
	Ranges	100 EA	\$12,000	Ranges	100 EA	\$12,000
	Refrigerators	25 EA	<u>\$8,000</u>	Refrigerators	25 EA	<u>\$8,000</u>
	Subtotal		\$20,000	Subtotal		\$20,000
	1475 Non-Dwelling Equipment			1475 Non-Dwelling Equipment		
	Replace vehicles for Force Account Labors	LS	\$18,000	Replace vehicles for Force Account Labors	LS	\$18,750
	Upgrade Computer Equipment	LS	<u>\$10,656</u>	Upgrade Computer Equipment	LS	<u>\$10,000</u>
	Subtotal		\$28,656	Subtotal		\$28,750
	Subtotal of Estimated Cost		\$440,000	Subtotal of Estimated Cost		\$450,000
	total of Estimated Cost - 2008		\$900,000	total of Estimated Cost - 2009		\$900,000

Work Statement for Year 1 FFY: 2007	Work Statement for Year <u>4</u>			Work Statement for Year <u>5</u>		
	FFY: <u>2010</u>			FFY: <u>2011</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
Annual Statement	FL029P073001 & 003, Springfield			FL029P073001 & 003, Springfield		
	<u>Site Improvements</u>			<u>Site Improvements</u>		
	Maintain the grounds to improve safety/health issues and property values	10%	\$5,000	Maintain the grounds to improve safety/health issues and property values	10%	\$5,000
	Pressure Washing of roofs and siding	10%	<u>\$5,000</u>	Pressure Washing of roofs and siding	10%	<u>\$5,000</u>
	Subtotal		\$10,000	Subtotal		\$10,000
	<u>Dwelling Structure</u>			<u>Dwelling Structure</u>		
	Maintain the structure to improve safety/health issues and property values	20 units	\$60,000	Maintain the structure to improve safety/health issues and property values	20 units	\$60,000
	-Replace roofs	20 units	\$20,000	-Replace roofs	20 units	\$20,000
	-Cosmetic Improvement to façade of units	1.00	<u>\$25,000</u>	-Cosmetic Improvement to façade of units	1.00	<u>\$25,000</u>
	Subtotal		\$105,000	Subtotal		\$105,000
	Total FL029P073001 & 003		\$115,000	Total FL029P073001 & 003		\$115,000
	FL029P073002, Orange Avenue			FL029P073002, Orange Avenue		
<u>Site Improvements</u>			<u>Site Improvements</u>			
Maintain the grounds to improve safety/health issues and property values	10%	\$5,000	Maintain the grounds to improve safety/health issues and property values	10%	\$5,000	
Pressure Washing of roofs and siding	10%	<u>\$5,000</u>	Pressure Washing of roofs and siding	10%	<u>\$5,000</u>	
Subtotal		\$10,000	Subtotal		\$10,000	
<u>Dwelling Structure</u>			<u>Dwelling Structure</u>			
-Replace roofs and install gutters	20 units	\$20,000	-Replace roofs and install gutters	20 units	\$20,000	
Maintain the structure to improve safety/health issues and property values	20 units	<u>\$60,000</u>	Maintain the structure to improve safety/health issues and property values	20 units	<u>\$60,000</u>	
Subtotal		\$80,000	Subtotal		\$80,000	
Total FL029P073002		\$90,000	Total FL029P073002		\$90,000	
FL029P073006, Pinewood Place			FL029P073006, Pinewood Place			
<u>Site Improvements</u>			<u>Site Improvements</u>			
values	10%	\$5,000	values	10%	\$5,000	
Pressure Washing of roofs and siding	10%	<u>\$5,000</u>	Pressure Washing of roofs and siding	10%	<u>\$5,000</u>	
Subtotal		\$10,000	Subtotal		\$10,000	
<u>Dwelling Structure</u>			<u>Dwelling Structure</u>			
-Replace roofs and install gutters	20 units	\$10,000	-Replace roofs and install gutters	20 units	\$10,000	
-Cosmetic Improvement to façade of units	1.00	\$10,000	-Cosmetic Improvement to façade of units	1.00	\$10,000	
Maintain the structure to improve safety/health issues and property values	20 units	<u>\$60,000</u>	Maintain the structure to improve safety/health issues and property values	20 units	<u>\$60,000</u>	
Subtotal		\$80,000	Subtotal		\$80,000	
Total FL029P073006		\$90,000	Total FL029P073006		\$90,000	
Work	Subtotal of Estimated Cost		\$295,000	Subtotal of Estimated Cost		\$295,000

Statement for Year 1 FFY: 2006	Work Statement for Year <u>2</u> FFY: <u>2008</u>			Work Statement for Year <u>3</u> FFY: <u>2009</u>			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	FL029P073015, Scattered Sites			FL029P073015, Scattered Sites			
	<u>1450 Site Improvements</u>			<u>1450 Site Improvements</u>			
	values	8 DU	\$5,000	values	8 DU	\$5,000	
	Pressure Washing of roofs and siding	10%	<u>\$5,000</u>	Pressure Washing of roofs and siding	10%	<u>\$5,000</u>	
	Subtotal		\$10,000	Subtotal		\$10,000	
	<u>1460 Dwelling Structure</u>			<u>1460 Dwelling Structure</u>			
	Maintain the structure to improve safety/health issues and property values	8 DU	<u>\$60,000</u>	Maintain the structure to improve safety/health issues and property values	8 DU	<u>\$60,000</u>	
	Subtotal		\$60,000	Subtotal		\$60,000	
	Total FL029P073015		\$70,000	Total FL029P073015		\$70,000	
	FL029P073016, Scattered Sites			FL029P073016, Scattered Sites			
<u>1450 Site Improvements</u>			<u>1450 Site Improvements</u>				
Maintain the grounds to improve safety/health issues and property values	8 DU	\$5,000	Maintain the grounds to improve safety/health issues and property values	8 DU	\$5,000		
Pressure Washing of roofs and siding	10%	<u>\$5,000</u>	Pressure Washing of roofs and siding	10%	<u>\$5,000</u>		
Subtotal		\$10,000	Subtotal		\$10,000		
<u>1460 Dwelling Structure</u>			<u>1460 Dwelling Structure</u>				
Maintain the structure to improve safety/health issues and property values	8 DU	<u>\$60,000</u>	Maintain the structure to improve safety/health issues and property values	8 DU	<u>\$60,000</u>		
Subtotal		\$60,000	Subtotal		\$60,000		
Total FL029P073016		\$70,000	Total FL029P073016		\$70,000		
FL029P073017, Hidden Pines			FL029P0730+E6217, Hidden Pines				
<u>1450 Site Improvements</u>			<u>1450 Site Improvements</u>				
Maintain the grounds to improve safety/health issues and property values	10%	<u>\$5,000</u>	Maintain the grounds to improve safety/health issues and property values	10%	<u>\$5,000</u>		
Subtotal		\$5,000	Subtotal		\$5,000		
Total FL029P073017		\$5,000	Total FL029P073017		\$5,000		
Subtotal of Estimated Cost			\$145,000	Subtotal of Estimated Cost			\$145,000
Work	Work Statement for Year <u>2</u> FFY: <u>2007</u>			Work Statement for Year <u>3</u> FFY: <u>2008</u>			

Statement for Year 1	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
FFY: 2006	1406 Operations			1406 Operations		
	Operating Subsidy	10%	\$137,522	Operating Subsidy	10%	\$135,128
	Subtotal		\$137,522	Subtotal		\$135,128
	1408 Management Improvements			1408 Management Improvements		
	Staff training in HUD regulations	LS	\$10,000	Staff training in HUD regulations	LS	\$10,000
	Maintenance Skills Training	LS	\$5,000	Maintenance Skills Training	LS	\$5,000
	Resident Initiative - Drug Intervention/Prevention	LS	\$150,000	Resident Initiative - Drug Intervention/Prevention	LS	\$150,000
	Subtotal		\$165,000	Subtotal		\$165,000
	1410 Administration			1410 Administration		
	Executive Director	5%	\$5,900	Executive Director	5%	\$5,900
	Executive Secretary	5%	\$2,600	Executive Secretary	5%	\$2,600
	Capital Funds Coordinator	100%	\$60,000	Capital Funds Coordinator	100%	\$60,000
	Finance Director	5%	\$3,800	Finance Director	5%	\$3,800
	Bookkeeper	5%	\$1,600	Bookkeeper	5%	\$1,600
	Benefits		\$13,722	Benefits		\$13,722
	Subtotal		\$87,622	Subtotal		\$87,622
	1430 Fees and Costs			1430 Fees and Costs		
	A & E Fees	LS	\$20,000	A & E Fees	LS	\$20,000
	Subtotal		\$20,000	Subtotal		\$20,000
	1465 Dwelling Equipment (Authority Wide)			1465 Dwelling Equipment (Authority Wide)		
	Ranges	100 EA	\$12,000	Ranges	100 EA	\$12,000
	Refrigerators	25 EA	\$8,000	Refrigerators	25 EA	\$8,000
	Subtotal		\$20,000	Subtotal		\$20,000
	1475 Non-Dwelling Equipment			1475 Non-Dwelling Equipment		
	Replace vehicles for Force Account Labors	LS	\$19,200	Replace vehicles for Force Account Labors	LS	\$22,250
	Upgrade Computer Equipment	LS	\$10,656	Upgrade Computer Equipment	LS	\$10,000
	Subtotal		\$29,856	Subtotal		\$32,250
	Subtotal of Estimated Cost		\$460,000	Subtotal of Estimated Cost		\$460,000
	total of Estimated Cost - 2010		\$900,000	total of Estimated Cost - 2011		\$900,000

See Annual Statement

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:)						
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Annual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-CFP Funds					
2	1406 Operations	90,100	90,100	90,100	90,100	
3	1408 Management Improvements	66,750	66,368	66,368	66,368	
4	1410 Administration	57,500	57,500	57,500	57,500	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	54,215	54,215	54,215	54,215	
8	1440 Site Acquisition					
9	1450 Site Improvement	780	3,180	3,180	3,180	
10	1460 Dwelling Structures	371,437	399,951	399,951	399,951	
11	1465.1 Dwelling Equipment - Nonexpendable	20,000	24,510	24,510	24,510	
12	1470 Nondwelling Structures	181,778	146,737	146,737	146,737	
13	1475 Nondwelling Equipment	58,756	58,755	58,755	58,755	
14	1485 Demolition	0	0	0	0	
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collateralization of Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2- 20)	901,316	901,316	901,316	901,316	
22	Amount of line 21 Related to LBP Activities	0				
23	Amount of line 21 Related to Section 504 Compliance	0				
24	Amount of line 21 Related to Security - Soft Costs	0				
25	Amount of line 21 Related to Security - Hard Costs	0				
26	Amount of line 21 Related to Energy Conservation Measures	0				

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

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
[] Original Annual Statement [] Reserve for Disasters/Emergencies [] Revised Annual Statement (revision no:)								
PHA Wide	Operating Subsidy	1406		90,100	90,100	90,100	90,100	
	total 1406 - Operations			90,100	90,100	90,100	90,100	
	Staff Training in Hud Regulations	1408		7,500	7,500	7,500	7,500	
	Maintenance Skills Training	1408		7,250	6,868	6,868	6,868	
	Resident Job and Leadership Training	1408		52,000	52,000	52,000	52,000	
	total 1408 - Management Improvements			66,750	66,368	66,368	66,368	
	Executive Director	1410	5%	3,979	3,979	3,979	3,979	
	Executive Secretary	1410	5%	1,850	1,850	1,850	1,850	
	Maintenance Director	1410	35%	14,154	14,154	14,154	14,154	
	Capital Funds Coordinator	1410	100%	22,015	22,015	22,015	22,015	
	Finance Director	1410	5%	2,659	2,659	2,659	2,659	
	Bookkeeper	1410	5%	2,253	2,253	2,253	2,253	
	Benefits	1410		10,590	10,590	10,590	10,590	
	total 1410 - Administration			57,500	57,500	57,500	57,500	
	A & E Fees	1430		250	250	250	250	
	Hope VI Consultant	1430		53,965	53,965	53,965	53,965	
	total 1430 - Fees & Costs			54,215	54,215	54,215	54,215	
	Ranges	1465		12,000	12,000	12,000	12,000	
	Refrigerators	1465		8,000	12,510	12,510	12,510	
	total 1465 - Dwelling Equipment			20,000	24,510	24,510	24,510	
	Upgrade & Enlarge HA Office Building (phase I)	1470		31,793	31,793	31,793	31,793	
	total 1470 - Non-Dwelling Structures			31,793	31,793	31,793	31,793	
	Upgrade Computer Equipment	1475	15	13,756	13,756	13,756	13,756	
	Force Acct (carpenter) vehicle	1475		24,631	24,631	24,631	24,631	
	total 1475 - Non-Dwelling Equipment			38,387	38,387	38,387	38,387	

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

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
[] Original Annual Statement [] Reserve for Disasters/Emergencies [] Revised Annual Statement (revision no:)								
FL029P073-001 & 003	Paint exterior of buildings	1450		0	0	0	0	
Springfield	total 1450 -Site Improvement			0	0	0	0	
	Raise air conditioners off ground	1460	195	0	0	0	0	
	Roofing Repair	1460		49,067	62,387	62,387	62,387	
	Replace mechanical room doors w/metal insulated	1460	195	0	0	0	0	
	Install rangehoods	1460	195	0	0	0	0	
	Renovate Day Care Center to current code	1460	1	0	0	0	0	
	Upgrade Units to Building Code and Install Carpeting	1460	15	118,095	120,886	120,886	120,886	
	total 1460 - Dwelling Structures			167,162	183,273	183,273	183,273	
	Build Springfield Community Center	1470	1	35,825	784	784	784	
	Renovate Day Care Center	1470	2	13,575	13,575	13,575	13,575	
	total 1470 - Non-Dwelling Structures			49,400	14,359	14,359	14,359	
	TOTAL SPRINGFIELD			216,562	197,632	197,632	197,632	
FL029P073-002	Install additional security lighting	1450		780	3,180	3,180	3,180	
Orange Ave.	total 1450 -Site Improvement			780	3,180	3,180	3,180	
	Repair Roofing			68,411	77,251	77,251	77,251	
	Upgrade Units to Building Code and Install Carpeting	1460	15	76,865	76,864	76,864	76,864	
	total 1460 - Dwelling Structures			145,276	154,115	154,115	154,115	
	Community Center Revitalization	1470		100,585	100,585	100,585	100,585	

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

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
[] Original Annual Statement [] Reserve for Disasters/Emergencies [] Revised Annual Statement (revision no:)				Original	Revised	Funds Obligated	Funds Expended	
	total 1470 - Non-Dwelling Structures			100,585	100,585	100,585	100,585	
	Furnish Community Center	1475		20,369	20,368	20,368	20,368	
	Total 1475 - Non-Dwelling Equipment			20,369	20,368	20,368	20,368	
	TOTAL ORANGE AVE			267,010	278,248	278,248	278,248	
FL029P073-004	Repair/Replace gas appliances and hook-ups	1460	60	0	0	0	0	
Ebony Gardens	Upgrade Units to Building Code and Install Carpeting	1460	5	1,085	1,085	1,085	1,085	
	total 1460 - Dwelling Structures			1,085	1,085	1,085	1,085	
	Demolition of Ebony Gardens	1485		0	0	0	0	
	total 1485 - Demolition			0	0	0	0	
	TOTAL EBONY GARDENS			1,085	1,085	1,085	1,085	
FL029P073-006	Replace mechanical room doors w/metal insulated	1460	96	0	0	0	0	
Pinewood Place	Roof Repair	1460	20	13,210	13,210	13,210	13,210	
	Upgrade Units to Building Code and Install Carpeting	1460	7	18,825	18,825	18,825	18,825	
	total 1460 - Dwelling Structures			32,035	32,035	32,035	32,035	
	TOTAL PINEWOOD PLACE			32,035	32,035	32,035	32,035	
FL029P073-0015	Upgrade Units to Building Code and Install Carpeting	1460	2	12,830	16,394	16,394	16,394	
Scattered Site	total 1460 - Dwelling Structures			12,830	16,394	16,394	16,394	

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

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
[] Original Annual Statement [] Reserve for Disasters/Emergencies [] Revised Annual Statement (revision no:)								
	TOTAL SCATTERED SITE 15			12,830	16,394	16,394	16,394	
FL029P073-0016	Upgrade Units to Building Code and Install Carpeting	1460	2	12,441	12,441	12,441	12,441	
Scattered Site	total 1460 - Dwelling Structures			12,441	12,441	12,441	12,441	
	TOTAL SCATTERED SITE 16			12,441	12,441	12,441	12,441	
FL029P073-0017	Upgrade Units to Building Code and Install Carpeting	1460	1	608	608	608	608	
Hidden Pines	total 1460 - Dwelling Structures			608	608	608	608	
	TOTAL HIDDEN PINES			608	608	608	608	
PHA Wide	total 1406 - Operations			90,100	90,100	90,100	90,100	
PHA Wide	total 1408 - Management Improvements			66,750	66,368	66,368	66,368	
PHA Wide	total 1410 - Administration			57,500	57,500	57,500	57,500	
PHA Wide	total 1430 - Fees & Costs			54,215	54,215	54,215	54,215	
PHA Wide	total 1465 - Dwelling Equipment			20,000	24,510	24,510	24,510	
PHA Wide	total 1470 - Non-Dwelling Structures			31,793	31,793	31,793	31,793	
PHA Wide	total 1475 - Non-Dwelling Equipment			38,387	38,387	38,387	38,387	
PHA Wide	total 1485 - Demolition			-	-	-	-	
FL029P073-001 & 003	TOTAL SPRINGFIELD			216,562	197,632	197,632	197,632	
FL029P073-002	TOTAL ORANGE AVE			267,010	278,248	278,248	278,248	
FL029P073-004	TOTAL EBONY GARDENS			1,085	1,085	1,085	1,085	
FL029P073-006	TOTAL PINWOOD PLACE			32,035	32,035	32,035	32,035	
FL029P073-015	TOTAL SCATTERED SITE 15			12,830	16,394	16,394	16,394	
FL029P073-016	TOTAL SCATTERED SITE 16			12,441	12,441	12,441	12,441	
FL029P073-017	TOTAL HIDDEN PINES			608	608	608	608	
	TOTAL CFP501-2003			901,316	901,316	901,316	901,316	

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

Part II: Supporting Pages

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
[] Original Annual Statement [] Reserve for Disasters/Emergencies [] Revised Annual Statement (revision no:)				Original	Revised	Funds Obligated	Funds Expended	

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

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reasons for Revised Target Dates
[] Original Annual Statement [] Reserve	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide:							
1406 - Operations	09/16/05		12/31/03	09/16/07		12/31/03	
1408 - Man. Improvements	09/16/05		06/30/04	09/16/07		06/30/06	
1410 - Administration	09/16/05		06/30/04	09/16/07		12/31/04	
1430 - Fees & Costs	09/16/05		6/30/2005	09/16/07		12/31/05	
1465 - Dwelling Equipment	09/16/05		6/30/2005	09/16/07		06/30/06	
1470 - Non-Dwell Struct	09/16/05		6/30/2005	09/16/07		03/31/06	
1475 - Non-Dwell Equip	09/16/05		9/30/2004	09/16/07		06/30/06	
FL029P073-001 & 003	09/16/05		6/30/2005	09/16/07		09/30/06	
FL029P073-002	09/16/05		6/30/2005	09/16/07		12/31/05	
FL029P073-004	09/16/05		6/30/2005	09/16/07		12/31/05	
FL029P073-006	09/16/05		6/30/2005	09/16/07		12/31/05	
FL029P073-015	09/16/05		6/30/2005	09/16/07		12/31/05	
FL029P073-016	09/16/05		6/30/2005	09/16/07		12/31/05	
FL029P073-017	09/16/05		6/30/2005	09/16/07		12/31/05	

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:						
Summary						
PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073502-03 Replacement Housing Factor Gran			Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/06 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Annual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-CFP Funds					
2	1406 Operations	38,073	38,073	38,073	38,073	
3	1408 Management Improvements	38,073	38,073	38,073	38,073	
4	1410 Administration					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment - Nonexpendable					
12	1470 Nondwelling Structures	67,220	89,078	89,078	60,208	
13	1475 Nondwelling Equipment	47,000	25,142	25,142	25,142	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collaterization of Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2- 20)	190,366	190,366	190,366	161,496	
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 Compliance					
24	Amount of line 21 Related to Security - Soft Costs	46,536				
25	Amount of line 21 Related to Security - Hard Costs	143,830				
26	Amount of line 21 Related to Energy Conservation Measures					

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

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073502-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operating Subsidy	1406		19,036	19,036	19,036	19,036	
	Highly skilled/trained labor for Annual Inspection work due to low PHAS score on Annual Inspections	1406		19,037	19,037	19,037	19,037	
	total 1406 - Operations			38,073	38,073	38,073	38,073	
	Highly skilled/trained labor for Annual Inspection work due to low PHAS score on Annual Inspections	1408		29,358	29,358	29,358	29,358	
	Update Housing Authority Web Site to create a more user friendly atmosphere	1408		8,715	8,715	8,715	8,715	
	total 1408 - Management Improvements			38,073	38,073	38,073	38,073	
	Upgrade & Enlarge HA Office Building	1470		51,709	17,957	17,957	17,957	
	total 1470 - Non-Dwelling Structures			51,709	17,957	17,957	17,957	
	Purchase a tractor/bush hog to assist in the erosion control at Springfield Complex	1475		25,142	25,142	25,142	25,142	
	total 1475 - Non-Dwelling Equipment			25,142	25,142	25,142	25,142	
FL029P073-001/003	Build a community center at Springfield Complex	1470		12,471	68,081	68,081	39,211	
Springfield Complex	total 1470 - Non-Dwelling Structures			12,471	68,081	68,081	39,211	
	Furnish Springfield Community Center	1475	15	21,858	0	0	0	
	total 1475 - Non-Dwelling Equipment			21,858	0	0	0	
	TOTAL SPRINGFIELD COMPLEX			34,329	68,081	68,081	39,211	

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

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073502-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-006	Build a storage facility for the Pinewood Community Center to assist in better management of space.	1470		3,040	3,040	3,040	3,040	
Pinewood Place	total 1470 - Non-Dwelling Structures			3,040	3,040	3,040	3,040	
	Install a playground for the younger children on the Pinewood Place Complex	1475	15	0	0	0	0	
	total 1475 - Non-Dwelling Equipment			0	0	0	0	
	TOTAL PINEWOOD PLACE			3,040	3,040	3,040	3,040	
PHA Wide	total 1406 - Operations			38,073	38,073	38,073	38,073	
PHA Wide	total 1408 - Management Improvements			38,073	38,073	38,073	38,073	
PHA Wide	total 1470 - Non-Dwelling Structures			51,709	17,957	17,957	17,957	
PHA Wide	total 1475 - Non-Dwelling Equipment			25,142	25,142	25,142	25,142	
FL029P073-001/003	TOTAL SPRINGFIELD			34,329	68,081	68,081	39,211	
FL029P073-006	TOTAL PINEWOOD PLACE			3,040	3,040	3,040	3,040	
	TOTAL CFP502-03			190,366	190,366	190,366	161,496	

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:						
Summary						
PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-04 Replacement Housing Factor Gran			Federal FY of Grant: 2004	
[] Original Annual Statement [] Reserve for Disasters/Emergencies [] Revised Annual Statement (revision no:)						
[X] Performance and Evaluation Report for Period Ending: 12/31/06 [] Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Annual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-CFP Funds					
2	1406 Operations	105,470	105,470	105,470	105,470	
3	1408 Management Improvements	90,000	90,000	90,000	90,000	
4	1410 Administration	69,572	69,572	69,572	69,572	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	20,000	24,395	24,395	24,395	
8	1440 Site Acquisition					
9	1450 Site Improvement	37,428	41,306	41,306	41,306	
10	1460 Dwelling Structures	395,078	414,883	414,883	414,883	
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0	0	
12	1470 Nondwelling Structures	323,472	295,950	295,950	0	
13	1475 Nondwelling Equipment	13,684	13,128	13,128	9,775	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collaterization of Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2- 20)	1,054,704	1,054,704	1,054,704	755,401	
22	Amount of line 21 Related to LBP Activities	0				
23	Amount of line 21 Related to Section 504 Compliance	0				
24	Amount of line 21 Related to Security - Soft Costs	0				
25	Amount of line 21 Related to Security - Hard Costs	0				
26	Amount of line 21 Related to Energy Conservation Measures	0				

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

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operating Subsidy	1406		105,470	105,470	105,470	105,470	
	total 1406 - Operations			105,470	105,470	105,470	105,470	
	Staff Training in Hud Regulations	1408		0	0	0	0	
	Maintenance Skills Training	1408		0	0	0	0	
	Resident Job Initiatives and Leadership Training	1408		50,000	50,000	50,000	50,000	
	Resident Initiatives - Drug Intervention/Prevention	1408		40,000	40,000	40,000	40,000	
	total 1408 - Management Improvements			90,000	90,000	90,000	90,000	
	Executive Director	1410	5%	5,881	5,881	5,881	5,881	
	Executive Secretary	1410	5%	2,352	2,352	2,352	2,352	
	Maintenance Director	1410	25%	15,940	15,940	15,940	15,940	
	Capital Funds Coordinator	1410	100%	26,000	26,000	26,000	26,000	
	Finance Director	1410	5%	3,399	3,399	3,399	3,399	
	Bookkeeper	1410	5%	2,219	2,219	2,219	2,219	
	Benefits	1410		13,781	13,781	13,781	13,781	
	total 1410 - Administration			69,572	69,572	69,572	69,572	
	A & E Fees	1430		20,000	24,395	24,395	24,395	
	total 1430 - Fees & Costs			20,000	24,395	24,395	24,395	
	Ranges	1465		0	0	0	0	
	Refrigerators	1465		0	0	0	0	
	total 1465 - Dwelling Equipment			0	0	0	0	
PHA Wide	Upgrade & Enlarge HA Office Building (phase I)	1470		0	0	0	0	
	total 1470 - Non-Dwelling Structures			0	0	0	0	
	Truck for second Electrician (Force Account)	1475		3,684	3,128	3,128	3,128	
	Upgrade Computer Equipment	1475	15	10,000	10,000	10,000	6,647	
	total 1475 - Non-Dwelling Equipment			13,684	13,128	13,128	9,775	

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

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-001 & 003	Paint exterior of buildings	1450		0	0	0	0	
Springfield	Erosion Control/General Landscaping			12,543	16,001	16,001	16,001	
	total 1450 -Site Improvement			12,543	16,001	16,001	16,001	
	Roof Repair	1460	195	12,133	12,133	12,133	12,133	
	Upgrade Units to Building Code and Install Carpeting	1460	15	74,934	76,036	76,036	76,036	
	total 1460 - Dwelling Structures			87,067	88,169	88,169	88,169	
	Community Center	1470		323,472	295,950	295,950	0	
	total 1470 - Non-Dwelling Structures			323,472	295,950	295,950	0	
	TOTAL SPRINGFIELD			423,082	400,120	400,120	104,170	
FL029P073-002	General Landscaping	1450		24,885	25,305	25,305	25,305	
Orange Ave.	total 1450 - Site Improvement			24,885	25,305	25,305	25,305	
	Upgrade Units to Building Code and Install Carpeting	1460	15	68,780	81,130	81,130	81,130	
	Completion of A/C -Furnace	1460		58,521	58,521	58,521	58,521	
	Roof Repair	1460		12,430	12,430	12,430	12,430	
	total 1460 - Dwelling Structures			139,731	152,081	152,081	152,081	
	TOTAL ORANGE AVE			164,616	177,386	177,386	177,386	

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

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-004	Revitalization after Hope VI	1460		0	0	0	0	
Ebony Gardens	total 1460 - Dwelling Structures			0	0	0	0	
	TOTAL EBONY GARDENS			0	0	0	0	
FL029P073-006	Repair Roofs	1460	96	23,140	23,140	23,140	23,140	
Pinewood Place	Upgrade Units to Building Code and Install Carpeting	1460	7	21,928	23,128	23,128	23,128	
	total 1460 - Dwelling Structures			45,068	46,268	46,268	46,268	
	TOTAL PINWOOD PLACE			45,068	46,268	46,268	46,268	
FL029P073-0015	Structural Repairs	1460	2	45,736	45,736	45,736	45,736	
Scattered Site	total 1460 - Dwelling Structures			45,736	45,736	45,736	45,736	
	TOTAL SCATTERED SITE 15			45,736	45,736	45,736	45,736	
FL029P073-0016	Structural Repairs	1460	2	74,590	79,743	79,743	79,743	
Scattered Site	total 1460 - Dwelling Structures			74,590	79,743	79,743	79,743	
	TOTAL SCATTERED SITE 16			74,590	79,743	79,743	79,743	
FL029P073-0017	Upgrade Units to Building Code and Install Carpeting	1460	1	2,886	2,886	2,886	2,886	
Hidden Pines	total 1460 - Dwelling Structures			2,886	2,886	2,886	2,886	
	TOTAL HIDDEN PINES			2,886	2,886	2,886	2,886	

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

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	total 1406 - Operations			105,470	105,470	105,470	105,470	
PHA Wide	total 1408 - Management Improvements			90,000	90,000	90,000	90,000	
PHA Wide	total 1410 - Administration			69,572	69,572	69,572	69,572	
PHA Wide	total 1430 - Fees & Costs			20,000	24,395	24,395	24,395	
PHA Wide	total 1465 - Dwelling Equipment			-	-	-	-	
PHA Wide	total 1470 - Non-Dwelling Structures			-	-	-	-	
PHA Wide	total 1475 - Non-Dwelling Equipment			13,684	13,128	13,128	9,775	
FL029P073-001 & 003	TOTAL SPRINGFIELD			423,082	400,120	400,120	104,170	
FL029P073-002	TOTAL ORANGE AVE			164,616	177,386	177,386	177,386	
FL029P073-004	TOTAL EBONY GARDENS			-	-	-	-	
FL029P073-006	TOTAL PINWOOD PLACE			45,068	46,268	46,268	46,268	
FL029P073-015	TOTAL SCATTERED SITE 15			45,736	45,736	45,736	45,736	
FL029P073-016	TOTAL SCATTERED SITE 16			74,590	79,743	79,743	79,743	
FL029P073-017	TOTAL HIDDEN PINES			2,886	2,886	2,886	2,886	
	TOTAL CFP501-2004			1,054,704	1,054,704	1,054,704	755,401	

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide:							
1406 - Operations	09/14/06		09/30/04	09/07/08		09/30/04	
1408 - Man. Improvements	09/14/06		06/30/05	09/07/08		12/31/05	
1410 - Administration	09/14/06		06/30/05	09/07/08		03/31/06	
1430 - Fees & Costs	09/14/06		06/30/05	09/07/08		12/31/05	
1465 - Dwelling Equipment	09/14/06		06/30/05	09/07/08		06/30/05	
1470 - Non-Dwell Struct	09/14/06		12/31/05	09/07/08			
1475 - Non-Dwell Equip	09/14/06		12/31/05	09/07/08		12/31/06	
FL029P073-001 & 003	09/14/06		12/31/05	09/07/08			
FL029P073-002	09/14/06		12/31/05	09/07/08		12/31/06	
FL029P073-004	09/14/06		12/31/05	09/07/08		12/31/06	
FL029P073-006	09/14/06		12/31/05	09/07/08		12/31/06	
FL029P073-015	09/14/06		12/31/05	09/07/08		12/31/06	
FL029P073-016	09/14/06		12/31/05	09/07/08		12/31/06	
FL029P073-017	09/14/06		12/31/05	09/07/08		12/31/06	

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:						
Summary						
PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-05 Replacement Housing Factor Gran			Federal FY of Grant: 2005	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/06 <input checked="" type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Annual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-CFP Funds					
2	1406 Operations	100,000	100,000	100,000	100,000	
3	1408 Management Improvements	203,495	217,731	217,731	217,731	
4	1410 Administration	80,138	86,766	86,766	86,766	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	0	0	0	0	
8	1440 Site Acquisition					
9	1450 Site Improvement	142,670	72,413	72,413	72,413	
10	1460 Dwelling Structures	491,950	622,545	622,545	622,545	
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0	0	
12	1470 Nondwelling Structures	81,202	0	0	0	
13	1475 Nondwelling Equipment	0	0	0	0	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collaterization of Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2- 20)	1,099,455	1,099,455	1,099,455	1,099,455	
22	Amount of line 21 Related to LBP Activities	0				
23	Amount of line 21 Related to Section 504 Compliance	0				
24	Amount of line 21 Related to Security - Soft Costs	0				
25	Amount of line 21 Related to Security - Hard Costs	0				
26	Amount of line 21 Related to Energy Conservation Measures	0				

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

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-05 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
PHA Wide	Operating Subsidy	1406		100,000	100,000	100,000	100,000
	total 1406 - Operations			100,000	100,000	100,000	100,000
	Staff Training in Hud Regulations	1408		10,000	7,765	7,765	7,765
	Maintenance Skills Training	1408		0	0	0	0
	Highly skilled/trained labor for Annual Inspection work due to low PHAS score on Annual Inspections	1408		34,246	29,218	29,218	29,218
	Resident Empowerment Job Initiative	1408		28,109	25,877	25,877	25,877
	Resident Initiatives - Drug Intervention/Prevention	1408		131,140	154,871	154,871	154,871
	total 1408 - Management Improvements			203,495	217,731	217,731	217,731
	Executive Director	1410	5%	3,555	4,779	4,779	4,779
	Executive Secretary	1410	5%	1,605	2,589	2,589	2,589
	Maintenance Director	1410	25%	25,500	27,797	27,797	27,797
	Capital Funds Coordinator	1410	100%	23,872	33,122	33,122	33,122
	Finance Director	1410	5%	2,397	3,684	3,684	3,684
	Bookkeeper	1410	5%	1,067	1,298	1,298	1,298
	Benefits	1410		22,142	13,497	13,497	13,497
	total 1410 - Administration			80,138	86,766	86,766	86,766
	total 1430 - Fees & Costs			0	0	0	0
	Ranges	1465		0	0	0	0
	Refrigerators	1465		0	0	0	0
	total 1465 - Dwelling Equipment			0	0	0	0
	Upgrade & Enlarge HA Office Building (phase I)	1470		0	0	0	0
	total 1470 - Non-Dwelling Structures			0	0	0	0
	Upgrade Computer Equipment	1475	15	0	0	0	0
	Vehicles for the force account labor	1475	2	0	0	0	0

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

PHA Name:		Grant Type and Number				Federal FY of Grant:	
Tallahassee Housing Authority		Capital Fund Program Grant No:		FL29P073501-05		2005	
		Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
	total 1475 - Non-Dwelling Equipment			0	0	0	0
FL029P073-001 & 003	Maintain the grounds to improve safety/health issues and property values	1450		10,000	23,180	23,180	23,180
Springfield	total 1450 -Site Improvement			10,000	23,180	23,180	23,180
	Replace Mechanical Room Doors	1460	195	0	0	0	0
	Repair/Replace roofs	1460	15	50,000	31,600	31,600	31,600
	Electrical Upgrades	1460	15	0	44,134	44,134	44,134
	-Replace exterior doors	1460		52,950	28,432	28,432	28,432
	Maintain the structure to improve safety/health issues and property values	1460	15	65,000	128,330	128,330	128,330
	total 1460 - Dwelling Structures			167,950	232,496	232,496	232,496
	Community Center	1470		81,202	0	0	0
	total 1470 - Non-Dwelling Structures			81,202	0	0	0
	TOTAL SPRINGFIELD			259,152	255,676	255,676	255,676
FL029P073-002	Maintain the grounds to improve safety/health issues and property values	1450		10,000	35,314	35,314	35,314
Orange Ave.	Build a wall along Orange Ave to separate the complex from the new 4 lane highway and create a sound barrier (phase 1)	1450		115,317	-	-	-
	total 1450 - Site Improvement			125,317	35,314	35,314	35,314

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

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-05 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
	Maintain the structure to improve safety/health issues and property values	1460	15	65,000	105,462	105,462	105,462
	Roof Repair	1460	7	25,000	70,773	70,773	70,773
	total 1460 - Dwelling Structures			90,000	176,235	176,235	176,235
	TOTAL ORANGE AVE			215,317	211,549	211,549	211,549
FL029P073-006	Repair Roofs	1460	6	30,000	67,743	67,743	67,743
Pinewood Place	Replace Mechanical Room Doors	1460	95	0	0	0	0
	Maintain the structure to improve safety/health issues and property values	1460	7	50,000	34,760	34,760	34,760
	total 1460 - Dwelling Structures			80,000	102,503	102,503	102,503
	TOTAL PINEWOOD PLACE			80,000	102,503	102,503	102,503
FL029P073-0015	Maintain the grounds to improve safety/health issues and property values	1450		7,353	13,919	13,919	13,919
Scattered Site	total 1450 -Site Improvement			7,353	13,919	13,919	13,919
	Maintain the structure to improve safety/health issues and property values	1460	2	75,000	48,316	48,316	48,316
	total 1460 - Dwelling Structures			75,000	48,316	48,316	48,316
	TOTAL SCATTERED SITE 15			82,353	62,235	62,235	62,235
FL029P073-0016	Maintain the structure to improve safety/health issues and property values	1460	2	75,000	62,387	62,387	62,387
Scattered Site	total 1460 - Dwelling Structures			75,000	62,387	62,387	62,387
	TOTAL SCATTERED SITE 16			75,000	62,387	62,387	62,387

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Tallahassee Housing Authority			Grant Type and Number Capital Fund Program Grant No: FL29P073501-05 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-0017	Maintain the structure to improve safety/health issues and property values	1460	1	4,000	608	608	608	
Hidden Pines	total 1460 - Dwelling Structures			4,000	608	608	608	
	TOTAL HIDDEN PINES			4,000	608	608	608	
PHA Wide	total 1406 - Operations			100,000	100,000	100,000	100,000	
PHA Wide	total 1408 - Management Improvements			203,495	217,731	217,731	217,731	
PHA Wide	total 1410 - Administration			80,138	86,766	86,766	86,766	
PHA Wide	total 1430 - Fees & Costs			-	-	-	-	
PHA Wide	total 1465 - Dwelling Equipment			-	-	-	-	
PHA Wide	total 1470 - Non-Dwelling Structures			-	-	-	-	
PHA Wide	total 1475 - Non-Dwelling Equipment			-	-	-	-	
FL029P073-001 & 003	TOTAL SPRINGFIELD			259,152	255,676	255,676	255,676	
FL029P073-002	TOTAL ORANGE AVE			215,317	211,549	211,549	211,549	
FL029P073-006	TOTAL PINEWOOD PLACE			80,000	102,503	102,503	102,503	
FL029P073-015	TOTAL SCATTERED SITE 15			82,353	62,235	62,235	62,235	
FL029P073-016	TOTAL SCATTERED SITE 16			75,000	62,387	62,387	62,387	
FL029P073-017	TOTAL HIDDEN PINES			4,000	608	608	608	
	TOTAL CFP501-2005			1,099,455	1,099,455	1,099,455	1,099,455	

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

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-05 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reasons for Revised
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide:							
1406 - Operations	09/01/07		09/30/05	09/01/09		9/30/2005	
1408 - Man. Improvements	09/01/07		12/31/05	09/01/09		9/30/2006	
1410 - Administration	09/01/07		12/31/05	06/15/15		9/30/2006	
1470 - Non-Dwelling Structures							
FL029P073-001 & 003	09/01/07		09/30/06	09/01/09		09/30/06	
FL029P073-002	09/01/07		09/30/06	09/01/09		09/30/06	
FL029P073-006	09/01/07		09/30/06	09/01/09		09/30/06	
FL029P073-015	09/01/07		09/30/06	09/03/09		09/30/06	
FL029P073-016	09/01/07		09/30/06	09/01/09		09/30/06	
FL029P073-017	09/01/07		09/30/06	09/01/09		09/30/06	

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:						
Summary						
PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL29R07350106			Federal FY of Grant: 2006	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Annual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-CFP Funds					
2	1406 Operations					
3	1408 Management Improvements					
4	1410 Administration					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment - Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities	181,348				
19	1501 Collaterization of Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2- 20)	181,348				
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 Compliance					
24	Amount of line 21 Related to Security - Soft Costs					
25	Amount of line 21 Related to Security - Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRGF) Part I:					
Summary					
PGA Name: 1/31/2007 Tallahassee Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL29P073501-06 Replacement Housing Factor Grant			Federal FY of Grant: 2006	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/06 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Annual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	41,860	123,524	24,360	24,360
3	1408 Management Improvements	159,250	110,000	110,000	32,309
4	1410 Administration	86,762	80,000	80,000	18,948
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	68,000	52,490	28,390	23,725
10	1460 Dwelling Structures	343,250	383,050	166,332	138,627
11	1465.1 Dwelling Equipment - Nonexpendable	24,000	15,281	3,950	3,950
12	1470 Nondwelling Structures	110,000	116,910	0	0
13	1475 Nondwelling Equipment	34,500	12,000	1,287	1,287
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization of Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2- 20)	867,622	893,255	414,319	243,206
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 Compliance	0			
24	Amount of line 21 Related to Security - Soft Costs	0			
25	Amount of line 21 Related to Security - Gard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	0			

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

Part II: Supporting Pages

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-06 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Tallahassee Housing Authority	1/31/2007 Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operating Subsidy	1406		41,860	123,524	24,360	24,360	
	total 1406 - Operations			41,860	123,524	24,360	24,360	
	Staff Training in Hud Regulations	1408		7,125	8,500	8,500	3,826	
	Maintenance Skills Training	1408		7,125	1,500	1,500	175	
	Highly skilled/trained labor for Annual Inspection work due to low PHAS score on Annual Inspections	1408		9,525	0	0	0	
	Resident Empowerment Job Initiative	1408		25,475	0	0	0	
	Resident Initiatives - Drug Intervention/Prevention	1408		110,000	100,000	100,000	28,308	
	total 1408 - Management Improvements			159,250	110,000	110,000	32,309	
	Executive Director	1410	5%	5,752	5,700	5,700	2,007	
	Executive Secretary	1410	5%	2,545	2,500	2,500	584	
	Capital Funds Coordinator	1410	100%	56,500	54,000	54,000	12,238	
	Finance Director	1410	5%	3,676	3,600	3,600	855	
	Bookkeeper	1410	5%	1,543	1,550	1,550	355	
	Benefits	1410		16,746	12,650	12,650	2,909	
	total 1410 - Administration			86,762	80,000	80,000	18,948	
	Ranges	1465		12,000	5,000	1,185	1,185	
	Refrigerators	1465		12,000	10,281	2,765	2,765	
	total 1465 - Dwelling Equipment			24,000	15,281	3,950	3,950	
	Upgrade & Enlarge HA Office Building (phase I)	1470		10,000	0	0	0	
	total 1470 - Non-Dwelling Structures			10,000	0	0	0	
PHA Wide	Upgrade Computer Equipment	1475	15	7,500	12,000	1,287	1,287	
	total 1475 - Non-Dwelling Equipment			7,500	12,000	1,287	1,287	

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

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-06 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Tallahassee Housing Authority	1/31/2007 Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-001 & 003 Springfield	Maintain the grounds to improve safety/health issues and property values	1450		8,000	20,741	4,819	4,819	
	total 1450 -Site Improvement			8,000	20,741	4,819	4,819	
	Repair/Replace roofs	1460	15	40,000	48,833	23,133	23,133	
	Electrical Upgrades	1460	15	8,250	0	0	0	
	Maintain the structure to improve safety/health issues and property values - performed on vacated units	1460	15	40,000	105,168	19,247	19,247	
	total 1460 - Dwelling Structures			88,250	154,001	42,380	42,380	
	Community Center	1470		100,000	116,910	0	0	
	total 1470 - Non-Dwelling Structures			100,000	116,910	0	0	
	Furnish the Community Center	1475		27,000	0	0	0	
	total 1475 - Non-Dwelling Equipment			27,000	0	0	0	
	TOTAL SPRINGFIELD			223,250	291,652	47,199	47,199	
FL029P073-002 Orange Ave.	Maintain the grounds to improve safety/health issues and property values	1450		20,000	18,665	16,045	16,045	
	total 1450 - Site Improvement			20,000	18,665	16,045	16,045	
	Maintain the structure to improve safety/health issues and property values - performed on vacated units	1460	15	40,000	77,534	44,586	44,586	
	Roof Repair	1460	7	60,000	26,711	13,607	13,607	
	total 1460 - Dwelling Structures			100,000	104,245	58,193	58,193	
	TOTAL ORANGE AVE			120,000	122,910	74,238	74,238	
FL029P073-006	Repair Roofs	1460	6	40,000	33,339	33,339	6,100	

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

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-06 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Tallahassee Housing Authority	1/31/2007 Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Pinewood Place	Maintain the structure to improve safety/health issues and property values - performed on vacated units	1460	7	25,000	12,592	2,976	2,976	
	total 1460 - Dwelling Structures			65,000	45,931	36,315	9,076	
	TOTAL PINWOOD PLACE			65,000	45,931	36,315	9,076	
FL029P073-0015	Maintain the grounds to improve safety/health issues and property values	1450		20,000	9,887	4,329	2,666	
Scattered Site	total 1450 -Site Improvement			20,000	9,887	4,329	2,666	
	Repair Roofs	1460		0	11,000	0	0	
	Maintain the structure to improve safety/health issues and property values - performed on vacated units	1460	2	45,000	43,113	16,638	16,638	
	total 1460 - Dwelling Structures			45,000	54,113	16,638	16,638	
	TOTAL SCATTERED SITE 15			65,000	64,000	20,967	19,304	
FL029P073-0016	Maintain the grounds to improve safety/health issues and property values	1450		20,000	3,197	3,197	195	
Scattered Site	total 1450 -Site Improvement			20,000	3,197	3,197	195	
FL029P073-0016	Maintain the structure to improve safety/health issues and property values - performed on vacated units	1460	2	45,000	22,153	10,199	10,199	
Scattered Site	total 1460 - Dwelling Structures			45,000	22,153	10,199	10,199	
	TOTAL SCATTERED SITE 16			65,000	25,350	13,396	10,394	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Tallahassee Housing Authority		Capital Fund Program Grant No:		FL29P073501-06		2006		
		Replacement Housing Factor Grant No:						
Development Number	1/31/2007	Devel.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Tallahassee Housing Authority	Major Work Categories	Acct #		Original	Revised	Funds Obligated	Funds Expended	
FL029P073-0017	Maintain the structure to improve safety/health issues and property values - performed on vacated units	1460	1	0	2,607	2,607	2,141	
Hidden Pines	total 1460 - Dwelling Structures			0	2,607	2,607	2,141	
	TOTAL HIDDEN PINES			0	2,607	2,607	2,141	
PHA Wide	total 1406 - Operations			41,860	123,524	24,360	24,360	
PHA Wide	total 1408 - Management Improvements			159,250	110,000	110,000	32,309	
PHA Wide	total 1410 - Administration			86,762	80,000	80,000	18,948	
PHA Wide	total 1465 - Dwelling Equipment			24,000	15,281	3,950	3,950	
PHA Wide	total 1470 - Non-Dwelling Structures			10,000	-	-	-	
PHA Wide	total 1475 - Non-Dwelling Equipment			7,500	12,000	1,287	1,287	
FL029P073-001 & 003	TOTAL SPRINGFIELD			223,250	291,652	47,199	47,199	
FL029P073-002	TOTAL ORANGE AVE			120,000	122,910	74,238	74,238	
FL029P073-006	TOTAL PINWOOD PLACE			65,000	45,931	36,315	9,076	
FL029P073-015	TOTAL SCATTERED SITE 15			65,000	64,000	20,967	19,304	
FL029P073-016	TOTAL SCATTERED SITE 16			65,000	25,350	13,396	10,394	
FL029P073-017	TOTAL HIDDEN PINES			-	2,607	2,607	2,141	
	TOTAL CFP501-2005			867,622	893,255	414,319	243,206	

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

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-06 Replacement Housing Factor Grant No:					Federal FY of Grant: 2006
Development Number Tallahassee Housing Authority Activities	1/31/2007 All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reasons for Revised
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide:							
1406 - Operations	09/01/08			09/01/10			
1408 - Man. Improvements	09/01/08			09/01/10			
1410 - Administration	09/01/08			09/01/10			
1430 - Fees & Costs	09/01/08			09/01/10			
1465 - Dwelling Equipment	09/01/08			09/01/10			
1470 - Non-Dwell Struct	09/01/08			09/01/10			
1475 - Non-Dwell Equip	09/01/08			09/01/10			
FL029P073-001 & 003	09/01/08			09/01/10			
FL029P073-002	09/01/08			09/01/10			
FL029P073-004	09/01/08			09/01/10			
FL029P073-006	09/01/08			09/01/10			
FL029P073-015	09/01/08			09/01/10			
FL029P073-016	09/01/08			09/01/10			
FL029P073-017	09/01/08			09/01/10			

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:						
Summary Replacement Housing Factor Grant No: FL29R07350306						
PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL29R07350106			Federal FY of Grant: 2006	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Annual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-CFP Funds					
2	1406 Operations					
3	1408 Management Improvements					
4	1410 Administration					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment - Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities	5,358				
19	1501 Collaterization of Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2- 20)	5,358				
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 Compliance					
24	Amount of line 21 Related to Security - Soft Costs					
25	Amount of line 21 Related to Security - Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:						
Summary						
PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL29R07350107			Federal FY of Grant: 2007	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Annual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-CFP Funds					
2	1406 Operations					
3	1408 Management Improvements					
4	1410 Administration					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment - Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities	174,395				
19	1501 Collaterization of Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2- 20)	174,395				
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 Compliance					
24	Amount of line 21 Related to Security - Soft Costs					
25	Amount of line 21 Related to Security - Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

18D – Other Information Required by HUD

Tallahassee Housing Authority (THA) Definition of “Substantial Deviation” and “Significant Amendment of Modification”

In accordance with PIH Notice 99-51 (HA) issued December 14, 1999 PHA’s must define “substantial deviation” of Annual Plans from the 5-Year Plan and “Significant Amendment or Modification” of the Annual Plan. The Quality Housing and Work Responsibility Act of 1998 requires that PHA’s explain “substantial deviation” from the 5 –year Plan in the their Annual Plans. The Act also provides that, while PHA’s may change or modify their plans or policies described in them, any “significant amendment or modification” the plan would require PHA’s to submit a revised PHA plan that has met HUD public process requirements.

The THA’s definition of “substantial deviation” of Annual Plans from the 5 – Year Plan and “significant amendment or modification” of the Annual Plan will consider the following to be significant amendments or modifications:

- Any change with regard to demolition or disposition of public housing properties.
- Addition of non-emergency work items when dollar amount exceeds 10 percent of the Capital Fund Budget or the amount of replacement reserve funds that exceed 10 percent of the annual Capital Fund Budget

Or

- Any change to the mission, goals, objectives or plans of THA that will require formal approved of the Board of Commissioners.