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

HOUSING AUTHORITY OF THE CITY OF TACOMA

5-Year Plan for Fiscal Years 2005 – 2010

Annual Plan for Fiscal Year -2007-2008

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

PHA Plan
Agency Identification

PHA Name: HOUSING AUTHORITY OF THE CITY OF TACOMA

PHA Number: WA005

PHA Fiscal Year Beginning: 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

5-YEAR PLAN
PHA FISCAL YEARS -2007-2008
[24 CFR Part 903.5]

A. Mission

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

☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

☒ The PHA's mission is: (state mission here)

THA provides high quality, stable and sustainable housing and related services to people in need. We do this in ways that help them become self-sufficient, that strengthens communities, and that uses our public and private resources efficiently and effectively.

B. Goals

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

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

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

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

☒ PHA Goal: Improve the quality of assisted housing
Objectives:

- ☒ Improve public housing management: (PHAS score)
- ☒ Improve voucher management: (SEMAP score)
- ☒ Increase customer satisfaction:
- ☒ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- ☒ Renovate or modernize public housing units:
- ☒ Demolish or dispose of obsolete public housing:
- ☒ Provide replacement public housing:
- ☒ Provide replacement vouchers:
- ☐ Other: (list below)

☒ PHA Goal: Increase assisted housing choices

Objectives:

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

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

☒ PHA Goal: Provide an improved living environment

Objectives:

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

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

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

Objectives:

- ☒ Increase the number and percentage of employed persons in assisted families:
- ☒ Provide or attract supportive services to improve assistance recipients' employability:

- ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- ☐ Other: (list below)

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

☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:

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

Protected classes under state and local fair housing law include:

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

Other PHA Goals and Objectives: (list below)

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

This year's Plan does not present many substantive changes from the previous year. It continues THA's efforts to focus its assistance on the neediest households in our community. It does this through the use of local preferences for public housing units and Housing Choice Vouchers. This focus reflects the continuing, urgent and unmet need in the our community for affordable and decent places to live. The data in this Plan show the extent of this need.
This plan continues THA's use of Housing Choice Vouchers to permit the Voucher holder to buy rather than rent a home. This program has been quite successful. This plan permits THA to use up to 100 vouchers for home ownership.

THA recognizes the reauthorization of the Violence against Women's Act (VAWA) of 2004 signed into law on January 2006 and will comply with its requirements.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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

Required Attachments:

☒ A. Admissions Policy for Deconcentration (wa005a01)

☒ B. FY 2007 Original Annual Statement Capital Fund Program 2007
P&E Statement 2006-106
P&E Statement 2005-105
P&E Statement 2004-104
P&E Statement 2003-103
P&E Statement 2003-203
P&E Statement 2002-102

FY2007 Replacement Housing Original Annual Statement 2007 1st Increment
FU2007 Replacement Housing Original Annual Statement 2007 2nd Increment
P&E Statement 2006 1st Increment
P&E Statement 2006 2nd Increment
P&E Statement 2005)
P&E Statement 2004)
P&E Statement 2006

☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

☐ PHA Management Organizational Chart
☒ FY 2007 Capital Fund Program/RHF 5 Year Action Plan
☐ C. Public Housing Drug Elimination Program (PHDEP) Plan
☐ D. Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (WA005m01)
☒ Other (List below, providing each attachment name)
Leveraging of Capital Funds (WA005o01) ???

Supporting Documents Available for Review

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	Policy (ACOP) with proposed revisions, which includes the Tenant Selection and Assignment Plan [TSAP]	Selection, and Admissions Policies
X	Section 8 Administrative Plan with proposed revisions	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 42 Lease Addendum	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/*99 Quality Housing and Work Responsibility Act Initial Guidance; Notice* and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis 3. Exemption per 903.2(b)(2)(v).	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents ☒ 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 ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures ☒ check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures ☒ 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

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program ☒ check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction By Family Type

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

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

☒ Consolidated Plan of the Jurisdiction/s
Indicate year: **– 2005-2010**

☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset

☐ American Housing Survey data
Indicate year:

☐ Other housing market study
Indicate year:

☐ Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) (as of 1/23/2007) ☐ Section 8 tenant-based assistance ☒ Public Housing ☐ Combined Section 8 and Public Housing ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	3,969	100%	92%
Extremely low income <=30% AMI	3,346	84%	N/A
Very low income (>30% but <=50% AMI)	524	13%	N/A
Low income (>50% but <80% AMI)	82	3%	N/A
Families with children	3,095	80%	N/A
Elderly families	397	10%	N/A
Families with Disabilities	2,453	62%	N/A
Race/ethnicity-White	2,202	56%	N/A
Race/ethnicity-Black	1,030	26%	N/A
Race/ethnicity-Asian	575	14%	N/A
Race/ethnicity-N.Amer.	75	2%	N/A
Race/ethnicity-Pac. Isl.	87	2%	N/A
Characteristics by Bedroom Size (Public Housing Only)			
0BR	N/A	N/A	N/A
1BR	2,605	66%	45%
2 BR	819	21%	36%
3 BR	464	12%	16%
4 BR	70	2%	3%
5 BR	11	0%	0%
5+ BR	N/A	N/A	N/A
Is the waiting list closed (select one)? ☐ No ☒ Yes *Waitlist for elderly units and one bedroom units are open If yes: How long has it been closed (# of months)? **17** Does the PHA expect to reopen the list in the PHA Plan year? **YES** Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☒ Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) (as of 1/23/2007) ☒ Section 8 tenant-based assistance ☐ Public Housing ☐ Combined Section 8 and Public Housing ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1,299	100%	14%
Extremely low income <=30% AMI	1,030	79%	
Very low income (>30% but <=50% AMI)	235	18%	
Low income (>50% but <80% AMI)	29	2%	
Families with children	1,170	90%	
Elderly families	52	4%	
Families with Disabilities	351	27%	
Race/ethnicity-White	688	53%	
Race/ethnicity-Black	493	38%	
Race/ethnicity-Asian	40	3%	
Race/ethnicity-N.Amer.	37	3%	
Race/ethnicity-Other	41	3%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? ☐ No ☒ Yes If yes: How long has it been closed (# of months)? **24** Does the PHA expect to reopen the list in the PHA Plan year? **No** Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☒ Yes			

C. Strategy for Addressing Needs

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

The agency is using a variety of approaches to addressing housing needs of the community and specifically its waiting list. Extensive effort has been initiated to assure the best possible use of its Section 8 tenant based program, including plans to project base up to 20% of its inventory, primarily to THA's own development plans and to non-profits providing housing and related services within the community. See Attachment describing use of Project-Based Vouchers. The HOPE VI program will allow for a net increase of affordable housing. . A Committee has been formed to help mitigate impacts from Section 8 Project base Opt-Outs. The Committee is comprised of City of Tacoma, HUD, THA, Low-Income Housing Coalition, and other affordable housing providers

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

- ☒ Apply for additional section 8 units should they become available

☒ Leverage affordable housing resources in the community through the creation of mixed - finance housing
☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
☐ Other: (list below)

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

Strategy 1: Target available assistance to families at or below 30 % of AMI
Select all that apply

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

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

Strategy 1: Target available assistance to families at or below 50% of AMI
Select all that apply

☒ Employ admissions preferences aimed at families who are working
☒ Adopt rent policies to support and encourage work
☒ Other: (list below)
- **Admissions Preference for 100% of public housing units**

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:
Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:
Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

cooperatively develop and sign an Intergovermental Agreement with the Pierce County Housing Authority agreeing to eliminate statutory boundaries and develop consistent policies, procedures and practices to provide a seamless service to our shared customers.

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

(2) Reasons for Selecting Strategies

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

☒ Funding constraints
☒ Staffing constraints
☒ Limited availability of sites for assisted housing
☒ Extent to which particular housing needs are met by other organizations in the community

☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
☒ Influence of the housing market on PHA programs
☒ Community priorities regarding housing assistance
☒ Results of consultation with local or state government
☒ Results of consultation with residents and the Resident Advisory Board
☒ Results of consultation with advocacy groups
☐ Other: (list below

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. **Federal Grants**		
a) Public Housing Operating Fund	3,002,979	
b) Public Housing Capital Fund		
CFP 106 (2006)	2,385,779	
c) Annual Contributions for Section 8 Tenant-Based Assistance	25,361,000	
d) Resident Opportunity and Self-Sufficiency Grants	750,000	
e		

f) Other Federal Grants (list below)		
CDBG	1,000,000	Mixed-Finance Cap. Imp. (Salishan)
HOME	708,882	Mixed-Finance Cap. Imp (Salishan)
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP 105	2,323,300	PH Cap. Improve.
CFP 106 (2006)	2,385,779	PH Cap. Improve.
Resident Opportunity & Self-Sufficiency Grants	465,163	Resident Services
3. Public Housing Dwelling Rental Income	1,574,000	Operations
4. Other income (list below)	50,000	Operations
5. Non-federal sources (list below)		
Private Debt	7,058,824	Mixed-Finance Cap. Imp. (SalishanFour)
Private Equity from Tax Credits	1,352,647	Mixed-Finance Cap. Imp. (Salishan Three)
Private Equity from Tax Credits/Program Income	1,177,412	Mixed-Finance Cap. Imp. (Salishan)
Housing Trust Fund	1,058,824	Mixed-Finance Cap. Imp. (Salishan)
Affordable Housing Program	444,642	Mixed-Finance Cap. Imp. (Salishan)
	1,100,000	
Total resources	71,761,345	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

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

3 months

☐ Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
☒ Criminal or Drug-related activity
☒ Rental history
☒ Housekeeping
☒ Other (describe) **Credit History**

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
☒ Community-wide list
☐ Sub-jurisdictional lists
☒ Site-based waiting lists
☐ Other (describe)

b. Where may interested persons apply for admission to public housing?
☒ PHA main administrative office
☒ PHA development site management office
☒ Other (list below)
Website with submission by mail

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

1. How many site-based waiting lists will the PHA operate in the coming year **15**

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? **15**

3. ☒ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists 15

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
☒ PHA main administrative office
☐ All PHA development management offices
☒ Management offices at developments with site-based waiting lists
☐ At the development to which they would like to apply
☐ Other (list below)

(3) Assignment

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

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

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

c. Preferences

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

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

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

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

Tacoma Housing Authority Local Preferences for Public Housing

THA shall provide Public Housing to eligible persons on its waiting list according to the following preferences.

THA shall perform tenant selection according to the preferences below. THA shall implement these preferences by providing housing to people ranked by the designated points. Those with more points will be selected before those with fewer points. Persons with the same points shall be selected in the chronological order of the date and time of their application.

THA LOCAL PREFERENCES FOR PUBLIC HOUSING			
Preference Group	**Points**	**Description**	
First Group	50	Displaced by THA	Persons in need of housing upon their displacement by the demolition or rehabilitation of THA housing; **provided that** this preference shall not apply to persons to whom THA offers alternative replacement housing.
Second Group	16	Salishan Returnees	Households returning to new Salishan pursuant to THA's reoccupancy plan; limited to households whose annual income is at or less than 50% A.M.I.
Income Groups	10	Extremely Low and Very Low Income Households	Households whose Annual Income is at or less than 50% of Area Median Income
	1	Low Income Households	Households whose Annual Income is above 50% but below 80% of Area Median Income.
EXTRA POINTS: THA shall assign extra points for the following:			
15 Extra Points	Homeless Program Participant	Persons who are eligible for and selected to participate in a program to house homeless families in THA public housing units, such as units financed for the purpose by Low Income Housing Tax Credits. These extra points shall be available only for assigning households to vacant units in the Program.	
2 Extra Points	Disabled, Elderly	Disabled: A household that includes a disabled person. Disability shall be shown by the current receipt of income from Social Security Disability, Social Security Retirement, SSI or GAU. Elderly: A household that includes a person who is 62 years of age or older for a 1 bedroom unit	
2 Extra Points	Displaced	Persons suffering continued displacement from their homes because of: governmental action; extensive damage or destruction of their home by fire, or by a federally declared disaster; being a victim of domestic violence verified by a current protection order or other reliable source of information; being a victim of hate crimes verified by police information; need to relocate because of their participation as a witness in a police investigation or a judicial proceeding.	
1 Extra Point	Working, in School, or	Working, Schooling or Training: A household with an adult member enrolled in an employment training program, or currently working 20 hours a week or	

	training	more, or attending school full time or part time.

GENERAL EXCEPTIONS TO TACOMA HOUSING AUTHORITY LOCAL PREFERENCES FOR PUBLIC HOUSING
THA may deviate from these preferences when necessary to fulfill its obligation to reasonably accommodate the needs of a disabled tenant or applicant.
THA may deviate from these preferences when necessary to permit the return of a former Salishan resident pursuant to THA's Reoccupancy Plan for Salishan's redevelopment provided that such former residents meet other eligibility requirements for the unit.
Notwithstanding the preferences described above, THA shall not assign any person to a public housing unit financed by the sale of Low Income Housing Tax Credits (LIHTC) unless that person satisfies the eligibility criteria governing LIHTC program and the applicable Regulatory and Operating Agreement (R&O Agreement). In the event that any provisions of this Plan and THA's Annual and Continued Occupancy Policy (ACOP) conflict with provisions of an applicable R&O Agreement, the R&O Agreement shall govern to the extent it is consistent with applicable laws and regulations.

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

☐ Date and Time (see above)

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)
☒ The PHA-resident lease
☒ The PHA's Admissions and (Continued) Occupancy policy
☒ PHA briefing seminars or written materials
☒ Other source (list)

The PHA Application Packet

b. How often must residents notify the PHA of changes in family composition? (select all that apply)
☒ At an annual reexamination and lease renewal
☒ Any time family composition changes
☒ At family request for revision
☐ Other (list)

(6) Deconcentration and Income Mixing

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

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

c. If the answer to b was yes, what changes were adopted? (select all that apply)
☐ Adoption of site-based waiting lists
If selected, list targeted developments below:

☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

☐ Employing new admission preferences at targeted developments

If selected, list targeted developments below:

☐ Other (list policies and developments targeted below)

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

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

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

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

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

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

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

B. Section 8

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

(1) Eligibility

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

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

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

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

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

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

☐ Criminal or drug-related activity
☒ Other (describe below)
Landlord History

(2) Waiting List Organization

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

☒ None
☐ Federal public housing
☐ Federal moderate rehabilitation
☐ Federal project-based certificate program
☐ Other federal or local program (list below)

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

☒ PHA main administrative office
☒ Other (list below)
Site offices (if the waiting list is open)

(3) Search Time

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

If yes, state circumstances below:
Verified difficulty identifying dwelling unit or inability to conduct search effectively

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

☐ Involuntary Displacement (Disaster, Government Action, ~~Action of Housing Owner, Inaccessibility, Property Disposition)~~

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

Other preferences (select all that apply)

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

Tacoma Housing Authority Local Preferences for Housing Choice Vouchers

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

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

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

THA LOCAL PREFERENCES FOR HOUSING CHOICE VOUCHERS			
Preference Group	**Points**	**Description**	
First Group	20	Displaced by THA	Persons in need of housing upon their displace-ment by the demolition or rehabilitation of THA housing; **provided that** this preference shall not apply to persons to whom THA offers alterna-tive replacement housing.
Second Group	16	Current Project Based Voucher Holders	Persons who, for more than 12 months in the same unit, have been using a Project Based Voucher governed by a Project Based HAP Contract with THA and who then terminate their tenancy and seek to move with a tenant-based Voucher.
Third Group	10	New Project Based Program Participants: Special Needs Populations *85% of vouchers to ≤ 30% AMI; 15% of vouchers to households between 31% and 50% of AMI*	Persons referred by Housing Provider with whom THA has a Project-Based HAP Contract for a program serving special needs populations, or referred by THA for that program and who are willing to occupy a unit in the program using a Project Based Voucher. Special needs population includes: homeless persons, homeless persons in transitional housing, disabled persons.
Fourth Group	6	New Project Based Program Participants: Regular Population *85% of vouchers to ≤ 30% AMI; 15% of vouchers to households between 31% and 50% of AMI*	Persons referred by Housing Provider with whom THA has a Project-Based HAP Contract for a housing program or referred by THA for that program and who are willing to occupy a unit in the Program using a Project-Based Voucher.
Income Groups	2	*Households ≤ 30% AMI;*	All other eligible persons in these income groups PROVIDED that 85% of vouchers issued yearly shall go to households ≤ 30% AMI and 15% shall go to households 31%-50% AMI. THA shall monitor issuance rates and adjust as necessary. THA shall not issue vouchers to households 50% - 80% AMI unless there are no applicants in lower income categories.
	1	*Households 31% -50% AMI*	

EXTRA POINTS: THA shall assign extra points for the following:		
2 Extra Points	Displaced	Persons suffering continued displacement from their homes because of: ☐ governmental action; ☐ extensive damage or destruction of their home by fire, or by a federally declared disaster; ☐ being a victim of domestic violence verified by a current protection order or other reliable source of information; ☐ being a victim of hate crimes verified by police information; ☐ need to relocate because of their participation as a witness in a police investigation or a judicial proceeding.
2 Extra Point	Disabled	A household that includes a disabled person. Disability shall be shown by the current receipt of income from Social Security Disability, Social Security Retirement, SSI or GAU.
1 Extra Point	Working, in School, or training	Working, Schooling or Training: A household with an adult member enrolled in an employment training program, or currently working 20 hours a week or more, or attending school full time or part time.

GENERAL EXCEPTIONS TO TACOMA HOUSING AUTHORITY LOCAL PREFERENCES FOR HOUSING CHOICE VOUCHERS
THA has made or may make changes to its Voucher Program to comply with HUD PIH Notice 2004-07 (April 22, 2004) or similar funding directives. Persons have or may lose their Vouchers as a result, including those in the following circumstances: (i) THA takes back a Voucher before the person could use it; (ii) THA terminates a HAP Contract or cancels the Voucher. When this happens, THA will place affected persons back on the waiting list. THA may deviate from these preferences when necessary to place these persons at the top of the waiting list.
THA may deviate from these preferences when necessary to fulfill its obligation to reasonably accommodate the needs of a disabled tenant in THA housing.
THA may deviate from these preferences when necessary to permit the return of a former Salishan resident pursuant to THA's Reoccupancy Plan for Salishan's redevelopment provided that such former residents meet other eligibility requirements for the Voucher and the Project-Based unit.
THA reserves the authority to set-aside Housing Vouchers to house persons participating in approved programs serving the needs of targeted special needs populations, including homeless persons, persons who are chronically mentally ill, and the Housing Options Plan. The use of these Vouchers shall be governed by the operational plan and agreement with each provider.
THA may deviate from these preferences when necessary to provide a voucher to any Persons in need of housing due to their displacement by the demolition or rehabilitation of THA housing when such Persons' household income is between 51% and 80% of the AMI.

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

___ Date and Time

Former Federal preferences

☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessiblity, Property Disposition)

☐ Victims of domestic violence
☐ Substandard housing
☐ Homelessness
☐ High rent burden

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

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
☒ Date and time of application
☐ Drawing (lottery) or other random choice technique

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)
☒ The Section 8 Administrative Plan
☐ Briefing sessions and written materials
☐ Other (list below)

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

☒ Through published notices
☐ Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

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

b. Minimum Rent

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

☒ $0
☐ $1-$25
☐ $26-$50

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

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

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

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

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

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

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

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

☐ Yes for all developments
☐ Yes but only for some developments
☒ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

☐ For all developments
☐ For all general occupancy developments (not elderly or disabled or elderly only)
☐ For specified general occupancy developments
☐ For certain parts of developments; e.g., the high-rise portion
☐ For certain size units; e.g., larger bedroom sizes
☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

☐ Market comparability study
☐ Fair market rents (FMR)

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

f. Rent re-determinations:

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

☐ Never
☐ At family option
☐ Any time the family experiences an income increase
☒ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)**_$50.00 per month____**
☒ Other (list below)

FSS applicants whose most recent re-examination exceeds 120 days

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

(2) Flat Rents

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

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

Flat rent increases or decreases shall take effect upon 30 days written notice.

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

- ☒ At or above 90% but below100% of FMR
- ☒ 100% of FMR
- ☒ Above 100% but at or below 110% of FMR
- ☐ Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

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

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

- ☒ Annually
- ☐ Other (list below)

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

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

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

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)
☐ $0
☒ $1-$25
☐ $26-$50

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)
☐ An organization chart showing the PHA's management structure and organization is attached.
☒ A brief description of the management structure and organization of the PHA follows:

2007 Annual Plan - Management

The operations of THA are overseen by a Board of Commissioners and by administrative staff. The Board consists of five (5) citizens of Tacoma appointed by statute. Consistent with QHWRA, one (1) commissioner is a directly assisted resident or recipient of housing assistance. The Executive Director reports to the Board, and reporting to him are directors of the departments described below:

<u>Housing Programs</u> – The Housing Programs Department provides administration to the agencies property management and rental assistance services . Property Management services are performed in a site based managed operation and are segregated into three management functions, leasing, administration and maintenance. Rental Assistance services is performed in a centralized operation.

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

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

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

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

B. HUD Programs Under PHA Management

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

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

2004 ROSS RSDM-Family		
2005 Neighborhood Networks	290	25%
2005 ROSS RSDM-Family	50	25%
2006 Neighborhood Networks	180	25%
	200	25%

C. Management and Maintenance Policies

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

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

Admissions and Continued Occupancy Policy
Maintenance Policy
Pet Policy
Grievance Procedure

(2) Section 8 Management: (list below)

Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

1. ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based

assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

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

☒ PHA main administrative office

☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

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

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

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

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

1. Development name: Salishan
2. Development (project) number: WA19URD005100
3. Status of grant: (select the statement that best describes the current status)
   - ☐ Revitalization Plan under development
   - Revitalization Plan submitted, pending approval
   - ☐ Revitalization Plan approved
   - ☒ Activities pursuant to an approved Revitalization Plan underway

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

☒Yes ☐ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:
Hillsdale Heights Development
Salishan Housing Development
Scattered Sites

☒ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

2. Activity Description

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: **Scattered Sites** 1b. Development (project) number: WA19P005022;WA19P005024;WA19P005025
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
Date application approved, submitted, or planned for submission: **12/01/05 ??? Jess??**
5. Number of units affected**: 34** 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity**: ??** b. Projected end date of activity: **??**

2. Activity Description

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

2. Activity Description

☐ Yes ☒ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip

to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: **Salishan** 1b. Development (project) number: **WA19URDOO5I100 and WA19P005003, 004**
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or planned for submission: **N/A as part of Approved Revitalization Plan**
5. Number of units affected**: 45 (Salishan Four)** 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity**: 01/01/2006** b. Projected end date of activity: **06/01/2009**

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: **Salishan** 1b. Development (project) number: **WA19URDOO5I100 and WA19P005003**
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or planned for submission: **NA as part of approved revitalization plan**
5. Number of units affected**: N/A (Land only – Phase 2a)** 6. Coverage of action (select one) ☒ Part of the development

☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity**:** **01/01/2006** b. Projected end date of activity: **06/01/2009**

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: **Salishan** 1b. Development (project) number: **WA19URDOO5I100 and WA19P005003**
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or planned for submission: **Not required as project is part of a revitalization plan**
5. Number of units affected**: N/A (Land only – Section 202)** 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity**:** **01/01/2006** b. Projected end date of activity: **06/01/2009**

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

[24 CFR Part 903.7 9 (i)]

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

1. ☐ Yes ☒ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C.

1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

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

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]
Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

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

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes",

complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

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

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) ☐ Units addressed in a pending or approved demolition application (date submitted or approved: ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) ☐ Requirements no longer applicable: vacancy rates are less than 10 percent ☐ Requirements no longer applicable: site now has less than 300 units

☐ Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

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

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

a. Size of Program
☒ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)
☐ 25 or fewer participants
☐ 26 - 50 participants
☒ 51 to 100 participants **(up to a maximum of 100 in aggregate)**
☐ more than 100 participants

2. PHA-established eligibility criteria

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

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]
Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

☒ Yes: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 06/21/2006

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
2004 ROSS RSDM	290	Specific criteria	Family Investment Center	Public Housing
2005 Neighborhood Networks	180	Specific criteria	Family Investment Center	Both Section 8 and public housing
2005 ROSS RSDM	475	Specific criteria	Family Investment Center	Public Housing
2006 Neighborhood Networks	200	Specific criteria	Family Investment Center	Both Section 8 and public housing

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	0	25 (12/01/06)
Section 8	28	86 (12/01/06)

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

C. Welfare Benefit Reductions

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

☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
☒ Informing residents of new policy on admission and reexamination
☒ Actively notifying residents of new policy at times in addition to admission and reexamination.
☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services

☐ Establishing a protocol for exchange of information with all appropriate TANF agencies
☐ Other: (list below)

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

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

a. Written notification regarding the requirement was provided to each family.
Resident Community Service status forms were distributed. Each family member was informed of their exempt or non-exempt status.

b. A cooperative agreement has been drafted with the Department of Social and Health Services (DSHS), the local TANF agency, to assist THA in verifying residents' status. The agreement is currently being reviewed and considered for signature by DSHS.

c. THA Housing Programs department will administer the community service requirement program in coordination with local United Way and other volunteer programs.

d. Residents who are subject to the Community Service Requirement may fulfill their obligations by participating in local volunteer programs, Resident Council activities, or in THA's economic self-sufficiency programs and by providing documentation of participation to staff in THA's Community Services department.

e. Agencies participating in the local United Way volunteer program association may offer residents opportunities to fulfill the requirement.

f. The process to cure noncompliance includes tracking and follow-up with THA Community Services and Housing Programs staff. Sixty days prior to
lease renewal resident files are reviewed for compliance. If any one in a household is found to be non-compliant, a letter is sent informing the household of the status. Non-compliant households enter into an agreement to cure the Community Service deficiency over the next 12 months.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

Private Security reports

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

Salishan
Senior Apartments
Hillside Terrace

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

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

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

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

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

Salishan	**Bergerson Terrace**
Hillside Terrace	**Senior Apartments**

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

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

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

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

☐ Not applicable
☒ Private management
☒ Development-based accounting

☒ Comprehensive stock assessment
☐ Other: (list below)

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
☐ Attached at Attachment (WA005h01)

Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
☐ Considered comments, but determined that no changes to the PHA Plan were necessary.
The PHA changed portions of the PHA Plan in response to comments
List changes below:
☐ Other: (list below)

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

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

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)
☐ Any recipient of PHA assistance
☐ Any head of household receiving PHA assistance
☐ Any adult recipient of PHA assistance
☐ Any adult member of a resident or assisted family organization
☐ Other (list)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (City of Tacoma, Washington)

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

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

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

D. Other Information Required by HUD

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

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

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

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

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

- Any change that alters:
  - the eligibility criteria for public housing or Section 8 Vouchers;
  - the criteria that determines the order of preference for public housing and Section 8 Vouchers;
  - how much recipients will have to pay in rent or other fees while receiving public housing or Section 8 Vouchers;
  - any plans for demolition of any housing owned or managed by THA
  - any actions included in the Plan for which HUD requires a 30 day resident comment period.
- Any changes covering topics covered by the Plan for which HUD gave notice to applicants, tenants and program participants.

Attachments

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

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

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

1. **Hillside Terrace 2300 block (Census Tract 614) – 5 units**

2. **Harbor View Manor (Census Tract 616.01) -- up to 167 units**

3. **New Look Apartments (Census Trace 614) – 42 units**

4. **Eliza McCabe Townhomes (Census Tract 617) – 10 units**

5. **Hillside Gardens (Census Tract 614) – 8 units**

6 **Flett Meadows Apartments (Census Tract 628) – 14 units**

7. **Tyler Square Expansion Project (Census Tract 616) - 15 units**

8. **Pacific Courtyard Apartments (Census Tract 634) – 23 units**

9. **Salishan (Census Tract 622) – up to 345 units**

10. **Hillside Terrace 1500 block (Census Tract 614) – 4 units**

11. **THA Future Development projects – 71 units**

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

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

OMB Approval No. 2577-0157(Exp.7/31/98)
[x] Original
[ ] Revision No: ___

Housing Authority of the City of Tacoma | TACOMA - PIERCE - WASHINGTON

Development Number/Name	Work Stmt. for Year 1 FFY:_2007_	Work Statement for Year 3 FFY:_2008	Work Statement for Year 4 FFY:_2009	Work Statement for Year 5 FFY:_2010	Work Statement for Year 5 FFY:_2011
DEBT SERVICE	SEE ANNUAL STATEMENT				
WA19P005003/004/005/007					
Debt Service Bonds - Salishan		$482,224	$496,025	$326,547	$326,547
for development activities					
A. Debt Service subtotal		**$482,224**	**$496,025**	**$326,547**	**$326,547**
PHYSICAL IMPROVMENTS					
WA19P005018/HILLSIDE TERRACE		$250,384	$334,406	$550,702	$550,702
B. Physical Improvements Subtotal		**$250,384**	**$334,406**	**$550,702**	**$550,702**
C. Management Improvements		**$97,500**	**$97,500**	**$95,050**	**$95,050**
D. HA-Wide Nondwelling Structures		**$0**	**$0**	**$0**	**$0**
and Equipment					
E. Administration		**$146,128**	**$141,125**	**$150,300**	**$150,300**
F. Other					
a. 1430 Fees and Cost		**$424,051**	**$423,051**	**$425,000**	**$425,000**
b. 1495.1 Relocation Cost		**$0**	**$0**	**$0**	**$0**
c. 1502 Contingency		**$0**	**$0**	**$0**	**$0**
e. Reproduction		**$1,000**	**$1,000**	**$1,000**	**$1,000**
G. Operations		**$10,000**	**$10,000**	**$10,000**	**$10,000**
H. Demolition		**$50,000**	**$0**	**$0**	**$0**
I. Replacement Reserve		**$0**	**$0**	**$0**	**$0**
J. Development Activities		**$0**	**$0**	**$0**	**$0**
K. Total CGP Funds		**$1,461,287**	**$1,503,107**	**$1,558,599**	**$1,558,599**
Bond Proceeds used for Development Salishan WA005030; WA005031; WA005032; WA005033; WA005034 *		**$0**	**$0**	**$0**	**$0**
M. Grand Total * Does not include Bond Proceeds		**$1,461,287**	**$1,503,107**	**$1,558,599**	**$1,558,599**

Signature of Executive Director and Date:
X

Signature of Public Housing Director and Date:
X

Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program (CFP)

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

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

Work Statement for Year 1	Work Statement for Year 2 2008			Work Statement for Year 3 2009		
	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Debt Service - Bonds Salishan		$482,224.00	Debt Service - Bonds Salishan		$496,025.00
	Hillside Terrace		$250,384.00	Hillside Terrace		$392,435.00
	Subtotal of Estimated Cost		$732,608	Subtotal of Estimated Cost		$888,460

Facsimile form HUD-52834 (10/96)
ref Handbook 7485.3

Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Comprehensive Grant Program(CGP)

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

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

Work Statement for Year 1	Work Statement for Year 4 2010			Work Statement for Year 5 2011		
	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Debt Service - Bonds Salishan		$326,547	Debt Service - Bonds Salishan		$326,547
	Hillside Terrace		$550,702	Hillside Terrace		$550,702
	Subtotal of Estimated Cost		$877,249	Subtotal of Estimated Cost		$877,249

Facsimile form HUD-52834 (10/96)
ref Handbook 7485.3

Five-Year Action Plan
Part III: Supporting Pages
Management Needs Work Statement(s)
Comprehensive Grant Program(CGP)

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

Work Statement for Year 1	Work Statement for Year 2 2008			Work Statement for Year 3 2009		
	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost
	Management Improvements		**$97,500**	**Management Improvements**		**$97,500**
	Provide staff training & Education for Mod Staff		$7,500	Provide staff training & Education for Mod Staff		$7,500
	Econonmice Dev. Program		$85,000	Econonmice Dev. Program		$85,000
	Records mgmt		$5,000	Records mgmt		$5,000
	Nondwelling Structures & Equipment		**$0**	**Nondwelling Structures & Equipment**		**$0**
	Administration		**$146,128**	**Administration**		**$141,125**
	1. TECHNICAL & NON-TECHNICAL WAGES		$110,000	1. TECHNICAL & NON-TECHNICAL WAGES		$110,000
	2. BENEFITS (1410.9)		$31,128	2. BENEFITS (1410.9)		$31,125
	3. Misc		$5,000	3. Misc		$5,000
	Other		**$424,051**	**F. Other**		**$424,051**
	a. Fees and Costs		$423,051	a. Fees and Costs		$423,051
	b. Relocation			b. Relocation		
	c. Contingency			c. Contingency		
	e Reproduction		$1,000	e Reproduction		$1,000
	G. Operations		**$10,000**	**G. Operations**		**$10,000**
	H. Demoliiton		$50,000			
				6. Contingency (1502)		**$0**
	Subtotal of Estimated Cost		$677,679	Subtotal of Estimated Cost		$677,679

ref Handbook 7485.3

Five-Year Action Plan
Part III: Supporting Pages
Management Needs Work Statement(s)
Comprehensive Grant Program(CGP)

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

Work Statement for Year 1	Work Statement for Year 4 2010			Work Statement for Year 5 2011		
	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost
	Management Improvements		**$95,050**	**Management Improvements**		**$97,676**
	Provide staff training & Education for Mod Staff		$7,500	Provide staff training & Education for Mod Staff		$7,500
	Econonmice Dev. Program		$87,550	Econonmice Dev. Program		$90,176
	Nondwelling Structures & Equipment		**$0**	**Nondwelling Structures & Equipment**		**$0**
	Administration		**$150,300**	**Administration**		**$150,300**
	1. TECHNICAL & NON-TECHNICAL WAGES		$115,000	1. TECHNICAL & NON-TECHNICAL WAGES		$115,000
	2. BENEFITS (1410.9)		$25,300	2. BENEFITS (1410.9)		$25,300
	3. Misc		$10,000	3. Misc		$10,000
	F. Other		**$426,000**	**F. Other**		**$426,000**
	a. Fees and Costs		$425,000	a. Fees and Costs		$425,000
	b. Relocation			b. Relocation		
	c. Contingency			c. Contingency		
	e Reproduction		$1,000	e Reproduction		$1,000
	G. Operations		**$10,000**	**G. Operations**		**$10,000**
	6. Contingency (1502)		**$0**	**6. Contingency (1502)**		**$0**
	Subtotal of Estimated Cost		$672,676	Subtotal of Estimated Cost		$683,976

ref Handbook 7485.3

Five-Year Action Plan
Part 1: Summary
Replacement Housing Factor

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

OMB Approval No. 2577-0157(Exp.7/31/98)
[x] Original
[ ] Revision No: ___

Housing Authority of the City of Tacoma | TACOMA - PIERCE - WASHINGTON

Development Number/Name	Work Stmt. for Year 1 FFY:_2007_	Work Statement for Year 3 FFY:_2008	Work Statement for Year 4 FFY:_2009	Work Statement for Year 5 FFY:_2010	Work Statement for Year 5 FFY:_2011
DEBT SERVICE	SEE ANNUAL STATEMENT				
WA19P005003/004/005/007 Debt Service Bonds - Salishan for development activities		$378,384	$378,384	$393,115	$393,115
A. Debt Service subtotal		**$378,384**	**$378,384**	**$393,115**	**$393,115**
PHYSICAL IMPROVMENTS					
WA19P005018/HILLSIDE TERRACE		$495,977	$640,702	$593,046	$593,046
WA19P00500xx Hillsdale Heights		$300,000			
B. Physical Improvements Subtotal		**$795,977**	**$640,702**	**$593,046**	**$593,046**
C. Management Improvements		**$0**	**$0**	**$0**	**$0**
D. HA-Wide Nondwelling Structures		**$0**	**$0**	**$0**	**$0**
and Equipment					
E. Administration		**$146,128**	**$150,125**	**$150,300**	**$150,300**
F. Other					
a. 1430 Fees and Cost		**$124,051**	**$311,326**	**$425,000**	**$425,000**
b. 1495.1 Relocation Cost		**$0**	**$0**	**$0**	**$0**
c. 1502 Contingency		**$0**	**$0**	**$0**	**$0**
e. Reproduction		**$1,000**	**$1,000**	**$1,000**	**$1,000**
G. Operations		**$10,000**	**$10,000**	**$10,000**	**$10,000**
H. Demolition		**$50,000**	**$50,000**	**$0**	**$0**
I. Replacement Reserve		**$0**	**$0**	**$0**	**$0**
J. Development Activities		**$0**	**$0**	**$0**	**$0**
K. Total CGP Funds		**$1,505,540**	**$1,541,537**	**$1,572,461**	**$1,572,461**
Bond Proceeds used for Development Salishan WA005030; WA005031; WA005032; WA005033; WA005034 *		**$0**	**$0**	**$0**	**$0**
M. Grand Total * Does not include Bond Proceeds		**$1,505,540**	**$1,541,537**	**$1,572,461**	**$1,572,461**

Signature of Executive Director and Date:
X

Signature of Public Housing Director and Date:
X

Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Replacement Housing Factor (RHF)

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

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

Work Statement for Year 1	Work Statement for Year 2 2008			Work Statement for Year 3 2009		
	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost
See	Debt Service - Bonds Salishan		$378,384.00	Debt Service - Bonds Salishan		$378,384.00
Annual	Hillside Terrace		$495,977.00	Hillside Terrace		$640,702.00
Statement	Hillsdale Heights		$300,000.00			
	Subtotal of Estimated Cost		$1,174,361	Subtotal of Estimated Cost		$1,019,086

Facsimile form HUD-52834 (10/96)
ref Handbook 7485.3

Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Replacement Housing Factor (RHF)

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

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

Work Statement for Year 1	Work Statement for Year 4 2010			Work Statement for Year 5 2011		
	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Debt Service - Bonds Salishan		$393,115	Debt Service - Bonds Salishan		$393,115
	Hillside Terrace		$593,046	Hillside Terrace		$593,046
	Subtotal of Estimated Cost		$986,161	Subtotal of Estimated Cost		$986,161

Facsimile form HUD-52834 (10/96)
ref Handbook 7485.3

Five-Year Action Plan
Part III: Supporting Pages
Management Needs Work Statement(s)
Replacement Housing Factor (RHF)

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

Work Statement for Year 1	Work Statement for Year 2 2008			Work Statement for Year 3 2009		
	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost
	Management Improvements		**$0**	**Management Improvements**		**$0**
	Provide staff training & Education for Mod Staff		$0	Provide staff training & Education for Mod Staff		$0
	Econonmice Dev. Program		$0	Econonmice Dev. Program		$0
	Records mgmt		$0	Records mgmt		$0
	Nondwelling Structures & Equipment		**$0**	**Nondwelling Structures & Equipment**		**$0**
	Administration		**$146,128**	**Administration**		**$150,125**
	1. TECHNICAL & NON-TECHNICAL WAGES		$110,000	1. TECHNICAL & NON-TECHNICAL WAGES		$119,000
	2. BENEFITS (1410.9)		$31,128	2. BENEFITS (1410.9)		$31,125
	3. Misc		$5,000	3. Misc		$5,000
	Other		**$124,051**	**F. Other**		**$312,326**
	a. Fees and Costs		$123,051	a. Fees and Costs		$311,326
	b. Relocation			b. Relocation		
	c. Contingency			c. Contingency		
	e Reproduction		$1,000	e Reproduction		$1,000
	H. Demolition		**$50,000**	**H. Demolition**		**$50,000**
	G. Operations		**$10,000**	**G. Operations**		**$10,000**
				6. Contingency (1502)		**$0**
	Subtotal of Estimated Cost		$280,179	Subtotal of Estimated Cost		$522,451

ref Handbook 7485.3

Five-Year Action Plan
Part III: Supporting Pages
Management Needs Work Statement(s)
Replacement Housing Factor (RHF)

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

Work Statement for Year 1	Work Statement for Year 4 2010			Work Statement for Year 5 2011		
	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/General Description of Major Work Categories	Quantity	Estimated Cost
	Management Improvements		**$0**	**Management Improvements**		**$0**
	Provide staff training & Education for Mod Staff		$0	Provide staff training & Education for Mod Staff		$0
	Econonmice Dev. Program		$0	Econonmice Dev. Program		$0
	Nondwelling Structures & Equipment		**$0**	**Nondwelling Structures & Equipment**		**$0**
	Administration		**$150,300**	**Administration**		**$150,300**
	1. TECHNICAL & NON-TECHNICAL WAGES		$115,000	1. TECHNICAL & NON-TECHNICAL WAGES		$115,000
	2. BENEFITS (1410.9)		$25,300	2. BENEFITS (1410.9)		$25,300
	3. Misc		$10,000	3. Misc		$10,000
	F. Other		**$426,000**	**F. Other**		**$426,000**
	a. Fees and Costs		$425,000	a. Fees and Costs		$425,000
	b. Relocation			b. Relocation		
	c. Contingency			c. Contingency		
	e Reproduction		$1,000	e Reproduction		$1,000
	G. Operations		**$10,000**	**G. Operations**		**$10,000**
	6. Contingency (1502)		**$0**	**6. Contingency (1502)**		**$0**
	Subtotal of Estimated Cost		$586,300	Subtotal of Estimated Cost		$586,300

ref Handbook 7485.3

Annual Statement/Performance and Evaluation Report

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

PHA Name:	Grant type and Numer	FFY of Grant Approval
Tacoma Housing Authority	Replacement Housing Factor Grant No: WA19R00550106	2006

[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)

[X] Performance and Evaluation Report for the Program Year Ending 12-31-06 [ ] Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Orginal	Revised	Obligated	Expended
1	Total Non-CGP Funds			0.00	0.00
2	1406 Operations (May not exceed 20% of line 19)			0.00	0.00
3	1408 Management Improvements			0.00	0.00
4	1410 Administration			0.00	0.00
5	1411 Audit			0.00	0.00
6	1415 Liquidated Damages			0.00	0.00
7	1430 Fees and Costs			0.00	0.00
8	1440 Site Acquisition			0.00	0.00
9	1450 Site Improvements			0.00	0.00
10	1460 Dwelling Structures			0.00	0.00
11	1465.1 Dwelling Equipment - Non Expendable			0.00	0.00
12	1470 Nondwelling Structures			0.00	0.00
13	1475 Nondwelling Equipment			0.00	0.00
14	1485 Demolition			0.00	0.00
15	1490 Replacement Reserve			0.00	0.00
16	1495.1 Relocation Costs			0.00	0.00
17	1501 Bond Payment			0.00	0.00
18	1502 Contingency (may not exceed 8% of line 19)			0.00	0.00
19	9001 Bond Debt Obligation	636,637.00	636,637.00	636,637.00	72,371.50
	Amount of Annual Grant (sum of lines 2 -18)	636,637.00	636,637.00	636,637.00	72,371.50
	Amount of line 19 Related to LBP Activities				
	Amount of line 19 Related to Section 504 Compliance				
	Amount of line 19 Related to Security-Soft costs				
	Amount of line 19 Related to Security-Hard costs				
	Amount of line 19 Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

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

PHA Name:	Grant type and Number	Federal FY of Grant
Tacoma Housing Authority	Capital Fund Program Grant No:	
	Replacement Housing Factor Grant No: **WA19R00550106**	2006

Development Number/PHA-Wide Activities	General Description of Major Work Categories		Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
					Original	Revised	Funds Obligated	Funds Expended
	REPLACEMENT HOUSING FUNDS							
Salishan	**Bond Debt Repayment**		**9001**		**636,637.00**	**636,637.00**	**636,637.00**	**72,371.50**

Status of Work

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

PHA Name: Tacoma Housing Authority	Grant type and Number: Capital Fund Program Grant No: WA19P00550106; Replacement Housing Factor Grant No:	Federal FY of Grant: 2006

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised /1	Actual/ 2	Original	Revised /1	Actual/ 2	
WA005030	8/18/2008			8/18/2010			
Salishan				.			

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

PHA Name:	Grant type and Number	Federal FY of Grant:
Tacoma Housing Authority	Capital Fund Program Grant No: **WA19P00550107** Replacement Housing Factor Grant No:	**2007**

[X] Original Annual Statement [ ] Reserve for Disasters/Emergencies [ ] Revised Annual Statement (revision no:)
[ ] P&E Report for the Program Year Ending [ ] Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated cost		Total Actual Cost	
		Orginal	Revised	Obligated	Expended
1					
2	1406 Operations (May not exceed 20% of line 19)	10,000.00	0.00	0.00	0.00
3	1408 Management Improvements Soft Costs	94,500.00	0.00	0.00	0.00
	Mnanagement Improvements - Hard Costs	0.00	0.00	0.00	0.00
4	1410 Administration	181,051.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	362,119.00	0.00	0.00	0.00
9	1450 Site Improvements	899,570.95	0.00	0.00	0.00
10	1460 Dwelling Structures	200,000.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment - Non Expendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	553,428.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	50,000.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1499 Bond Proceeds for Development *	0.00	0.00	0.00	0.00
20	1501 Bond Repayment	0.00	0.00	0.00	0.00
21	1502 Contingency	0.00	0.00	0.00	0.00
22	9001 Debt Reserves	85,189.05	0.00	0.00	0.00
23	Amount of Actual Grant (sum of lines 2 -19) *Does not include Bond Proceeds	2,435,858.00	0.00	0.00	0.00
	Amount of line 22 Related to LBP Activities	0.00			
	Amount of line 22 Related to Section 504 Compliance	0.00			
	Amount of line 22 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
	Amount of line 22 Related to Security - Hard Costs	0.00			
	Amount of line 22 Related to Energy Conservation Measures	0.00	0.00		
	Collateralzation Expenses or Debt Service				

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

7/23/2007
4:13 PM

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

PHA Name: Tacoma Housing Authority			**Grant type and Number** Capital Fund Program Grant No: **WA19P00550107** Replacement Housing Factor Grant No:						**Federal FY of Grant** 2007
					Total Estimated Cost		Total Actual Costs		
Development Number/PHA-Wide Activities	General Description of Major Work Categories		Development Account Number	Quantity	Original	Revised	Funds Obligated	Funds Expended	Status of Work
PHA-WIDE	**OPERATIONS**		**1406**		**10,000.00**				
					0.00				
PHA-WIDE	**MANAGEMENT IMPROVEMENTS**		**1408**		**94,500.00**				
	1. Provide Staff Training & Education for Modernization Staff			5	7,500.00				
	3. Establishment and Implementation of an Economic Development Program PHA-wide				85,000.00				
	6. Training for resident Council Officers				0.00				
	8. Records Mgmt System/storage				2,000.00				
PHA-WIDE	**ADMINISTRATIVE COSTS**		**1410**		**181,051.00**				
	FEES AND COSTS		**1430**		**362,119.00**				
	A&E Fees Hillside Terrace				50,000.00				
	Consulting fees				50,000.00				
	Fees & Permits				5,000.00				
	Construction Management				256,119.00				
	Sundry Expenses (Reproduction)				1,000.00				
	NON-DWELLING EQUIPMENT		**1475**		**10,000.00**				
	Technology upgrades for Mod Staff				5,000.00				
	Furniture for Mod Staff				5,000.00				
PHA-WIDE	**RELOCATION COSTS**		**1495**		**50,000.00**				
WA19P005018	**HILLSIDE TERRACE**				**150,000.00**				
	Dwelling Strutures		**1460**		**100,000.00**				
	- Interior Revitilization								
	Site work		**1450**		**50,000.00**				
	Parking lots, site utilities, site lighting/security, asbestos abatement, landscaping, irrigation system								
	Demolition		**1485**		**50,000.00**				
SALISHAN	**Salishan Infrastructure**				**799,570.95**				
	Demolition				**503,428.00**				
					50,000.00				
WA19P005025	**SCATTERED SITES**		**1460**		50,000.00				

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

PHA Name: Tacoma Housing Authority			**Grant type and Number** Capital Fund Program Grant No: **WA19P00550107** Replacement Housing Factor Grant No:						**Federal FY of Grant** 2007
Development Number/PHA-Wide Activities	General Description of Major Work Categories		Development Account Number	Quantity	Total Estimated Cost		Total Actual Costs		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
WA19P0050TPB	**Hillsdale Heights**				**100,000.00**				
	Dwelling Structures		**1460**		**50,000.00**				
	Site work		**1450**		**50,000.00**				
Salishan	**Bond Repayment**		**1501**		**0.00**				
	Debt Reserves		**9001**		**85,189.05**				
PHA-WIDE	**CONTINGENCY**		**1502**		**0.00**	**0.00**			

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

PHA Name:	Grant type and Number	Federal FY of Grant
Tacoma Housing Authority	Capital Fund Program Grant No: **WA19P00550107** Replacement Housing Factor Grant No:	**2007**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
THA-Wide	8/18/2009			8/18/2011			
Management							
Improvements							
THA-Wide	8/18/2009			8/18/2011			
Scattered Sites							
WA19P005000tbd	8/18/2009			8/18/2011			
Hillsdale Heights							
WA19P005026	8/18/2009			8/18/2011			
Hillside Terrace							
WA19P005000tbd	9/30/2007			12/30/2007			

Annual Statement/Performance and Evaluation Report

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

PHA Name:	Grant type and Numer	FFY of Grant Approval
Tacoma Housing Authority	Replacement Housing Factor Grant No: WA19R00550107	2007

[X] Original Annual Statement [ ] Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)

[ ] Performance and Evaluation Report for the Program Year Ending 12-31-06 [ ] Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Orginal	Revised	Obligated	Expended
1	Total Non-CGP Funds			0.00	0.00
2	1406 Operations (May not exceed 20% of line 19)			0.00	0.00
3	1408 Management Improvements			0.00	0.00
4	1410 Administration			0.00	0.00
5	1411 Audit			0.00	0.00
6	1415 Liquidated Damages			0.00	0.00
7	1430 Fees and Costs	71,719.40	0.00	0.00	0.00
8	1440 Site Acquisition			0.00	0.00
9	1450 Site Improvements			0.00	0.00
10	1460 Dwelling Structures			0.00	0.00
11	1465.1 Dwelling Equipment - Non Expendable			0.00	0.00
12	1470 Nondwelling Structures			0.00	0.00
13	1475 Nondwelling Equipment			0.00	0.00
14	1485 Demolition			0.00	0.00
15	1490 Replacement Reserve			0.00	0.00
16	1495.1 Relocation Costs			0.00	0.00
17	1501 Bond Payment			0.00	0.00
18	1502 Contingency (may not exceed 8% of line 19)			0.00	0.00
19	9001 Bond Debt Obligation	645,474.60	0.00	0.00	0.00
	Amount of Annual Grant (sum of lines 2 -18)	717,194.00	0.00	0.00	0.00
	Amount of line 19 Related to LBP Activities				
	Amount of line 19 Related to Section 504 Compliance				
	Amount of line 19 Related to Security-Soft costs				
	Amount of line 19 Related to Security-Hard costs				
	Amount of line 19 Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

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

PHA Name:		Grant type and Number					Federal FY of Grant	
Tacoma Housing Authority		Capital Fund Program Grant No:						
		Replacement Housing Factor Grant No: **WA19R00550107**					2007	
Development Number/PHA-Wide Activities	General Description of Major Work Categories		Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
					Original	Revised	Funds Obligated	Funds Expended
	REPLACEMENT HOUSING FUNDS							
	Fees and Costs		**1430**		**71,719.40**			
Salishan	**Bond Debt Repayment**		**9001**		**645,474.60**			

Status of Work

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

PHA Name: Tacoma Housing Authority	Grant type and Number: Capital Fund Program Grant No: WA19P00550107; Replacement Housing Factor Grant No:	Federal FY of Grant: 2007

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised /1	Actual/ 2	Original	Revised /1	Actual/ 2	
WA005030	8/18/2008			8/18/2010			
Salishan				.			

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

PHA Name:	Grant type and Number	Federal FY of Grant:
Tacoma Housing Authority	Capital Fund Program Grant No: **WA19P00550102** Replacement Housing Factor Grant No:	**2002**

[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 4)
[ ] P&E Report for the Program Year Ending 12/31/06 [X] **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated cost		Total Actual Cost	
		Orginal	Revised	Obligated	Expended
1	Total non-CGP Funds	75,000.00	75,000.00	75,000.00	75,000.00
2	1406 Operations (May not exceed 20% of line 19)	0.00	0.00	0.00	0.00
3	1408 Management Improvements Soft Costs	194,571.90	194,373.42	194,373.42	194,373.42
	Mnanagement Improvements - Hard Costs				
4	1410 Administration	208,230.49	210,838.83	210,838.83	210,838.83
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	738,429.06	736,019.20	736,019.20	736,019.20
8	1440 Site Acquisition	.0.00	0.00	0.00	0.00
9	1450 Site Improvements	144,327.18	144,327.18	144,327.18	144,327.18
10	1460 Dwelling Structures	1,747,442.35	1,747,442.35	1,747,442.35	1,747,442.35
11	1465.1 Dwelling Equipment - Non Expendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	106,214.47	106,214.47	106,214.47	106,214.47
13	1475 Nondwelling Equipment	39,312.81	39,312.81	39,312.81	39,312.81
14	1485 Demolition			0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to work Demonstration				
17	1495.1 Relocation Costs	51,896.74	51,896.74	51,896.74	51,896.74
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1502 Contingency	0.00	0.00	0.00	0.00
20	Amount of Actual Grant (sum of lines 2 -19)	3,230,425.00	3,230,425.00	3,305,425.00	3,230,425.00
	Amount of line 20 Related to LBP Activities				
	Amount of line 20 Related to Section 504 Compliance				
	Amount of line 20 Related to Security - Soft Costs	90,000.00	90,000.00	90,000.00	90,000.00
	Amount of line 20 Related to Security - Hard Costs				
	Amount of line 20 Related to Energy Conservation Measures	80,000.00	80,000.00	80,000.00	80,000.00
	Collateralzation Expenses or Debt Service				

Signature of Executive Director and Date

Signature of Public Housing Director and Date

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

PHA Name: Tacoma Housing Authority	Grant type and Number: Capital Fund Program Grant No: **WA19P00550102**; Replacement Housing Factor Grant No:	Federal FY of Grant: 2002

Development Number/PHA-Wide Activities	General Description of Major Work Categories		Development Account Number	Quantity	Total Estimated Cost: Original	Total Estimated Cost: Revised	Total Actual Costs: Funds Obligated	Total Actual Costs: Funds Expended	Status of Work
PHA-WIDE	**OPERATIONS**		**1406**		**0.00**	**0.00**			
PHA-WIDE	**MANAGEMENT IMPROVEMENTS**		**1408**		**194,571.90**	**194,373.42**	**194,373.42**	**194,373.42**	
	1. Provide Staff Training & Education for Modernization Staff			5	9,020.47	9,020.47	9,020.47	9,020.47	
	2. Security patrol of residents PHA Wide				90,000.00	90,000.00	90,000.00	90,000.00	
	3. Establishment and Implementation of an Economic Development Program PHA-wide				95,551.43	95,352.95	95,352.95	95,352.95	
	5. Purchase Records Management System				0.00				Moved to future grant
	6. Training for resident Council Officers				0.00				Moved to future grant
	7. Computer software - PHA-wide - CFP portion only				0.00				Moved to future grant
PHA-WIDE	**ADMINISTRATIVE COSTS**		**1410**		**208,230.49**	**210,838.83**	**210,838.83**	**210,838.83**	
	1. Technical and Non-technical		1410.2		**175,540.92**	**177,234.24**	**177,234.24**	**177,234.24**	
	Salaries								
	EXECUTIVE DIRECTOR @ 6%			1	6,719.00	6,719.00	6,719.00	6,719.00	
	EXECUTIVE SECRETARY@ 6%			1	2,727.00	2,727.00	2,727.00	2,727.00	
	STAFF ATTORNEY @16%			1	12,992.00	12,992.00	12,992.00	12,992.00	
	PROP MANAGEMENT DIRECTOR @ 10%			1	7,103.00	7,178.04	7,178.04	7,178.04	
	DIRECTOR OF Mod & Econ Dev @ 50%			1	46,126.92	46,126.92	46,126.92	46,126.92	
	MODERNIZATION MANAGER @ 40%			1	25,501.00	26,250.98	26,250.98	26,250.98	
	MODERNIZATION COORDINATOR @ 80%			1	0.00	0.00	0.00	0.00	
	MODERNIZATION CLERK @ 80%			1	43,392.00	44,260.30	44,260.30	44,260.30	
	FINANCE DIRECTOR @ 10%			1	7,035.00	7,035.00	7,035.00	7,035.00	
	ACCOUNTING SPECIALIST @ 25%			1	11,289.00	11,289.00	11,289.00	11,289.00	
	ACCOUNTING SPECIALIST @ 5%			1	2,258.00	2,258.00	2,258.00	2,258.00	
	PURCHASING CLERK @ 12%			1	3,582.00	3,582.00	3,582.00	3,582.00	
	MIS SPECIALIST @ 3%			1	1,429.00	1,429.00	1,429.00	1,429.00	
	GRANT ACCOUNTANT @33%				0.00	0.00	0.00	0.00	
	FINANCE COODINATOR @ 5%			1	2,489.00	2,489.00	2,489.00	2,489.00	
	PURCHASING MANAGER @ 3%			1	0.00	0.00	0.00	0.00	
	HUMAN RESOURCE ADMINI @ 6%			1	2,898.00	2,898.00	2,898.00	2,898.00	
	2. Employee Benefits		1410.9	16	8,506.56	8,506.56	8,506.56	8,506.56	
	3. Insurance		1410.13	1	0.00	980.00	980.00	980.00	
	3. Publication of CGP Materials		1410.14		0.00	0.00	0.00		Deleted

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

PHA Name: Tacoma Housing Authority	**Grant type and Number** Capital Fund Program Grant No: **WA19P00550102** Replacement Housing Factor Grant No:	**Federal FY of Grant** 2002

Development Number/PHA-Wide Activities	General Description of Major Work Categories		Development Account Number	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Costs Funds Obligated	Total Actual Costs Funds Expended	Status of Work
	4. Sundry Expenses (Advertising)		1410.19		23,279.53	23,214.55	23,214.55	23,214.55	
	5. Legal		1410.4		0.00	0.00	0.00		Not needed this grant
	6. Fuel for Mod Vehicles/Copier maintenance				903.48	903.48	903.48	903.48	
PHA-WIDE	**AUDIT**		**1411**		**0.00**	**0.00**	**0.00**	**0.00**	Moved to future grant
PHA-WIDE	**FEES AND COSTS**		**1430**		**738,429.06**	**736,019.20**	**736,019.20**	**736,019.20**	
	1. A/E fees for Salishan		1430.1		370,963.78	370,963.78	370,963.78	370,963.78	
	2. A/E Fees for M Street				0.00	0.00	0.00		work moved to 101 2001CFP
	3. Consulting fees		1430.2		139,215.94	139,215.94	139,215.94	139,215.94	
	4. Fees & Permits for non-residential		1430.6		14,587.95	14,587.95	14,587.95	14,587.95	
	5. Financing Fees Hillside Terrace				0.00	0.00	0.00	0.00	with line 9
	6. Inspection Cost		1430.7		73,052.63	66,558.01	66,558.01	66,558.01	
	7. Sundry Expenses (Reproduction)		1430.19		4,134.38	7,927.77	7,927.77	7,927.77	
	8. A&E Fees Hillside Terrace				6,970.01	6,970.01	6,970.01	6,970.01	
	9. Interest Draws for Hillside Terrace				45,024.37	45,315.74	45,315.74	45,315.74	
	10. Temp employee for Revitiliazation				84,480.00	84,480.00	84,480.00	84,480.00	from, 1410 admin salaries
	NON-DWELLING EQUIPMENT		**1475**		**39,312.81**	**39,312.81**	**39,312.81**	**39,312.81**	
WA19P005008	Common-area furniture/equip for M Street				14,010.00	14,010.00	14,010.00	14,010.00	to future grant/moved back
	Telephone Upgrades PHA wide				0.00	0.00	0.00		moved to 101 2001 gant
	Technology upgrades PHA Wide				6,446.00	6,446.00	6,446.00	6,446.00	orig on 2002
	Copy machine for Revite staff				0.00	0.00	0.00		
	Technology upgrades for Mod Staff			1	7,383.21	8,092.21	8,092.21	8,092.21	
	Non-dwelling equip for Hillside Terrace				10,889.00	10,180.00	10,180.00	10,180.00	orig in contractor scope
	Furniture for mod staff				584.60	584.60	584.60	584.60	
PHA-WIDE	**RELOCATION COSTS**		**1495**		**51,896.74**	**51,896.74**	**51,896.74**	**51,896.74**	
WA19P00518	**Hillside Terrace**				**484,345.97**	**484,345.97**	**484,345.97**	**484,345.97**	
	Interior Renovations								
	Reconfigure units		**1460**		**333,021.72**	**333,021.72**	**333,021.72**	**333,021.72**	
	Site work		**1450**		**108,633.78**	**108,633.78**	**108,633.78**	**108,633.78**	
	Community appliances/Laundry room (washer/driers)		**1470**		**42,690.47**	**42,690.47**	**42,690.47**	**42,690.47**	From cfp 104

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

PHA Name: Tacoma Housing Authority	Grant type and Number Capital Fund Program Grant No: **WA19P00550102** Replacement Housing Factor Grant No:	Federal FY of Grant 2002

Development Number/PHA-Wide Activities	General Description of Major Work Categories		Development Account Number	Quantity	Total Estimated Cost		Total Actual Costs		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
WA19P005008	**1202 South M Street**				**1,525,114.03**	**1,525,114.03**	**1,525,114.03**	**1,525,114.03**	
	- DWELLING STRUCT		**1460**	**46**	**1,414,420.63**	**1,414,420.63**	**1,414,420.63**	**1,414,420.63**	
	Interior Revitilazation								
	a. New heating system, stair handrails, closet doors, window coverings								
	b. Insulate walls, upgrade bathrooms								
	c. Replace kitchen cabinets, countertops, sinks, faucets								
	d. Repaint interiors, new floor coveings								
	New Roof, common area HVAC								
	Site work		**1450**		**35,693.40**	**35,693.40**	**35,693.40**	**35,693.40**	
	Parking lots, site utilities, site lighting/security, asbestos abatement, landscaping, irrigation system								
WA19P005008	**M Street**								
	Section 8 - $75,000 - roof repair		***1460***		*75,000.00*	*75,000.00*	*75,000.00*	*75,000.00*	
	NON-DWELLING STRUCTURES		**1470**		**63,524.00**	**63,524.00**	**63,524.00**	**63,524.00**	Moved to future TBD
WA19P005008	902 S.L. Street Admin. Bldg Windows for East and North side of bldg		1470		0.00	0.00	0.00	0.00	
WA19P005003	Remodel Salishan Admin/Fic to suppport HOPEVI CSS operations		1470		62,524.00	62,524.00	63,524.00	63,524.00	Moved partial from CFP 2003 103
PHA-WIDE	**CONTINGENCY**		**1502**		**0.00**	**0.00**	**0.00**	**0.00**	

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

PHA Name:	Grant type and Number	Federal FY of Grant
Tacoma Housing Authority	Capital Fund Program Grant No: **WA19P00550102** Replacement Housing Factor Grant No:	**2002**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
THA-Wide	3/31/2004	6/30/2002	6/30/2002	9/30/2005	6/30/2006	6/28/2006	Revised to reflect time allowed
Management							
Improvements							
WA19P005008	3/31/2004	8/22/2003	8/22/2003	9/30/2005	8/27/2004	8/27/2004	Reflects actual
M Street/Admin							
WA19P005018	3/31/2004	9/30/2002	9/30/2002	9/30/2005	5/27/2004	5/27/2004	Reflects actual
Hillside Terrace							

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

PHA Name:	Grant type and Number	Federal FY of Grant:
Tacoma Housing Authority	Capital Fund Program Grant No: **WA19P00550103** Replacement Housing Factor Grant No:	**2003**

[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 4)
[X] P&E Report for the Program Year Ending 12/31/06 [ ] Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated cost		Total Actual Cost	
		Orginal	Revised	Obligated	Expended
1				0.00	0.00
2	1406 Operations (May not exceed 20% of line 19)	90,000.00	90,000.00	90,000.00	90,000.00
3	1408 Management Improvements Soft Costs	91,597.73	93,031.29	93,031.29	86,923.30
	Mnanagement Improvements - Hard Costs				
4	1410 Administration	303,408.84	303,251.94	303,251.94	291,104.84
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	398,064.20	396,787.54	396,787.54	393,995.56
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvements	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	2,134,123.44	2,134,123.44	2,134,123.44	2,133,123.44
11	1465.1 Dwelling Equipment - Non Expendable				
12	1470 Nondwelling Structures	12,240.00	12,240.00	12,240.00	12,240.00
13	1475 Nondwelling Equipment	9,451.38	9,451.38	9,451.38	9,451.38
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to work Demonstration			0.00	0.00
17	1495.1 Relocation Costs	59,209.41	59,209.41	59,209.41	58,387.40
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1502 Contingency	0.00	0.00	0.00	0.00
20	Amount of Actual Grant (sum of lines 2 -19)	3,098,095.00	3,098,095.00	3,098,095.00	3,075,225.92
	Amount of line 20 Related to LBP Activities				
	Amount of line 20 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
	Amount of line 20 Related to Security - Soft Costs	90,000.00	90,000.00	0.00	0.00
	Amount of line 20 Related to Security - Hard Costs				
	Amount of line 20 Related to Energy Conservation Measures	80,000.00	80,000.00	0.00	0.00
	Collateralzation Expenses or Debt Service				

Signature of Executive Director and Date

Signature of Public Housing Directror and Date

7/23/2007
4:13 PM

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

PHA Name: Tacoma Housing Authority			**Grant type and Number** Capital Fund Program Grant No: **WA19P00550103** Replacement Housing Factor Grant No:						**Federal FY Grant** 2003
					Total Estimated Cost		Total Actual Costs		
Development Number/PHA-Wide Activities	General Description of Major Work Categories		Development Account Number	Quantity	Original	Revised	Funds Obligated	Funds Expended	Status of Work
PHA-WIDE	**OPERATIONS**		**1406**		**90,000.00**	90,000.00	90,000.00	90,000.00	
PHA-WIDE	**MANAGEMENT IMPROVEMENTS**		**1408**		**91,597.73**	**93,031.29**	**93,031.29**	**86,923.30**	
	1. Provide Staff Training & Education for Modernization Staff			5	13,513.69	15,347.25	15,347.25	12,934.98	
	2. Security patrol of residents PHA Wide				0.00	0.00	0.00	0.00	Deleted
	3. Establishment and Implementation of an Economic Development Program PHA-wide				70,367.14	69,967.14	69,967.14	69,942.23	
	4. Coordination of Family Support Services at Dixon Village, Bergerson, Hillside				2,685.55	2,685.55	2,685.55	2,685.55	
	5. Purchase Records Mgmt System				5,000.00	5,000.00	5,000.00	1,329.19	Work item from 102
	6. Training for resident Council Officers				0.00	0.00	0.00	0.00	Work item moved to 104
	7. Computer software - PHA-wide - CFP portion only				31.35	31.35	31.35	31.35	
PHA-WIDE	**ADMINISTRATIVE COSTS**		**1410**		**303,408.84**	**303,251.94**	**303,251.94**	**291,104.84**	
	1. Technical and Non-technical		1410.2		**218,618.08**	**218,618.08**	**218,618.08**	**218,618.08**	
	Salaries								
	EXECUTIVE DIRECTOR @ 6%			1	8,784.00	8,784.00	8,784.00	8,784.00	
	EXECUTIVE DIRECTOR ASST. @ 6%			1	2,354.00	2,354.00	2,354.00	2,354.00	
	STAFF ATTORNEY @16%			1	13,382.00	13,382.00	13,382.00	13,382.00	
	PROP MANAGEMENT DIRECTOR @ 10%			1	7,600.00	7,600.00	7,600.00	7,600.00	
	DIRECTOR OF Mod & Econ Dev @ 40%			1	45,442.00	45,442.00	45,442.00	45,442.00	
	MODERNIZATION MANAGER @ 80%			1	55,295.08	55,295.08	55,295.08	55,295.08	
	MODERNIZATION COORDINATOR @ 80%			1	0.00	0.00	0.00	0.00	
	MODERNIZATION ASSIT @ 95%			1	46,694.00	46,694.00	46,694.00	46,694.00	
	FINANCE MGR @5%			1	2,563.00	2,563.00	2,563.00	2,563.00	
	FINANCE DIRECTOR @ 10%			1	7,159.00	7,159.00	7,159.00	7,159.00	
	ACCOUNTING SPECIALIST @ 25%			1	11,969.00	11,969.00	11,969.00	11,969.00	
	ACCOUNTING SPECIALIST @ 5%			1	2,394.00	2,394.00	2,394.00	2,394.00	
	GRANT ACCOUNTANT @33%			1	0.00	0.00	0.00	0.00	
	PURCHASING CLERK @ 12%%			1	3,935.00	3,935.00	3,935.00	3,935.00	
	MIS SPECIALIST @ 15%			1	7,775.00	7,775.00	7,775.00	7,775.00	
	PURCHASING MANAGER @ 22%			1	0.00	0.00	0.00	0.00	
	HUMAN RESOURCE ADMINI @ 6%			1	3,272.00	3,272.00	3,272.00	3,272.00	
PHA-WIDE	2. Employee Benefits		1410.9	17	36,693.46	36,693.46	36,693.46	36,693.46	
	3. Publication of CGP Materials		1410.14		0.00	0.00	0.00	0.00	
	4. Sundry Expenses (Ad/office supp/misc)		1410.19		43,115.87	44,723.97	44,723.97	33,331.49	
	5. Legal		1410.4		0.00	0.00	0.00	0.00	
	6. Fuel for Mod Vehicles/Copier maintenance				4,981.43	3,216.43	3,216.43	2,461.81	
PHA-WIDE	**AUDIT**		**1411**		**0.00**	**0.00**	**0.00**	**0.00**	Moved to Fund 104

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

PHA Name: Tacoma Housing Authority		**Grant type and Number** Capital Fund Program Grant No: **WA19P00550103** Replacement Housing Factor Grant No:							**Federal FY Grant** 2003
					Total Estimated Cost		Total Actual Costs		
Development Number/PHA-Wide Activities	General Description of Major Work Categories		Development Account Number	Quantity	Original	Revised	Funds Obligated	Funds Expended	Status of Work
	FEES AND COSTS		**1430**		**398,064.20**	**396,787.54**	**396,787.54**	**393,995.56**	
	1. A/E fees for Salishan		1430.1		0.00	0.00	0.00	0.00	Moved to earlier grant
	2. A/E fees Bergerson Terrace				209,003.29	209,003.29	209,003.29	209,003.29	From 104 fix per 101
	3. Consulting fees		1430.2		73,196.84	73,196.84	73,196.84	73,196.84	
	4. Fees & Permits for non-residential		1430.6		1,725.00	1,725.00	1,725.00	1,725.00	
	5. Inspection Cost		1430.7		70,005.72	69,382.72	69,382.72	69,382.72	
	6. Sundry Expenses (Reproduction)		1430.19		10,053.35	8,399.69	8,399.69	6,267.76	
	8. A/E ADA Compliance				0.00	1,000.00	1,000.00	339.95	
	9. Temp employee - Proj. Coordinator				34,080.00	34,080.00	34,080.00	34,080.00	from 1410
	NON-DWELLING EQUIPMENT		**1475**		**5,108.38**	**5,108.38**	**5,108.38**	**5,108.38**	
WA19P005008	M Street common area furn/misc n/d equip				392.50	392.50	392.50	392.50	Moved bal to 2005 CFP Grant
	Telephone upgrades PHA Wide				0.00	0.00	0.00	0.00	
	Technology upgrades PHA Wide				274.08	274.08	274.08	274.08	
	Bergerson Terrace Maint Fuirnishing				0.00	0.00	0.00	0.00	
	Technology upgrades for Mod Staff			1	3,580.38	3,580.38	3,580.38	3,580.38	
	Non Dwelling Tools and Equipment-PHA Wide				328.00	328.00	328.00	328.00	
	Tools and Equipment Hsng Dev Staff				533.42	533.42	533.42	533.42	
PHA-WIDE	**RELOCATION COSTS**		**1495**		**59,209.41**	**59,209.41**	**59,209.41**	**58,387.40**	
WA19P005006	**911 Norh K Street** Security Upgrades		**1460**		**7,107.00**	**7,107.00**	**7,107.00**	**7,107.00**	
WA19P005009	**3201 South Fawcett** Security upgrades		**1460**		**7,328.00**	**7,328.00**	**7,328.00**	**7,328.00**	
WA19P005010	**602 South Wright** Security upgrades		**1460**		**16,868.00**	**16,868.00**	**16,868.00**	**16,868.00**	
WA19P005012	**5425 South Lawrence** Security upgrades		**1460**		**16,018.00**	**16,018.00**	**16,018.00**	**16,018.00**	
WA19P005013	**401 North G** Security upgrades		**1460**		**11,042.00**	**11,042.00**	**11,042.00**	**11,042.00**	
WA19P005050	**Bergerson Terrace**				**369,740.18**	**369,740.18**	**369,740.18**	**369,740.18**	
	Interior Work for mold control/revitalization		**1460**		**369,740.18**	**369,740.18**	**369,740.18**	**369,740.18**	
WA19P005008	**1202 South M Street**				**1,506,794.84**	**1,506,794.84**	**1,506,794.84**	**1,506,794.84**	
	- DWELLING STRUCT		**1460**	46	**1,506,794.84**	**1,506,794.84**	**1,506,794.84**	**1,506,794.84**	
	Interior Revitilazation				1,506,794.84	1,506,794.84	1,506,794.84	1,506,794.84	
	a. New heating system, stair handrails, closet doors, window coverings								
	b. Insulate walls, upgrade bathrooms								
	c. Replace kitchen cabinets, countertops, sinks, faucets								
	d. Repaint interiors, new floor coveings								

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

PHA Name: Tacoma Housing Authority			**Grant type and Number** Capital Fund Program Grant No: **WA19P00550103** Replacement Housing Factor Grant No:						**Federal FY Grant** 2003
Development Number/PHA-Wide Activities	General Description of Major Work Categories		Development Account Number	Quantity	Total Estimated Cost		Total Actual Costs		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
	New Roof, common area HVAC								
	Site work		**1450**		**0.00**	**0.00**	**0.00**	**0.00**	
	Parking lots, site utilities, site lighting/security, asbestos abatement, landscaping, irrigation system				0.00	0.00	0.00	0.00	Moved from 102
WA19P00518	**Hillside Terrace 2300 Block**		**1460**	8	**73,217.46**	**73,217.46**	**73,217.46**	**73,217.46**	From 102
WA19P00518	Comon Area Furniture for Hillside Terrace		**1475**		**4,343.00**	**4,343.00**	**4,343.00**	**4,343.00**	
	Misc Construction Equipment		**1460**		**1,007.96**	**1,007.96**	**1,007.96**	**7.96**	
WA19P00518	**Hillside Terrace 1500 Block**		**1460**	4	**125,000.00**	**125,000.00**	**125,000.00**	**125,000.00**	
WA19P005008	**902 South L Street**								
	Window Replacement		**1470**		**0.00**	**0.00**	**0.00**	**0.00**	
	NON-DWELLING STRUCTURES		**1470**		**12,240.00**	**12,240.00**	**12,240.00**	**12,240.00**	
WA19P005003	Remodel Salishan Admin/FIC to Support HOPE VI CSS Operations		**1470**		12,240.00	12,240.00	12,240.00	12,240.00	*added security*
PHA-WIDE	**CONTINGENCY**		**1502**		**0.00**	**0.00**			

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

PHA Name:	Grant type and Number	Federal FY of Grant
Tacoma Housing Authority	Capital Fund Program Grant No: **WA19P00550103** Replacement Housing Factor Grant No:	**2003**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
THA-Wide	9/31/2005	12/15/2006	12/15/2006	9/30/2006	12/15/2006	12/15/2006	
Management							
Improvements							
WA19P005003	9/16/2005	N/A		9/30/2006	N/A		Moved work to future grants
Salishan							
WA19P005008	9/16/2005	9/31/03	9/31/03	9/30/2006	4/13/2005	4/13/2005	
M Street /Admin							
WA19P005026	9/16/2005	9/31/03	9/31/03	9/30/2006	4/13/2005	4/13/2005	
Hillside Terrace							
WA19P005020	9/16/2005	9/31/03	9/31/03	9/30/2006	4/13/2005	4/13/2005	
Bergerson							
WA19P005006	9/16/2005	9/31/03	9/31/03	9/30/2006	4/13/2005	4/13/2005	
911 N. K St							
WA19P005009	9/16/2005	9/31/03	9/31/03	9/31/2006	4/13/2005	4/13/2005	
3201 S Fawcett							
WA19P005012	9/16/2005	9/31/03	9/31/03	9/31/2006	4/13/2005	4/13/2005	
5425 S. Lawrence							
WA19P005013	9/16/2005	9/31/03	9/31/03	9/31/2006	4/13/2005	4/13/2005	
401 North G							

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

PHA Name:	Grant type and Number	Federal FY of Grant:
Tacoma Housing Authority	Capital Fund Program Grant No: **WA19P00550104** Replacement Housing Factor Grant No:	**2004**

[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies [X] Revised Annual Statement (revision no: 5)
[X] P&E Report for the Program Year Ending 12-31-06 [ ] Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated cost		Total Actual Cost	
		Orginal	Revised	Obligated	Expended
1					
2	1406 Operations (May not exceed 20% of line 19)	274,657.57	273,777.68	273,777.68	0.00
3	1408 Management Improvements Soft Costs	113,879.15	114,376.17	114,376.17	114,376.17
	Mnanagement Improvements - Hard Costs	0.00	0.00	0.00	0.00
4	1410 Administration	377,897.36	379,180.90	379,180.90	377,834.67
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	235,060.28	237,240.84	237,240.84	160,502.33
9	1450 Site Improvements	123,776.00	120,566.45	120,566.45	97,296.41
10	1460 Dwelling Structures	2,368,023.65	2,368,023.65	2,368,023.65	2,247,490.68
11	1465.1 Dwelling Equipment - Non Expendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	10,212.94	10,341.26	10,341.26	10,212.94
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	87,011.05	87,011.05	87,011.05	73,360.70
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1499 Bond Proceeds for Development *	8,600,000.00	0.00	0.00	0.00
20	1501 Bond Repayment	0.00	0.00	0.00	0.00
21	1502 Contingency	0.00	0.00	0.00	0.00
22	Amount of Actual Grant (sum of lines 2 -19) *Does not include Bond Proceeds	3,590,518.00	3,590,518.00	3,590,518.00	3,081,073.90
	Amount of line 20 Related to LBP Activities				
	Amount of line 20 Related to Section 504 Compliance	0.00	369,790.45	369,790.45	225,987.44
	Amount of line 20 Related to Security - Soft Costs	90,000.00	0.00	0.00	0.00
	Amount of line 20 Related to Security - Hard Costs				
	Amount of line 20 Related to Energy Conservation Measures	80,000.00	0.00	0.00	0.00
	Collateralzation Expenses or Debt Service	500,000.00	0.00	0.00	0.00

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

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

PHA Name: Tacoma Housing Authority	Grant type and Number: Capital Fund Program Grant No: **WA19P00550104**; Replacement Housing Factor Grant No:	Federal FY of Grant: 2004

Development Number/PHA-Wide Activities	General Description of Major Work Categories		Development Account Number	Quantity	Total Estimated Cost: Original	Total Estimated Cost: Revised	Total Actual Costs: Funds Obligated	Total Actual Costs: Funds Expended	Status of Work
PHA-WIDE	**OPERATIONS**		**1406**		**274,657.57**	**273,777.68**	**273,777.68**	**0.00**	
PHA-WIDE	**MANAGEMENT IMPROVEMENTS**		**1408**		**113,879.15**	**114,376.17**	**114,376.17**	**114,376.17**	
	1. Provide Staff Training & Education for Modernization Staff			5	13,587.01	14,466.90	14,466.90	14,466.90	
	2. Establishment and Implementation of an Economic Development Program PHA-wide				100,033.81	99,650.94	99,650.94	99,650.94	
	3. Coordination of Family Support Services at Dixon Village, Bergerson, Hillside				0.00	0.00	0.00	0.00	Moved to Future Grant
	4. Training for resident Council Officers				0.00	0.00	0.00	0.00	
	5. Computer software - PHA-wide - CFP portion only				258.33	258.33	258.33	258.33	
PHA-WIDE	**ADMINISTRATIVE COSTS**		**1410**		**377,897.36**	**379,180.90**	**379,180.90**	**377,834.67**	
	1. Technical and Non-technical		1410.2		**267,301.75**	**276,514.70**	**276,514.70**	**276,514.70**	
	Salaries								
	DIRECTOR OF Mod & Econ Dev @ 60%			1	46,828.75	48,941.70	48,941.70	48,941.70	
	MODERNIZATION MANAGER @ 100%			1	52,763.00	54,863.00	54,863.00	54,863.00	
	MODERNIZATION ASSIT @ 95%			1	41,425.00	42,825.00	42,825.00	42,825.00	
	MODERNIZATION COORDINATOR @ 80%			1	42,529.00	41,729.00	41,729.00	41,729.00	
	SPECIAL PROJECTS OFFICER @ 100%			1	60,328.00	62,528.00	62,528.00	62,528.00	
	REAL ESTATE DEV. COORD. @ 50%			1	23,428.00	25,628.00	25,628.00	25,628.00	
PHA-WIDE	2. Employee Benefits		1410.9	6	76,926.80	71,448.83	71,448.83	71,448.83	
	4. Sundry Expenses (Advertising)		1410.19		16,457.71	13,768.30	13,768.30	12,422.07	
	5. Legal		1410.4		16,616.10	16,904.97	16,904.97	16,904.97	
	6. Fuel for Mod Vehicles/Copier maintenance				595.00	544.10	544.10	544.10	
PHA-WIDE	**AUDIT**		**1411**		**0.00**	**0.00**	**0.00**	**0.00**	
	FEES AND COSTS		**1430**		**235,060.28**	**237,240.84**	**237,240.84**	**160,502.33**	
	1. A/E fees for Bergerson				0.00	0.00	0.00	0.00	Moved to CGP 103
	2. A&E Fees Hillside Terrace				29,359.50	29,359.50	29,359.50	19,135.73	
	3. Consulting fees				90,335.77	85,400.77	85,400.77	18,534.76	
	4. Fees & Permits				0.00	0.00	0.00	0.00	
	5. Inspection Cost				55,000.00	62,115.56	62,115.56	62,115.56	
	6. Sundry Expenses (Repro/office splys)				0.00	0.00	0.00	0.00	
	7. A & E Fees for ADA Compliance				60,365.01	60,365.01	60,365.01	60,716.28	Moved from CFP 105
	NON-DWELLING EQUIPMENT		**1475**		**10,212.94**	**10,341.26**	**10,341.26**	**10,212.94**	

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

PHA Name: Tacoma Housing Authority	Grant type and Number: Capital Fund Program Grant No: **WA19P00550104**; Replacement Housing Factor Grant No:	Federal FY of Grant: 2004

Development Number/PHA-Wide Activities	General Description of Major Work Categories		Development Account Number	Quantity	Total Estimated Cost: Original	Total Estimated Cost: Revised	Total Actual Costs: Funds Obligated	Total Actual Costs: Funds Expended	Status of Work
	Technology upgrades PHA Wide			6	403.29	403.29	403.29	403.29	
	Technology upgrades for Mod Staff			1	9,809.65	9,937.97	9,937.97	9,809.65	
WA19P005008	Washers/Dryer & Garbage Compact S M St				0.00	0.00	0.00		Moved to CFP 102
PHA-WIDE	**RELOCATION COSTS**		**1495**		**87,011.05**	**87,011.05**	**87,011.05**	**73,360.70**	
WA19P005050	**BERGERSON TERRACE**				**420,767.24**	**1,785,043.46**	**1,785,043.46**	**1,785,043.46**	
	Dwelling Strutures	72 uts	**1460**		**1,785,043.46**	**1,785,043.46**	**1,785,043.46**	**1,785,043.46**	
	- Interior Revitilization								
WA19P005018	**HILLSIDE TERRACE**				**314,958.00**	**314,958.00**	**314,958.00**	**314,958.00**	
	Dwelling Strutures		**1460**		**266,958.00**	**266,958.00**	**266,958.00**	**266,958.00**	
	- Interior Revitilization								
	Site work		**1450**		**48,000.00**	**48,000.00**	**48,000.00**	**48,000.00**	
	Parking lots, site utilities, site lighting/security, asbestos abatement, landscaping, irrigation system								
	Washers/Dries Hillside Terrace		**1475**		**0.00**	**0.00**	**0.00**	**0.00**	
					373,000.00	**369,790.45**	**369,790.45**	**225,987.44**	
PHA-WIDE	**ADA COMPLIANCE**		**1460**		**297,224.00**	**297,224.00**	**297,224.00**	**176,691.03**	Work moved from 2005 CFP
			1450		**75,776.00**	**72,566.45**	**72,566.45**	**49,296.41**	
WA19P005008	**M STREET MODERIZATION**		**1460**		**18,798.19**	**18,798.19**	**18,798.19**	**18,798.19**	*Moved from CFP 103*
	-Interior Revitalization								
	NON-DWELLING STRUCTURES				**0.00**	**0.00**	**0.00**	**0.00**	*Moved work to 2005 CFP*
WA19P005008	**902 South L Street**		**1470**		0.00	0.00	0.00	0.00	
	Replace windows, improve HVAC - partial								
Salishan	Bond Repayment		**1501**		**0.00**	**0.00**	**0.00**	**0.00**	*Bond Repayment Starts in*
									CFP 2005
PHA-WIDE	**CONTINGENCY**		**1502**		**0**				

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

PHA Name:	Grant type and Number	Federal FY of Grant
Tacoma Housing Authority	Capital Fund Program Grant No: **WA19P00550103** Replacement Housing Factor Grant No:	**2004**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
THA-Wide	9/6/2006	4/16/2006	4/16/2006	9/5/2008	4/16/2006	4/16/2006	
Management							
Improvements							
WA19P005008	9/6/2006	4/25/2006	4/25/2006	9/5/2008	4/25/2006	4/25/2006	
M Street /Admin							
WA19P005026	9/6/2006	4/13/2005	4/13/2005	9/5/2008	4/25/2006	4/25/2006	Moved work to older grants
Hillside Terrace							
WA19P005020	9/6/2006	4/26/2005	4/26/2005	9/5/2008	8/4/2006	8/4/2006	
Bergerson							
PHA WIDE	9/13/2006		9/13/2006	Aug-07	Aug-07		Moved work from 2005 CFP
ADA Compliance							

Annual Statement/Performance and Evaluation Report

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

PHA Name:	Grant type and Numer	FFY of Grant Approval
Tacoma Housing Authority		
	Replacement Housing Factor Grant No: WA19R00550105	2005

	Original Annual Statement		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)
X	P & E Report for the Program Year Ending 12/31/06			X	Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Orginal	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 19)				
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 Improvements				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Non Expendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1501 Bond Payment				
18	1502 Contingency (may not exceed 8% of line 19)				
19	9001 Bond Debt Obligation	80,437.00	80,437.00	80,437.00	80,437.00
	Amount of Annual Grant (sum of lines 2 -18)	80,437.00	80,437.00	80,437.00	80,437.00
	Amount of line 19 Related to LBP Activities				
	Amount of line 19 Related to Section 504 Compliance				
	Amount of line 19 Related to Security-Soft costs				
	Amount of line 19 Related to Security-Hard costs				
	Amount of line 19 Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

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

PHA Name: Tacoma Housing Authority		Grant type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: **WA19R00550105**					Federal FY of Grant 2005		
					Total Estimated Cost		Total Actual Cost		
Development Number/PHA-Wide Activities	General Description of Major Work Categories		Development Account Number	Quantity	Original	Revised	Funds Obligated	Funds Expended	Status of Work
	REPLACEMENT HOUSING FUNDS								
Salishan	**Bond Debt Obligation**		**9001**		**80,437.00**	**80,437.00**	**80,437.00**	**80,437.00**	

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

PHA Name: Tacoma Housing Authority	Grant type and Number: Capital Fund Program Grant No: WA19P00550105; Replacement Housing Factor Grant No:	Federal FY of Grant: 2005

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised /1	Actual/ 2	Original	Revised /1	Actual/ 2	
WA005030	8/18/2007	10/1/2006	10/1/2006	8/18/2009	12/31/2006	12/31/2006	
Salishan				.			

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

PHA Name:	Grant type and Number	Federal FY of Grant:
Tacoma Housing Authority	Capital Fund Program Grant No: **WA19P00550106** Replacement Housing Factor Grant No:	**2006**

[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies [ ] Revised Annual Statement (revision no: 2)
[X] P&E Report for the Program Year Ending 12/31/06 [ ] Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated cost		Total Actual Cost	
		Orginal	Revised	Obligated	Expended
1					
2	1406 Operations (May not exceed 20% of line 19)	41,672.00	0.00	0.00	0.00
3	1408 Management Improvements Soft Costs	97,000.00	0.00	0.00	0.00
	Mnanagement Improvements - Hard Costs	0.00	0.00	0.00	0.00
4	1410 Administration	238,500.00	13,248.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	233,781.00	0.00	0.00	0.00
9	1450 Site Improvements	0.00	827,705.00	0.00	0.00
10	1460 Dwelling Structures	250,000.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment - Non Expendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	12,000.00	0.00	0.00	0.00
14	1485 Demolition	1,243,948.25	1,243,948.25	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	10,000.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1499 Bond Proceeds for Development *	0.00	0.00	0.00	0.00
20	1501 Bond Repayment	0.00	0.00	0.00	0.00
21	1502 Contingency	0.00	0.00	0.00	0.00
22	9001 Debt Reserves	258,877.75	300,877.75	0.00	0.00
23	Amount of Actual Grant (sum of lines 2 -19) *Does not include Bond Proceeds	2,385,779.00	2,385,779.00	0.00	0.00
	Amount of line 22 Related to LBP Activities	0.00			
	Amount of line 22 Related to Section 504 Compliance	0.00			
	Amount of line 22 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
	Amount of line 22 Related to Security - Hard Costs	0.00			
	Amount of line 22 Related to Energy Conservation Measures	0.00	0.00		
	Collateralzation Expenses or Debt Service				

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

7/23/2007
4:14 PM

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

PHA Name: Tacoma Housing Authority	Grant type and Number: Capital Fund Program Grant No: **WA19P00550106**; Replacement Housing Factor Grant No:	Federal FY of Grant 2006

Development Number/PHA-Wide Activities	General Description of Major Work Categories		Development Account Number	Quantity	Total Estimated Cost: Original	Total Estimated Cost: Revised	Total Actual Costs: Funds Obligated	Total Actual Costs: Funds Expended	Status of Work
PHA-WIDE	**OPERATIONS**		**1406**		**41,672.00**	**0.00**			
PHA-WIDE	**MANAGEMENT IMPROVEMENTS**		**1408**		**97,000.00**	**0.00**	**0.00**	**0.00**	
	1. Provide Staff Training & Education for Modernization Staff			5	10,000.00	0.00	0.00	0.00	
	3. Establishment and Implementation of an Economic Development Program PHA-wide				70,000.00	0.00	0.00	0.00	
	4. Coordination of Family Support Services at Dixon Village, Bergerson, Hillside				10,000.00	0.00	0.00	0.00	
	6. Training for resident Council Officers				1,000.00	0.00	0.00	0.00	
	7. Computer software - PHA-wide - CFP portion only				5,000.00	0.00	0.00	0.00	
	8. Records Mgmt System/storage				1,000.00	0.00	0.00	0.00	
PHA-WIDE	**ADMINISTRATIVE COSTS**		**1410**		**238,500.00**	**13,248.00**	**0.00**	**0.00**	
	Copier/Printer Leasing/Maintenance				0.00	13,248.00			
PHA-WIDE	**AUDIT**		**1411**		**0.00**	**0.00**	**0.00**	**0.00**	
	FEES AND COSTS		**1430**		**233,781.00**	**0.00**	**0.00**	**0.00**	
	2. A&E Fees ADA				0.00	0.00	0.00	0.00	
	3. Consulting fees				150,000.00	0.00	0.00	0.00	
	4. Fees & Permits				5,000.00	0.00	0.00	0.00	
	5. Inspection Cost				68,781.00	0.00	0.00	0.00	
	6. Sundry Expenses (Reproduction)				10,000.00	0.00	0.00	0.00	
	7. Construction Management				0.00	0.00	0.00	0.00	
	NON-DWELLING EQUIPMENT		**1475**		**12,000.00**	**0.00**	**0.00**	**0.00**	
	Technology upgrades for Mod Staff				6,000.00	0.00	0.00	0.00	
	Furniture for Mod Staff				6,000.00	0.00	0.00	0.00	
PHA-WIDE	**RELOCATION COSTS**		**1495**		**10,000.00**	**0.00**	**0.00**	**0.00**	
WA19P005018	**HILLSIDE TERRACE**				**0.00**	**0.00**	**0.00**	**0.00**	Moved work to 2009
	Dwelling Strutures		**1460**		**0.00**	**0.00**	**0.00**	**0.00**	
	- Interior Revitilization								
	Site work		**1450**		**0.00**		**0.00**	**0.00**	Moved work to 2009
	Parking lots, site utilities, site lighting/security, asbestos abatement, landscaping, irrigation system								
	Washers/Dries Hillside Terrace		**1475**		**0.00**	**0.00**	**0.00**	**0.00**	Worked Moved to 2003 CFP

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

PHA Name: Tacoma Housing Authority		**Grant type and Number** Capital Fund Program Grant No: **WA19P00550106** Replacement Housing Factor Grant No:							**Federal FY of Grant** 2006
Development Number/PHA-Wide Activities	General Description of Major Work Categories		Development Account Number	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Costs Funds Obligated	Total Actual Costs Funds Expended	Status of Work
					250,000.00	**0.00**	**0.00**	**0.00**	
WA19P005025	**SCATTERED SITES**		**1460**		250,000.00	0.00	0.00	0.00	
Salishan	**Salishan Infrastructure**		**1450**		**0.00**	**827,705.00**			
WA19P005003-007	**SALISHAN DEMOLITION**		**1485**		**1,243,948.25**	**1,243,948.25**	**0.00**	**0.00**	
Salishan	**Bond Repayment**		**1501**		**0.00**	**0.00**	**0.00**	**0.00**	
	Debt Reserves		**9001**		**258,877.75**	**300,877.75**			
PHA-WIDE	**CONTINGENCY**		**1502**		**0.00**	**0.00**	**0.00**	**0.00**	

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

PHA Name:	Grant type and Number	Federal FY of Grant
Tacoma Housing Authority	Capital Fund Program Grant No: **WA19P00550106** Replacement Housing Factor Grant No:	**2006**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
THA-Wide	8/18/2007			8/18/2009			
Management							
Improvements							
WA19P005026	8/18/2007	N/A		8/18/2009	N/A		Moved to future grants in 2009
Hillside Terrace							
Salishan Demolition	8/18/2007			4/30/2007			

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

PHA Name:	Grant type and Number	Federal FY of Grant:
Tacoma Housing Authority	Capital Fund Program Grant No: **WA19P00550105** Replacement Housing Factor Grant No:	**2005**

[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies [ ] Revised Annual Statement (revision no: 3)
[X] P&E Report for the Program Year Ending 12/31/06 [ ] Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated cost		Total Actual Cost	
		Orginal	Revised	Obligated	Expended
1					
2	1406 Operations (May not exceed 20% of line 19)	213,973.00	0.00	0.00	0.00
3	1408 Management Improvements Soft Costs	138,543.00	130,263.02	88,720.02	48,536.00
	Mnanagement Improvements - Hard Costs	0.00	0.00	0.00	0.00
4	1410 Administration	364,549.00	355,473.64	352,567.19	121,937.43
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	227,136.00	81,259.89	68,746.88	21,592.41
9	1450 Site Improvements	50,000.00	0.00	0.00	0.00
10	1460 Dwelling Structures	587,405.00	65,000.00	0.00	0.00
11	1465.1 Dwelling Equipment - Non Expendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	45,000.00	5,000.00	0.00	0.00
13	1475 Nondwelling Equipment	7,000.00	10,034.89	2,383.89	2,383.89
14	1485 Demolition	713,402.50	1,754,977.06	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	60,000.00	5,000.00	1,849.65	1,849.65
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1499 Bond Proceeds for Development *	0.00	0.00	0.00	0.00
20	1501 Bond Repayment	0.00	0.00	0.00	0.00
21	1502 Contingency	0.00	0.00	0.00	0.00
22	9001 Bond Debt Obligation	1,238,481.50	1,238,481.50	1,238,481.50	1,125,891.50
23	Amount of Actual Grant (sum of lines 2 -19) *Does not include Bond Proceeds	3,645,490.00	3,645,490.00	1,752,749.13	1,322,190.88
	Amount of line 22 Related to LBP Activities	0.00			
	Amount of line 22 Related to Section 504 Compliance	0.00	142,405.00	142,405.00	
	Amount of line 22 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
	Amount of line 22 Related to Security - Hard Costs	0.00			
	Amount of line 22 Related to Energy Conservation Measures	0.00	0.00		
	Collateralzation Expenses or Debt Service	1,238,481.50	1,238,481.50	1,238,481.50	1,125,891.50

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

7/23/2007
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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary
Part II: Supporting Pages

PHA Name: Tacoma Housing Authority	Grant type and Number: Capital Fund Program Grant No: **WA19P00550105**; Replacement Housing Factor Grant No:	Federal FY of Grant: 2005

Development Number/PHA-Wide Activities	General Description of Major Work Categories		Development Account Number	Quantity	Total Estimated Cost: Original	Total Estimated Cost: Revised	Total Actual Costs: Funds Obligated	Total Actual Costs: Funds Expended	Status of Work
PHA-WIDE	**OPERATIONS**		**1406**		**213,973.00**	**0.00**	**0.00**	**0.00**	
PHA-WIDE	**MANAGEMENT IMPROVEMENTS**		**1408**		**138,543.00**	**130,263.02**	**88,720.02**	**48,536.00**	
	1. Provide Staff Training & Education for Modernization Staff			5	7,500.00	13,720.02	13,720.02	5,427.60	
	3. Establishment and Implementation of an Economic Development Program PHA-wide				75,743.00	75,743.00	75,000.00	43,108.40	
	4. Coordination of Family Support Services at Dixon Village, Bergerson, Hillside				40,300.00	40,300.00	0.00	0.00	
	6. Training for resident Council Officers				5,000.00	0.00	0.00	0.00	
	7. Computer software - PHA-wide - CFP portion only				5,000.00	0.00	0.00	0.00	
	8. Records Mgmt System/storage				5,000.00	500.00	0.00	0.00	
PHA-WIDE	**ADMINISTRATIVE COSTS**		**1410**		**364,549.00**	**355,473.64**	**352,567.19**	**121,937.43**	
	1. Technical and Non-technical		1410.2		**261,874.00**	**250,555.00**	**261,874.00**	**88,150.52**	
	Salaries								
	DIRECTOR - HOUSING DEVELOPMENT			1	56,520.00	54,360.50	56,520.00	28,564.98	
	DEPT MGR - HOUSING DEVELOPMENT			1	47,429.00	47,369.50	47,429.00	19,259.54	
	ADMIN ASSISTANT			1	24,750.00	25,760.00	24,750.00	15,945.78	
	ADMIN ASSISTANT - HOPE VI			1	10,111.00	9,001.00	10,111.00	1,239.60	
	PROJECT MGR - CONSTRUCTION			1	36,720.00	32,720.00	36,720.00	9,275.23	
	SR. PROJECT MGR -CONSTRUCTION			1	15,137.00	13,137.00	15,137.00	2,933.19	
	PROJECT MGR - HOPE VI			1	34,918.00	33,918.00	34,918.00	4,589.27	
	SR ACCOUNTANT				21,890.00	20,890.00	21,890.00	3,356.74	
	SPECIAL PROJECTS OFFICER			1	14,399.00	13,399.00	14,399.00	2,986.19	
	REAL ESTATE DEV. COORD.			1	0.00	0.00	0.00	0.00	
PHA-WIDE	2. Employee Benefits		1410.9	9	90,675.00	80,000.00	80,000.00	27,921.68	
	4. Sundry Expenses (Advertising)		1410.19		7,000.00	12,313.72	6,736.47	4,225.36	
	5. Legal		1410.4		5,000.00	0.00	0.00	0.00	
	6. Vehicle Maintenance		1410.8		4,700.00	1,200.00	3,956.72	1,639.87	
	7. Copier/Printer Leasing and Maintenance				0.00	11,404.92			
PHA-WIDE	**AUDIT**		**1411**		**0.00**	**0.00**	**0.00**	**0.00**	
	FEES AND COSTS		**1430**		**227,136.00**	**81,259.89**	**68,746.88**	**21,592.41**	
	2. A&E Fees ADA				0.00	4,000.00	4,000.00	590.66	Moved to CFP 103
	3. Consulting fees				150,000.00	10,000.00	4,246.88	4,246.88	
	4. Fees & Permits				1,000.00	1,000.00	0.00	0.00	
	5. Inspection Cost				66,136.00	61,093.00	55,000.00	13,262.78	
	6. Sundry Expenses (Reproduction)				10,000.00	1,000.00	0.00	0.00	
	7. Temporary Staffing				0.00	4,166.89	5,500.00	3,492.09	

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

PHA Name: Tacoma Housing Authority	Grant type and Number: Capital Fund Program Grant No: **WA19P00550105**; Replacement Housing Factor Grant No:	Federal FY of Grant: 2005

Development Number/PHA-Wide Activities	General Description of Major Work Categories		Development Account Number	Quantity	Total Estimated Cost: Original	Total Estimated Cost: Revised	Total Actual Costs: Funds Obligated	Total Actual Costs: Funds Expended	Status of Work
	NON-DWELLING EQUIPMENT		**1475**		**7,000.00**	**10,034.89**	**2,383.89**	**2,383.89**	
	Technology upgrades PHA Wide			6	2,000.00	0.00	0.00	0.00	
	Technology upgrades for Mod Staff			1	5,000.00	5,034.89	1,333.89	1,333.89	
	Common Area Furniture for M Street				0.00	5,000.00	1,050.00	1,050.00	
PHA-WIDE	**RELOCATION COSTS**		**1495**		**60,000.00**	**5,000.00**	**1,849.65**	**1,849.65**	
PHA-WIDE	**ADA COMPLIANCE**				**142,405.00**	**40,000.00**	**0.00**	**0.00**	
			1460		**92,405.00**	**40,000.00**	**0.00**	**0.00**	
			1450		**50,000.00**	**0.00**	**0.00**	**0.00**	
WA19P005020	**BERGERSON TERRACE**				**245,000.00**	**0.00**	**0.00**	**0.00**	
	Dwelling Strutures	72 uts	**1460**		245,000.00	0.00	0.00	0.00	Moved to CFP 103 and 104
	- Interior Revitilization								
WA19P005024	**Scattered Sites**				**250,000.00**	**25,000.00**	**0.00**	**0.00**	From 5-yr plan
			1460		250,000.00	25,000.00	0.00	0.00	
WA19P005018	**HILLSIDE TERRACE**				**0.00**	**0.00**	**0.00**	**0.00**	Moved to CFP 104
	Dwelling Strutures		**1460**		0.00	0	0.00	0.00	
	- Interior Revitilization								
	Site work		**1450**		**0.00**	**0.00**	**0.00**	**0.00**	
	asbestos abatement, landscaping, irrigation system								
	Washers/Dries Hillside Terrace		**1475**		**0.00**	**0.00**	**0.00**	**0.00**	
	NON-DWELLING STRUCTURES				**45,000.00**	**5,000.00**	**0.00**	**0.00**	
WA19P005008	**902 South L Street**		**1470**		45,000.00	5,000.00	0.00	0.00	Moved to Future Grant
	Replace windows, improve HVAC - partial								
WA19P003/007	**SALISHAN**				**713,402.50**	**1,754,977.06**	**0.00**	**0.00**	
	Demolition		**1485**		713,402.50	1,754,977.06			From 5-year Plan
Salishan	Bond Repayment		**1501**		**0.00**	**0.00**	**0.00**	**0.00**	
	Bond Debt Obligation		**9001**		**1,238,481.50**	**1,238,481.50**	**1,238,481.50**	**1,125,891.50**	0
PHA-WIDE	**CONTINGENCY**		**1502**		**0.00**	**0.00**	**0.00**	**0.00**	

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

PHA Name:	Grant type and Number	Federal FY of Grant
Tacoma Housing Authority	Capital Fund Program Grant No: **WA19P00550105** Replacement Housing Factor Grant No:	**2005**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
THA-Wide	8/18/2007			8/18/2009			
Management							
Improvements							
THA-Wide							
ADA Compliance	8/18/2007	9/13/2006	9/13/2006	8/18/2009			
WA19P005008	8/18/2007	N/A		8/18/2009	N/A		Moved to older grants
M Street /Admin							
WA19P005026	8/18/2007	N/A		8/18/2009	N/A		Moved to future grants in 2009
Hillside Terrace							
WA19P005020	8/18/2007	4/26/2005	4/26/2005	8/18/2009	8/4/2006	8/4/2006	Moved to 2003 and 2004 CFP
Bergerson							
Salishan Demolition	8/18/2007	12/31/2006					

Annual Statement/Performance and Evaluation Report

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

PHA Name: Tacoma Housing Authority	Grant type and Numer	FFY of Grant Approval
	Replacement Housing Factor Grant No: WA19R00550206	2006

[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)

[X] Performance and Evaluation Report for the Program Year Ending 12-31-06__ [ ] Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Orginal	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 19)				
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 Improvements				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Non Expendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1501 Bond Payment				
18	1502 Contingency (may not exceed 8% of line 19)				
19	9001 Bond Debt Obligation	33,688.00	33,688.00	33,688.00	0.00
	Amount of Annual Grant (sum of lines 2 -18)	0.00	0.00	0.00	0.00
	Amount of line 19 Related to LBP Activities				
	Amount of line 19 Related to Section 504 Compliance				
	Amount of line 19 Related to Security-Soft costs				
	Amount of line 19 Related to Security-Hard costs				
	Amount of line 19 Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

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

PHA Name: Tacoma Housing Authority		Grant type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: **WA19R00550106R**					Federal FY of Grant 2006		
					Total Estimated Cost		Total Actual Cost		
Development Number/PHA-Wide Activities	General Description of Major Work Categories		Development Account Number	Quantity	Original	Revised	Funds Obligated	Funds Expended	Status of Work
	REPLACEMENT HOUSING FUNDS								
Salishan	**Bond Debt Obligation**		**9001**		**33,688.00**	**33,688.00**	**33,688.00**	**0.00**	

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

PHA Name: Tacoma Housing Authority	Grant type and Number: Capital Fund Program Grant No: WA19P00550106R; Replacement Housing Factor Grant No:	Federal FY of Grant: 2006

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised /1	Actual/ 2	Original	Revised /1	Actual/ 2	
WA005030	8/18/2008			8/18/2010			
Salishan				.			

Annual Statement/Performance and Evaluation Report

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

PHA Name: Tacoma Housing Authority	Grant type and Numer	FFY of Grant Approval
	Replacement Housing Factor Grant No: WA19R00550207	2007

[X] Original Annual Statement [ ] Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)

[ ] Performance and Evaluation Report for the Program Year Ending 12-31-06__ [ ] Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Orginal	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 19)				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	3,435.90	0.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Non Expendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1501 Bond Payment				
18	1502 Contingency (may not exceed 8% of line 19)				
19	9001 Bond Debt Obligation	30,923.10	0.00	0.00	0.00
	Amount of Annual Grant (sum of lines 2 -18)	34,359.00	0.00	0.00	0.00
	Amount of line 19 Related to LBP Activities				
	Amount of line 19 Related to Section 504 Compliance				
	Amount of line 19 Related to Security-Soft costs				
	Amount of line 19 Related to Security-Hard costs				
	Amount of line 19 Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

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

PHA Name:		Grant type and Number					Federal FY of Grant		
Tacoma Housing Authority		Capital Fund Program Grant No:					2007		
		Replacement Housing Factor Grant No: **WA19R00550107R**							
					Total Estimated Cost		Total Actual Cost		
Development Number/PHA-Wide Activities	General Description of Major Work Categories		Development Account Number	Quantity	Original	Revised	Funds Obligated	Funds Expended	Status of Work
	REPLACEMENT HOUSING FUNDS								
	Fees and Costs		**1430**		**3,436**				
Salishan	**Bond Debt Obligation**		**9001**		**30,923.10**	**0.00**	**0.00**	**0.00**	

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

PHA Name: Tacoma Housing Authority	Grant type and Number: Capital Fund Program Grant No: WA19P00550107R; Replacement Housing Factor Grant No:	Federal FY of Grant: 2007

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised /1	Actual/ 2	Original	Revised /1	Actual/ 2	
WA005030	8/18/2008			8/18/2010			
Salishan				.			

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

PHA Name:	Grant type and Number	Federal FY of Grant:
Tacoma Housing Authority	Capital Fund Program Grant No: **WA19P00550203** Replacement Housing Factor Grant No:	**2003**

[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies [X] Revised Annual Statement (revision no: 3)
[X] P&E Report for the Program Year Ending 12/31/06 [ ] Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated cost		Total Actual Cost	
		Orginal	Revised	Obligated	Expended
1					
2	1408 Management Improvements Soft Costs	0.00	0.00	0.00	0.00
	Mnanagement Improvements - Hard Costs				
3	1410 Administration	50,863.91	35,793.37	35,793.37	31,556.80
4	1411 Audit				
5	1415 Liquidated Damages				
6	1430 Fees and Costs	0.00	0.00	0.00	0.00
7	1440 Site Acquisition				
8	1450 Site Improvements				
9	1460 Dwelling Structures	579,721.09	594,791.63	594,791.63	579,721.09
10	1465.1 Dwelling Equipment - Non Expendable				
11	1470 Nondwelling Structures				
12	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
13	1485 Demolition				
14	1490 Replacement Reserve				
15	1492 Moving to work Demonstration				
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities				
18	1502 Contingency			0.00	0.00
19	Amount of Actual Grant (sum of lines 2 -19)	630,585.00	630,585.00	630,585.00	611,277.89
	Amount of line 20 Related to LBP Activities				
	Amount of line 20 Related to Section 504 Compliance	0.00	15,070.54	15,070.54	0.00
	Amount of line 20 Related to Security - Soft Costs				
	Amount of line 20 Related to Security - Hard Costs				
	Amount of line 20 Related to Energy Conservation Measures				
	Amount of line 20 Related to Energy Conservation Measures				
	Amount of line 20 Related to Energy Conservation Measures				
	Collateralzation Expenses or Debt Service				

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

7/23/2007
4:14 PM

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

PHA Name: Tacoma Housing Authority	**Grant type and Number** Capital Fund Program Grant No: **WA19P00550203** Replacement Housing Factor Grant No:

Development Number/PHA-Wide Activities	General Description of Major Work Categories		Development Account Number	Quantity	Total Estimated Cost		Total Actual Costs	
					Original	Revised	Funds Obligated	Funds Expended
PHA-WIDE	**OPERATIONS**		**1406**		**0.00**			
PHA-WIDE	**MANAGEMENT IMPROVEMENTS**		**1408**		**0.00**	**0.00**	**0.00**	**0.00**
	3. Establishment and Implementation of an Economic Development Program PHA-wide				0.00	0.00	0.00	0.00
	4. Coordination of Family Support Services at Dixon Village, Bergerson, Hillside				0.00	0.00	0.00	0.00
PHA-WIDE	**ADMINISTRATIVE COSTS**		**1410**		**50,863.91**	**35,793.37**	**35,793.37**	**31,556.80**
	1. Technical and Non-technical		1410.2		**23,126.00**	**21,085.00**	**21,085.00**	**21,085.00**
	Salaries							
	DIRECTOR OF Mod & Econ Dev @ 10%			1	9,360.00	8,760.00	8,760.00	8,760.00
	MODERNIZATION MANAGER @ 10%			1	6,761.00	6,220.00	6,220.00	6,220.00
	MODERNIZATION COORDINATOR @ 10%			1	4,653.00	4,053.00	4,053.00	4,053.00
	MODERNIZATION ASSIT @ 5%			1	2,352.00	2,052.00	2,052.00	2,052.00
PHA-WIDE	2. Employee Benefits		1410.9	4	5,781.00	3,500.60	3,500.60	3,500.60
	4. Sundry Expenses (Advertising)		1410.19		21,956.91	11,207.77	11,207.77	6,971.20
	FEES AND COSTS		**1430**		**0.00**	**0.00**	**0.00**	**0.00**
	1. A/E fees for Bergerson		1430.1		0.00	0.00	0.00	0.00
	3. Consulting fees		1430.2		0.00	0.00	0.00	0.00
	5. Inspection Cost		1430.7		0.00	0.00	0.00	0.00
	6. Sundry Expenses (Repro/Office suply etc)		1430.19		0.00	0.00	0.00	0.00
	NON-DWELLING EQUIPMENT		**1475**		**0.00**	**0.00**	**0.00**	**0.00**
WA19P005008	Common-area furniture for Hillside Terrace				0.00	0.00	0.00	0.00
	Bergerson Terrace common area furniture				0.00	0.00	0.00	0.00
	Technology upgrades for Mod Staff			1	0.00	0.00	0.00	0.00
PHA-WIDE	**RELOCATION COSTS**		**1495**		**0.00**	**0.00**	**0.00**	**0.00**
WA19P00526	**Hillside Terrace**		**1460**		**70,042.00**	**70,042.00**	**70,042.00**	**70,042.00**
	Interior Renovations/Reconfigure Units							
WA19P005050	**Bergerson Terrace**				**509,679.09**	**509,679.09**	**509,679.09**	**509,679.09**

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

PHA Name: Tacoma Housing Authority	**Grant type and Number** Capital Fund Program Grant No: **WA19P00550203** Replacement Housing Factor Grant No:

Development Number/PHA-Wide Activities	General Description of Major Work Categories		Development Account Number	Quantity	Total Estimated Cost		Total Actual Costs	
					Original	Revised	Funds Obligated	Funds Expended
	Interior Renovations		**1460**	72	509,679.09	509,679.09	509,679.09	509,679.09
WA19P005008	**1202 South M Street**							
	- DWELLING STRUCT		**1460**	46	**0.00**	**0.00**	**0.00**	**0.00**
	Interior Revitilazation				0.00	0.00	0.00	0.00
PHA-WIDE	**ADA Upgrades**		**1460**		**0.00**	**15,070.54**	**15,070.54**	**0.00**
PHA-WIDE	**CONTINGENCY**		**1502**		**0.00**	**0.00**	**0.00**	**0.00**

Federal FY of Grant 2003
Status of Work

Federal FY of Grant 2003
Status of Work
Moved work from 2005 CFP

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

PHA Name:	Grant type and Number	Federal FY of Grant
Tacoma Housing Authority	Capital Fund Program Grant No: **WA19P00550203** Replacement Housing Factor Grant No:	**2003**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
THA-Wide	4/27/2006	N/A	N/A	4/27/2008	N/A	N/a	Work Deleted
Management							
Improvements							
WA19P005008	4/27/2006	N/A	N/A	4/27/2008	N/A	N/A	Work Moved to 2002 Capital Fund
M Street /Admin							
WA19P005026	4/27/2006	5/4/2005	5/4/2005	4/27/2008	8/10/2006	8/10/2006	
Hillside Terrace							
WA19P005020	4/27/2006	4/26/2005	4/26/2005	4/27/2008	2/15/2006	2/15/2006	
Bergerson							