

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2008

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

**PHA Plan
Agency Identification**

PHA Name: Tallahassee Housing Authority **PHA Number:** FL073

PHA Fiscal Year Beginning: (07/2008)

PHA Programs Administered:

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

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

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

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (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)

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

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2010
[24 CFR Part 903.5]

A. Mission

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

- ☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- X The PHA's mission is: (state mission here)
The PHA's mission is to improve the living condition of low-income families, provide better housing conditions and work with other agencies in the community to improve the economic and social status of the residents and their families.

B. Goals

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

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

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

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

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

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

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

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

Objectives:

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

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

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

Other PHA Goals and Objectives: (list below)

- To provide a holistic approach to the public housing self sufficiency program
- Partner with N.W. Florida Housing Authority in providing homeownership opportunities to persons in Gadsden County
- Partner with local homeless coalitions in providing permanent housing for persons without shelter
- Expand training programs to public housing residents
- Develop fitness programs to decrease obesity and/or health programs in public housing
- Partner with local agencies in providing adult educational motivational programs/self esteem
- Leverage Capital Fund Grant monies to be used for capital improvement projects
- Develop a stronger partnership with local law enforcement in combating crime at the properties
- Public housing 5h amendments to include lease with the option to purchase of scattered site homes
- Partner with the City of Tallahassee Workforce Equity and Big Bend Fair Housing Office to identify and reduce fair housing and discrimination impediments
- Develop economic educational opportunities for Public Housing and Housing Choice Voucher residents

- Apply and receive LITHC from Florida Finance Housing to develop Crowder donated property
- Partner with Florida Housing Finance Corporation in gaining more Tenant Rental Assistance Vouchers
- Expand Section 3 program for Public Housing residents with local apprenticeship program
- Work on improving housing stock at scattered sites
- Increase Homeownership among public housing scattered site families/section 8 eligible clients
- Apply for the 21st Century Grant with Department of Education, which will allow funding for community center programs
- Improve housing energy reduction program with upgrades

Annual PHA Plan
PHA Fiscal Year 2008
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

☐ **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.

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

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- X Admissions Policy for Deconcentration fl073a01
- X FY 2008 Capital Fund Program Annual Statement fl073b01
- ☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- ☐ List of Resident Advisory Board Members
- ☐ List of Resident Board Member
- ☐ Community Service Description of Implementation
- ☐ Information on Pet Policy
- ☐ Section 8 Homeownership Capacity Statement, if applicable
- ☐ Description of Homeownership Programs, if applicable

Optional Attachments:

- PHA Management Organizational Chart
- X FY 2008 Capital Fund Program 5 Year Action Plan fl073i02
- ☐ Public Housing Drug Elimination Program (PHDEP) Plan
- X Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) fl073c01
- X Other (List below, providing each attachment name)
 - CFP FL29P073501-07 – fl073d01
 - RHP FL29R07350106 – fl073e01
 - RHP FL073R073503-06 – fl073f01
 - RHP FL073R073501-07 – fl073g01
 - RHP FL073R073501-08 – fl073h01

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	eradication of pest infestation (including cockroach infestation)	
X	Public housing grievance procedures X check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program X check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional)	(specify as needed)

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	(list individually; use as many lines as necessary)	

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	4545	5	4	3	4	3	3
Income >30% but <=50% of AMI	1934	4	4	3	2	2	3
Income >50% but <80% of AMI	5013	3	3	2	2	3	3
Elderly	3063	3	2	2	2	1	3
Families with Disabilities	385	4	5	4	2	2	3
Race/Ethnicity	2/2						
Race/Ethnicity	2/2						
Race/Ethnicity	1/2						
Race/Ethnicity	2/2						

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

- X Consolidated Plan of the Jurisdiction/s
Indicate year: 2007
- X U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- ☐ American Housing Survey data
Indicate year:
- X Other housing market study – Shimberg Center for Affordable Housing
Indicate year: 2007
- ☐ Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input checked="" type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
HCV 3100 PH 1718	# of families	% of total families	Annual Turnover
Waiting list total	2493		145
Extremely low income <=30% AMI	2232	90%	
Very low income (>30% but <=50% AMI)	133	5%	
Low income (>50% but <80% AMI)	128	5%	
Families with children	2140	86%	
Elderly families	36	1%	
Families with Disabilities	317	13%	
Race/ethnicity	1/1 (61)	3%	
Race/ethnicity	1/2 (136)	5%	
Race/ethnicity	2/2 (2296)	92%	
Race/ethnicity	0	0	
Characteristics by Bedroom Size (Public Housing Only)			

Housing Needs of Families on the Waiting List			
1BR	47	3%	8
2 BR	102	6%	27
3 BR	1500	67%	45
4 BR	63	4%	12
5 BR	6	.003%	4
5+ BR			
<p>Is the waiting list closed (select one)? X No <input type="checkbox"/> Yes PH open to 3,4 & 5 If yes: Section 8 (yes)</p> <p>How long has it been closed (# of months)? 7</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No X Yes (PH)</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No X Yes (PH only) HUD opt-outs and contract terminations or 10 families annually to PH under the FUD program</p>			

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.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

To actively work with developers and new owners for new affordable housing developments and rental rehabilitation programs

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

Select all that apply

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

- ☒ 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)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

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

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- X 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

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

Other Housing Needs & Strategies: (list needs and strategies below)**(2) Reasons for Selecting Strategies**

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2008 grants)		
a) Public Housing Operating Fund	\$2,268,055	Public Housing
b) Public Housing Capital Fund	\$909,551	Modernization
c) PH Replacement Housing Program	\$190,364	Development/Replacement Housing
d) ROSS - HSS	\$82,061	Public Housing Homeownership
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$14,284,078	HAP & Administration Fee
f) Section 8 – Astoria Arms I & II	\$231,197	Opt-out
g) Section 8 – Suakoko Villa Apt.	\$127,423	Opt-out
h) ROSS – FSS	\$22,095	Public Housing – Family Self Sufficiency Program

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
i)		
Other Federal Grants (list below)		
DVP, DHAP, HANO	\$173,190	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
FL29S073501-09	\$1,392,275	
FL29P073501-07	\$207,008	Modernization
FL29P073501-06	\$181,348	Modernization
FL29P073502-06	\$5,358	Modernization
FL29R073501-07	\$174,395	Modernization
3. Public Housing Dwelling Rental Income	\$1,115,000	Public Housing
4. Other income (list below)		
Excess utilities	\$202,220	Public Housing
Work Orders, Late Fees	\$44,942	Public Housing
4. Non-federal sources (list below)		
City of Tallahassee	\$23,051	Economic Development
Summer Food Program	\$22,818	Public Housing
Total resources	\$21,656,429	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- ☐ When families are within a certain number of being offered a unit: (state number)
- ☐ When families are within a certain time of being offered a unit: (state time)
- X Other: (describe)
Based on date and time after applicant's enrollment
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- X Criminal or Drug-related activity
- X Rental history
- X Housekeeping
- ☐ Other (describe)
- c. X Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. X Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. ☐ Yes X No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

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

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

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- ☐ One
 - X Two
 - ☐ Three or More
- b. X 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 X 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)
- X Emergencies
 - X Overhoused
 - X Underhoused
 - X Medical justification
 - X Administrative reasons determined by the PHA (e.g., to permit modernization work)
 - ☐ Resident choice: (state circumstances below)
 - ☐ Other: (list below)

c. Preferences

1. X Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

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

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

1 Date and Time

Former Federal preferences:

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

- 1 Homelessness
- 1 High rent burden

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- X The PHA-resident lease
- X The PHA's Admissions and (Continued) Occupancy policy
- X PHA briefing seminars or written materials
- ☐ Other source (list)

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

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

(6) Deconcentration and Income Mixing

a. X 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. X 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:

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

X Employing new admission preferences at targeted developments
If selected, list targeted developments below: PHA wide

☐ Other (list policies and developments targeted below)

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

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

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

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

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

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

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

B. Section 8

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

(1) Eligibility

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

Rental History

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
X None
☐ Federal public housing
☐ Federal moderate rehabilitation

- ☐ Federal project-based certificate program
☐ Other federal or local program (list below)

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

- X PHA main administrative office
☐ Other (list below)

(3) Search Time

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

If yes, state circumstances below:

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

(4) Admissions Preferences

a. Income targeting

- ☐ Yes X 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 X 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)

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

- X 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?

- X Through published notices
X Other (list below)
Direct contact with applicable social service agencies

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

- ☐ \$0
☐ \$1-\$25
☒ \$26-\$50

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

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

Minimum rent hardship

1. Lost eligibility/awaiting determination for Federal, State or Local assistance program
2. Family income decreases because of changed circumstances (unemployed), death in family
3. Changes in assistance

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)

- X For the earned income of a previously unemployed household member
- X 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
- X 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
 - X Any time the family experiences an income increase
 - ☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
 - ☐ Other (list below)

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

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)
 - X The section 8 rent reasonableness study of comparable housing
 - X Survey of rents listed in local newspaper
 - X Survey of similar unassisted units in the neighborhood
 - X Other (list/describe below)
Local rental publications

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- ☒ Annually
☐ Other (list below)

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

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

(2) Minimum Rent

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

- ☐ \$0

- ☐ \$1-\$25
X \$26-\$50

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- ☐ An organization chart showing the PHA's management structure and organization is attached.
- X A brief description of the management structure and organization of the PHA follows: The THA has a seven member Board of Commissioners who approves policies and a Executive Director who handles the day to day operations

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning 07	Expected Turnover
Public Housing	475	30
Section 8 Vouchers	1907	50
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Family Unification	76	5
Mainstream	75	5
Protected Vouchers	17	3
Public Housing Drug Elimination Program (PHDEP)		

Other Federal Programs (list individually)		

C. Management and Maintenance Policies

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

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

(2) Section 8 Management: (list below)

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
X Other (list below)
Section 8 Administrator

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

See attached fl073b01 – CFP08

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:

- X The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) fl073b01

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

b. If yes to question a, select one:

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

-or-

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

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

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

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

1. Development name:

2. Development (project) number:

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

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

☐ Yes X 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 X 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:

- ☐ Yes X 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:

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

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

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

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

- ☐ 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?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	

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

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

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

A. Public Housing

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

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Scattered Site Homes
1b. Development (project) number: 715 - 716
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>(01/01/1997)</u>
5. Number of units affected: 34 FL07315 & FL07316
6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description: The Housing Choice Voucher Program in partnership with community agencies, provides money management, credit restoration and down payment assistance to first time homebuyers who meet the programs income criteria

a. Size of Program: 24

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

- Meet minimum income requirement (12,000.00)
- 1 year full time employment
- Complete homebuyer's readiness class

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (I)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? **01/15/2005**

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)

- X Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- ☐ Jointly administer programs
- ☐ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☐ 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)

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

b. Economic and Social self-sufficiency programs

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

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

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

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	25	18
Section 8	58	90

- b. X 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

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

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

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

The PHA is administering the Community Service Requirement. Residents were noticed in 2004 that those not exempt from contributing eight hours per month in community service or to participate in a self-sufficiency program will be subjected to this HUD Act. Site managers and the Resident Initiative Coordinator are working together to implement this policy. The Public Housing Administrator or his/designee will provide final assignment and prior approval. Residents will be encouraged to volunteer with their Resident Council (Orange Avenue United Tenants Association). There currently exists a partnership between the Big Bend Workforce Plus in offering training/educational opportunities to persons of public housing. Residents involved in the self-sufficiency program (18) are required to meet monthly in order to stay focused on their objective of lessening the dependency on governmental programs. There is also a partnership with a License Clinical Social Worker. Residents are referred by the Resident Initiative Coordinator to the LCSW for strategic planning in overcoming their barriers that may have a large impact on their goals.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

- X High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- X High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- X Residents fearful for their safety and/or the safety of their children
- ☐ Observed lower-level crime, vandalism and/or graffiti
- X 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
- X Other (describe below)
Perception of youth gang activities at some public housing sites

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).

- X Safety and security survey of residents
- X 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
- X Resident reports
- X PHA employee reports
- X Police reports
- X Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- X Other (describe below)
 - Monthly police Weed and Seed meetings
 - HUD Resident Surveys
 - Partnership with Leon County Sheriff Department in creating Crime Watch Groups

3. Which developments are most affected? (list below)
- Springfield Apartments 1700 Joe Louis Street**
 - Orange Avenue Apartments 2710 Country Club Drive**
 - Pinewood Place 2940 Grady Road**

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

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)
- ☐ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
 - X Crime Prevention Through Environmental Design
 - X Activities targeted to at-risk youth, adults, or seniors
 - ☐ Volunteer Resident Patrol/Block Watchers Program
 - X Other (describe below)
 - Continue meeting with local law enforcement agencies and other anti gang groups**
 - Crime Prevention Programs within Community Centers**
 - Establish mentoring program and Youth Leadership Program**
2. Which developments are most affected? (list below)
- Springfield Apartments 1700 Joe Louis Street**
 - Orange Avenue Apartments 2710 Country Club Drive**
 - Pinewood Place Apartments 2940 Grady Road**

C. Coordination between PHA and the police

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

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

PHA wide

D. Additional information as required by PHDEP/PHDEP Plan

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

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

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

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

Those offered as it pertains to the new HUD regulations concerning asset management – PIH 2006-10 (February 3, 2006)

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

Resident Advisory Board consisted of OAUTA Residential Board – Oliver Hill, Sr., Ruthie Netteville, Ruthie Brown and oversight by Legal Services of North Florida.

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
☒ Attached at Attachment (File name) fl073c01
☐ Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
☒ Considered comments, but determined that no changes to the PHA Plan were necessary.
☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:
☐ Other: (list below)

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

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here) **Department of Community Affairs, City of Tallahassee**
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
- X The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- X The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- X Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Affordable Rental Housing**
- Self –Sufficiency**
- Expansion of Homeownership**
- ☐ Other: (list below)
4. 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.

Attachments

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

PHA Plan Table Library

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

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

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

☐ Original Annual Statement

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

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

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

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

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

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

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

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

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:					
Summary					
PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-08 Replacement Housing Factor Gran		Federal FY of Grant: 2008	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Annual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	50,000			
3	1408 Management Improvements	162,000			
4	1410 Administration	90,955			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	111,500			
10	1460 Dwelling Structures	419,500			
11	1465.1 Dwelling Equipment - Nonexpendable	21,096			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	54,500			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	0			
19	1501 Collaterization of Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2- 20)	909,551			
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 Compliance	0			
24	Amount of line 21 Related to Security - Soft Costs	0			
25	Amount of line 21 Related to Security - Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	0			

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Tallahassee Housing Authority			Grant Type and Number Capital Fund Program Grant No: FL29P073501-08 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Central Office	Administrative Costs	1410						
	Management Fee			90,955				
	total 1410 - Administration			90,955				
	Non-Dwelling Equipment	1475						
	Upgrade Computer Servers			2,500				
	total 1475 - Non-Dwelling Equipment			2,500				
	TOTAL CENTRAL OFFICE			93,455				
FL073000001	Management Improvements	1408						
Springfield	Staff Training in Hud Regulations			2,500				
	Maintenance Skills Training			1,500				
	Resident Initiatives - Drug Intervention/Prevention			40,000				
	total 1408 - Management Improvements			44,000				
	Maintain the grounds to improve safety/health issues and property values	1450						
	Erosion Control			35,000				
	Additional Parking - Community Center			5,000				
	Playground - Community Center			18,000				
	total 1450 -Site Improvement			58,000				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-08 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL073000001	Maintain the structure to improve safety/health issues and property values	1460						
Springfield	Repair/Replace roofs		10	38,000				
	Replace Kitchen Cabinets in vacant units		7	12,600				
	Replace Bathroom sinks & Install Vanities in vacant units		7	3,150				
	Install new pressure vessel toilets		10	2,750				
	Paint exterior of buildings		20	26,000				
	Replace exterior mechanical doors		50	40,000				
	Replace front and rear exterior doors		10	9,000				
	Paint front and rear exterior doors		100	7,500				
	Replace flooring in vacant units		10	18,000				
	total 1460 - Dwelling Structures			157,000				
	Replace/upgrade Appliances	1465						
	Ranges		5	2,200				
	Refrigerators		10	4,800				
	total 1465 - Dwelling Equipment			7,000				
	Non-Dwelling Equipment	1475						
	Upgrade Computer Equipment & Software			4,000				
	Security Camera System for Community Center		1	40,000				
	total 1475 - Non-Dwelling Equipment			44,000				
	TOTAL SPRINGFIELD			310,000				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Tallahassee Housing Authority			Grant Type and Number Capital Fund Program Grant No: FL29P073501-08 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL073000002	Management Improvements	1408						
Orange Avenue	Staff Training in Hud Regulations			2,500				
	Maintenance Skills Training			1,500				
	Resident Initiatives - Drug Intervention/Prevention			50,000				
	total 1408 - Management Improvements			54,000				
	Maintain the grounds to improve safety/health issues and property values	1450						
	Sewer Clean outs		10	3,500				
	Repair/Replace Sidewalks & Parking lots		10	17,500				
	Additional Security Lighting		5	2,400				
	Landscaping		2	10,000				
	Playground - Community Center		1					
	total 1450 -Site Improvement			33,400				
	Maintain the structure to improve safety/health issues and property values	1460						
	Repair/Replace roofs		10	38,000				
	Install shutters on windows		100					
	Replace Bathroom floors for 2 story units - vinyl		10	6,500				
	Refinish kitchen counter tops		10	2,500				
	Replace front and rear exterior doors		10	9,000				
	Paint front and rear exterior doors		100	7,500				
	Replace flooring in vacant units		10	18,000				
	total 1460 - Dwelling Structures			81,500				
	Replace/upgrade Appliances	1465						
	Ranges		5	2,200				
	Refrigerators		10	4,800				
	total 1465 - Dwelling Equipment			7,000				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-08 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL073000002	Non-Dwelling Equipment	1475						
Orange Avenue	Upgrade Computer Equipment & Software			4,000				
	Security Camera System		1					
	total 1475 - Non-Dwelling Equipment			4,000				
	TOTAL ORANGE AVENUE			179,900				
FL073000003	Operating Subsidy	1406		50,000				
Pinewood Place +	total 1406 - Operations			50,000				
	Management Improvements	1408						
	Staff Training in Hud Regulations			2,500				
	Maintenance Skills Training			1,500				
	Resident Initiatives - Drug Intervention/Prevention			60,000				
	total 1408 - Management Improvements			64,000				
	Maintain the grounds to improve safety/health issues and property values	1450						
	Restripe parking lot - Pinewood Place		1	1,650				
	Landscaping - Pinewood Place & Hidden Pines			5,000				
	Playground - Pinewood Place		1	13,450				
	total 1450 -Site Improvement			20,100				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Tallahassee Housing Authority			Grant Type and Number Capital Fund Program Grant No: FL29P073501-08 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL073000003	Maintain the structure to improve safety/health issues and property values	1460						
Pinewood Place +	Repair/Replace roofs - Pinewood Place		10	38,000				
	Install shutters on windows - Pinewood Place		100					
	Major & Minor renovations for scattered site homes - siding, concrete, roofs, exterior porches/decks, painting etc.		5	67,500				
	Replace exterior mechanical doors - Pinewood Place		50	40,000				
	Replace front and rear exterior doors		10	10,000				
	Paint front and rear exterior doors		100	7,500				
	Replace flooring in vacant units		10	18,000				
	total 1460 - Dwelling Structures			181,000				
	Replace/upgrade Appliances	1465						
	dishwashers		2	496				
	Ranges		5	2,200				
	Refrigerators		10	4,400				
	total 1465 - Dwelling Equipment			7,096				
	Non-Dwelling Equipment	1475						
	Upgrade Computer Equipment & Software			4,000				
	total 1475 - Non-Dwelling Equipment			4,000				
	TOTAL PINEWOOD +			326,196				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Tallahassee Housing Authority			Grant Type and Number Capital Fund Program Grant No: FL29P073501-08 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	total 1406 - Operations			50,000				
	total 1408 - Management Improvements			162,000				
	total 1410 - Administrative Costs			90,955				
	total 1450 - Site Improvement			111,500				
	total 1460 - Dwelling Structures			419,500				
	total 1465 - Dwelling Equipment			21,096				
	total 1475 - Non-Dwelling Equipment			54,500				
	TOTAL CFP501-2008			909,551				

Part III: Implementation Schedule

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

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

OMB Approval No. 2577-0157 (Exp. 3/31/2010)

HA Name: The Housing Authority of Tallahassee, FL		Locality: (City/County & State) Tallahassee, Florida				[] Original [X] Revision No.: <u>2</u>	
A.	Development Number/Name	Work Statement for Year 1 FFY: <u>2008</u>	Work Statement for Year 2 FFY: <u>2009</u>	Work Statement for Year 3 FFY: <u>2010</u>	Work Statement for Year 4 FFY: <u>2011</u>	Work Statement for Year 5 FFY: <u>2012</u>	
	FL073000001 Springfield	See Annual Statement	\$163,000	\$231,800	\$159,750	\$159,750	
	FL073000002 Orange Ave		\$159,000	\$147,700	\$128,500	\$148,500	
	FL073000003 Pinewood +		\$168,500	\$130,500	\$127,500	\$75,500	
B.	Physical Improvements Subtotal		\$490,500	\$510,000	\$415,750	\$383,750	
C.	Management Improvements		\$162,000	\$162,000	\$162,000	\$162,000	
D.	HA - Wide Nondwelling Structures and Equipment		\$7,500	\$4,500	\$10,250	\$4,500	
E.	Administration		\$90,000	\$90,000	\$90,000	\$90,000	
F.	Other - Site Improvements		\$128,500	\$112,000	\$187,500	\$207,500	
G.	Operations		\$0	\$0	\$12,500	\$30,750	
H.	Demolition						
I.	Replacement Reserve - Equipment		\$21,500	\$21,500	\$22,000	\$21,500	
J.	Mod used for development						
K.	Total CGP Funds		\$900,000	\$900,000	\$900,000	\$900,000	
L.	Total Non-CGP Funds		\$0	\$0	\$0	\$0	
M.	Grand Total		\$900,000	\$900,000	\$900,000	\$900,000	
Signature of Executive Director			Date:		Signature of Public Housing Director		
					Date:		

Five-Year Action Plan
Part II: Summary (Continuation)

Comprehensive Grant Program (CGP)

U.S. Department of Housing
and Urban Development

Office of Public and Indian Housing

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

A. Development Number/Name	Work Stmt. for Year 1 2008	Work Statement for Year 2 FFY <u>2009</u>	Work Statement for Year 3 FFY <u>2010</u>	Work Statement for Year 4 FFY <u>2011</u>	Work Statement for Year 5 FFY <u>2012</u>
<u>FL073000001 Springfield</u>	See Annual Statement				
<u>Management Improvements</u>					
Staff Training in HUD Regulations		2,500	2,500	2,500	2,500
Maintenance Skills Training		1,500	1,500	1,500	1,500
Resident Initiatives - Drug Intervent/Prevention		40,000	40,000	40,000	40,000
<u>Site Improvements</u>					
Maintain the grounds to improve safety/health issues and property values:					
- Erosion Control		7,500	7,500	7,500	7,500
- Extend Cement slabs on front and rear porches		20,000	20,000		
- Pressure Washing of roofs and siding		5,000	5,000	5,000	5,000
- Cosmetic improvement to site's entrance		5,000			
- Install privacy barriers between apartments				50,000	50,000
Relocation of mailboxes		5,000			
<u>Dwelling Structure</u>					
Maintain the structure to improve safety/health issues and property values:					
- Replace roofs		38,000	38,000	38,000	38,000
- Replace windows			83,800		
- Replace Kitchen Cabinets in vacant units		12,600	12,600	25,000	25,000
- Replace Bathroom sinks & Install vanities in vacant units		3,150	3,150	10,000	10,000
- Install new pressure vessel toilets		2,750	2,750	2,750	2,750
- Extensive structural repair to 1700 Joe Louis #148 - DELETING					
- Rebuild Triplex 1700 Joe Louis #146 -#147 - #148		15,000			
- Paint Exterior of buildings		26,000	26,000	26,000	26,000

Five-Year Action Plan**Part II: Summary (Continuation)**

Comprehensive Grant Program (CGP)

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

Office of Public and Indian Housing

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

A. Development Number/Name	Work Stmt. for Year 1 2008	Work Statement for Year 2 FFY <u>2009</u>	Work Statement for Year 3 FFY <u>2010</u>	Work Statement for Year 4 FFY <u>2011</u>	Work Statement for Year 5 FFY <u>2012</u>
- Replace Exterior mechanical doors		40,000	40,000	40,000	40,000
- Paint front and exterior doors		7,500	7,500		
- Replace flooring in vacant units		18,000	18,000	18,000	18,000
<u>Replace/Upgrade Appliance</u>					
Ranges		2,200	2,200	2,200	2,200
Refrigerators		4,800	4,800	4,800	4,800
<u>Non-Dwelling Equipment</u>					
Upgrade Computer Equipment & Software		2,500	1,000	2,500	1,000

Five-Year Action Plan
Part II: Summary (Continuation)

Comprehensive Grant Program (CGP)

U.S. Department of Housing
and Urban Development

Office of Public and Indian Housing

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

A. Development Number/Name	Work Stmt. for Year 1 2008	Work Statement for Year 2 FFY <u>2009</u>	Work Statement for Year 3 FFY <u>2010</u>	Work Statement for Year 4 FFY <u>2011</u>	Work Statement for Year 5 FFY <u>2012</u>
<u>FL073000002 Orange Ave</u>					
<u>Management Improvements</u>					
Staff Training in HUD Regulations		2,500	2,500	2,500	2,500
Maintenance Skills Training		1,500	1,500	1,500	1,500
Resident Initiatives - Drug Intervent/Prevention		50,000	50,000	50,000	50,000
<u>Site Improvements</u>					
Maintain the grounds to improve safety/health issues and property values:					
- Landscaping		6,000	5,000	10,000	5,000
- Playground for small children		20,000	10,000	50,000	50,000
- Pressure Washing of roofs and siding		15,000	15,000	15,000	15,000
<u>Dwelling Structure</u>					
Maintain the structure to improve safety/health issues and property values:					
- Replace roofs		38,000	38,000	38,000	38,000
- Replace Bathroom floors for 2 story units - vinyl		13,000	13,000	13,000	13,000
- Extensive mold repair work unit 2618 Country Club Dr		15,000			
- Install Shutters on windows		15,000	30,000	15,000	30,000
- Repair/Replace kitchen cabinets and counter tops		2,500	7,500	2,500	7,500
- Cosmetic improvement to the building façade				35,000	35,000
- Paint front and exterior dooors		7,500	7,500		
- Replace flooring in vacant units		18,000	18,000	25,000	25,000
<u>Replace/Upgrade Appliance</u>					
Ranges		2,200	2,200	2,200	2,200
Refrigerators		4,800	4,800	4,800	4,800

Five-Year Action Plan

Part II: Summary (Continuation)

Comprehensive Grant Program (CGP)

U.S. Department of Housing

and Urban Development

Office of Public and Indian Housing

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

A. Development Number/Name	Work Stmt. for Year 1 2008	Work Statement for Year 2 FFY <u>2009</u>	Work Statement for Year 3 FFY <u>2010</u>	Work Statement for Year 4 FFY <u>2011</u>	Work Statement for Year 5 FFY <u>2012</u>
<u>Non-Dwelling Structure</u> - Construct a Maintenance Building		50,000	33,700		
<u>Non-Dwelling Equipment</u> Upgrade Computer Equipment & Software		2,500	1,000	2,500	1,000
<u>FL073000003 Pinewood +</u> <u>Operations</u>				12,500	30,750
<u>Management Improvements</u> Staff Training in HUD Regulations		2,500	2,500	2,500	2,500
Maintenance Skills Training		1,500	1,500	1,500	1,500
Resident Initiatives - Drug Intervent/Prevention		60,000	60,000	60,000	60,000
<u>Site Improvements</u> Maintain the grounds to improve safety/health issues and property values:					
- Landscaping (AMP wide)		20,000	20,000	20,000	20,000
- Repair/Replace sidewalks and driveways (AMP wide)		20,000	24,500	25,000	25,000
- Replace/Repair water piping - extensive leaking (Pinewood)					25,000
- Pressure Washing of roofs and siding (AMP wide)		5,000	5,000	5,000	5,000
<u>Dwelling Structure</u> Maintain the structure to improve safety/health issues and property values:					
- Replace roofs (Pinewood Place & Hidden Pines)		38,000			

Five-Year Action Plan

Part II: Summary (Continuation)

Comprehensive Grant Program (CGP)

U.S. Department of Housing

and Urban Development

Office of Public and Indian Housing

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

A. Development Number/Name	Work Stmt. for Year 1 2008	Work Statement for Year 2 FFY <u>2009</u>	Work Statement for Year 3 FFY <u>2010</u>	Work Statement for Year 4 FFY <u>2011</u>	Work Statement for Year 5 FFY <u>2012</u>
- Major & Minor renovations (Scattered Site homes) siding, concrete, roofs, exterior porches/decks, painting etc.		50,000	50,000	100,000	50,000
- Install Shutters on windows - Pinewood Place		15,000	15,000		
- Repair/Replace kitchen counter tops (AMP wide)		7,500	7,500	7,500	7,500
- Replace Exterior mechanical doors (Pinewood Place)		40,000	40,000		
- Replace flooring in vacant units (Pinewood Place & Hidden Pines)		18,000	18,000	20,000	18,000
<u>Replace/Upgrade Appliance</u>					
Ranges		2,200	2,200	2,200	2,200
Refrigerators		4,800	4,800	4,800	4,800
Dishwashers		500	500	1,000	500
<u>Non-Dwelling Equipment</u>					
Upgrade Computer Equipment & Software		2,500	2,500	2,500	2,500
<u>Central Office</u>					
<u>Administrative Costs</u>					
- Management Fee		90,000	90,000	90,000	90,000
<u>Non-Dwelling Equipment</u>					
Upgrade Computer Equipment & Software				2,750	
		900,000	900,000	900,000	900,000

Five-Year Action Plan
Part III: 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

Work Statement for Year 1 FFY: <u>2008</u>	Work Statement for Year <u>2</u> FFY: <u>2009</u>			Work Statement for Year <u>3</u> FFY: <u>2010</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>FL073000001 Springfield</u>			<u>FL073000001 Springfield</u>		
	<u>Management Improvements</u>			<u>Management Improvements</u>		
	Staff Training in HUD Regulations		\$2,500	Staff Training in HUD Regulations		\$2,500
	Maintenance Skills Training		\$1,500	Maintenance Skills Training		\$1,500
	Resident Initiatives - Drug Intervent/Prevention		<u>\$40,000</u>	Resident Initiatives - Drug Intervent/Prevention		<u>\$40,000</u>
	Subtotal		\$44,000	Subtotal		\$44,000
	<u>Site Improvements</u>			<u>Site Improvements</u>		
	Maintain the grounds to improve safety/health issues and property values:			Maintain the grounds to improve safety/health issues and property values:		
	- Erosion Control	25%	\$7,500	- Erosion Control	25%	\$7,500
	- Extend Cement slabs on front and rear porches	20%	\$20,000	- Extend Cement slabs on front and rear porches	20%	\$20,000
	- Pressure Washing of roofs and siding	10%	\$5,000	- Pressure Washing of roofs and siding	10%	\$5,000
	- Cosmetic improvement to site's entrance	195 units	\$5,000			
	Relocation of mailboxes	195 units	<u>\$5,000</u>			
	Subtotal		\$42,500	Subtotal		\$32,500
	<u>Dwelling Structure</u>			<u>Dwelling Structure</u>		
	Maintain the structure to improve safety/health issues and property values:			Maintain the structure to improve safety/health issues and property values:		
	- Replace roofs	10 units	\$38,000	- Replace roofs	10 units	\$38,000
	- Replace windows	195 units	\$83,800	- Replace windows	195 units	\$83,800
	- Replace Kitchen Cabinets in vacant units	7 units	\$12,600	- Replace Kitchen Cabinets in vacant units	7 units	\$12,600
	- Replace Bathroom sinks & Install vanities in vacant units	7 units	\$3,150	- Replace Bathroom sinks & Install vanities in vacant units	7 units	\$3,150
	- Install new pressure vessel toilets	10 units	\$2,750	- Install new pressure vessel toilets	10 units	\$2,750
	- Extensive structural repair to 1700 Joe Louis #148	1	\$15,000	- Paint Exterior of buildings	20	\$26,000
	- Paint Exterior of buildings	20	\$26,000	- Replace Exterior mechanical doors	50	\$40,000
	- Replace Exterior mechanical doors	50	\$40,000	- Paint front and exterior dooors	95	\$7,500
	- Paint front and exterior dooors	95	\$7,500	- Replace flooring in vacant units	10	<u>\$18,000</u>
	- Replace flooring in vacant units	10	<u>\$18,000</u>	Subtotal		\$231,800
	Subtotal		\$163,000			
	<u>Replace/Upgrade Appliance</u>			<u>Replace/Upgrade Appliance</u>		
	Ranges	5	\$2,200	Ranges	5	\$2,200
	Refrigerators	10	<u>\$4,800</u>	Refrigerators	10	<u>\$4,800</u>
	Subtotal		\$7,000	Subtotal		\$7,000
	<u>Non-Dwelling Equipment</u>			<u>Non-Dwelling Equipment</u>		
	Upgrade Computer Equipment & Software	2	<u>\$2,500</u>	Upgrade Computer Equipment & Software	2	<u>\$1,000</u>
	Subtotal		\$2,500	Subtotal		\$1,000
	Total FL073000001		\$259,000	Total FL073000001		\$316,300
	Subtotal of Estimated Cost		\$259,000	Subtotal of Estimated Cost		\$316,300

Five-Year Action Plan
Part III: 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

Work Statement for Year 1 FFY: <u>2008</u>	Work Statement for Year <u>2</u> FFY: <u>2009</u>			Work Statement for Year <u>3</u> FFY: <u>2010</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>FL073000002 Orange Ave Management Improvements</u>			<u>FL073000002 Orange Ave Management Improvements</u>		
	Staff Training in HUD Regulations		\$2,500	Staff Training in HUD Regulations		\$2,500
	Maintenance Skills Training		\$1,500	Maintenance Skills Training		\$1,500
	Resident Initiatives - Drug Intervent/Prevention		<u>\$50,000</u>	Resident Initiatives - Drug Intervent/Prevention		<u>\$50,000</u>
	Subtotal		\$54,000	Subtotal		\$54,000
	<u>Site Improvements</u>			<u>Site Improvements</u>		
	Maintain the grounds to improve safety/health issues and property values:			Maintain the grounds to improve safety/health issues and property values:		
	- Landscaping		\$6,000	- Landscaping		\$5,000
	- Playground for small children	100%	\$20,000	- Enhance Fence line	100%	\$10,000
	- Pressure Washing of roofs and siding	10%	<u>\$15,000</u>	- Pressure Washing of roofs and siding	10%	<u>\$15,000</u>
	Subtotal		\$41,000	Subtotal		\$30,000
	<u>Dwelling Structure</u>			<u>Dwelling Structure</u>		
	Maintain the structure to improve safety/health issues and property values:			Maintain the structure to improve safety/health issues and property values:		
	- Replace roofs	10 units	\$38,000	- Replace roofs	10 units	\$38,000
	- Replace Bathroom floors for 2 story units - vinyl	20 units	\$13,000	- Replace Bathroom floors for 2 story units - vinyl	20 units	\$13,000
	- Extensive mold repair work unit 2618 Country Club Dr	1 unit	\$15,000	- Install Shutters on windows	100 units	\$30,000
	- Install Shutters on windows	50 units	\$15,000	- Repair/Replace kitchen cabinets and counter tops	10 units	\$7,500
	- Repair/Replace kitchen cabinets and counter tops	10 units	\$2,500	- Paint front and exterior dooors	100	\$7,500
	- Paint front and exterior dooors	100	\$7,500	- Replace flooring in vacant units	10	<u>\$18,000</u>
	- Replace flooring in vacant units	10	<u>\$18,000</u>	Subtotal		\$114,000
	Subtotal		\$109,000			
	<u>Replace/Upgrade Appliance</u>			<u>Replace/Upgrade Appliance</u>		
	Ranges	5	\$2,200	Ranges	5	\$2,200
	Refrigerators	10	<u>\$4,800</u>	Refrigerators	10	<u>\$4,800</u>
	Subtotal		\$7,000	Subtotal		\$7,000
	<u>Non-Dwelling Structure</u>			<u>Non-Dwelling Structure</u>		
	- Construct a Maintenance Building		<u>\$50,000</u>	- Construct a Maintenance Building		<u>\$33,700</u>
	Subtotal		\$50,000	Subtotal		\$33,700
	<u>Non-Dwelling Equipment</u>			<u>Non-Dwelling Equipment</u>		
	Upgrade Computer Equipment & Software	2	<u>\$2,500</u>	Upgrade Computer Equipment & Software	2	<u>\$1,000</u>
	Subtotal		\$2,500	Subtotal		\$1,000
	Total FL073000002		\$263,500	Total FL073000002		\$239,700
	Subtotal of Estimated Cost		\$263,500	Subtotal of Estimated Cost		\$239,700

Work Statement for Year 1 FFY: 2008	Work Statement for Year <u>2</u> FFY: <u>2009</u>			Work Statement for Year <u>3</u> FFY: <u>2010</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	FL073000003 Pinewood + Management Improvements			FL073000003 Pinewood + Management Improvements		
	Staff Training in HUD Regulations		\$2,500	Staff Training in HUD Regulations		\$2,500
	Maintenance Skills Training		\$1,500	Maintenance Skills Training		\$1,500
	Resident Initiatives - Drug Intervent/Prevention		\$60,000	Resident Initiatives - Drug Intervent/Prevention		\$60,000
	Subtotal		\$64,000	Subtotal		\$64,000
	Site Improvements			Site Improvements		
	Maintain the grounds to improve safety/health issues and property values:			Maintain the grounds to improve safety/health issues and property values:		
	- Landscaping (AMP wide)		\$20,000	- Landscaping (AMP wide)		\$20,000
	- Repair/Replace sidewalks and driveways (AMP wide)		\$20,000	- Repair/Replace sidewalks and driveways (AMP wide)		\$24,500
	- Pressure Washing of roofs and siding (AMP wide)	10%	\$5,000	- Pressure Washing of roofs and siding (AMP wide)	10%	\$5,000
	Subtotal		\$45,000	Subtotal		\$49,500
	Dwelling Structure			Dwelling Structure		
	Maintain the structure to improve safety/health issues and property values:			Maintain the structure to improve safety/health issues and property values:		
	- Replace roofs (Pinewood Place & Hidden Pines)	10 units	\$38,000	- Replace roofs (Pinewood Place & Hidden Pines)		
	- Major & Minor renovations (Scattered Site homes) siding, concrete, roofs, exterior porches/decks, painting etc.	5 units	\$50,000	- Major & Minor renovations (Scattered Site homes) siding, concrete, roofs, exterior porches/decks, painting etc.	5 units	\$50,000
	- Install Shutters on windows - Pinewood Place	50 units	\$15,000	- Install Shutters on windows - Pinewood Place	50 units	\$15,000
	- Repair/Replace kitchen counter tops (AMP wide)	10 units	\$7,500	- Repair/Replace kitchen counter tops (AMP wide)	10 units	\$7,500
	- Replace Exterior mechanical doors (Pinewood Place)	50 units	\$40,000	- Replace Exterior mechanical doors (Pinewood Place)	50 units	\$40,000
	- Replace flooring in vacant units (Pinewood Place & Hidden Pines)	10	\$18,000	- Replace flooring in vacant units (Pinewood Place & Hidden Pines)	10	\$18,000
	Subtotal		\$168,500	Subtotal		\$130,500
	Replace/Upgrade Appliance			Replace/Upgrade Appliance		
	Ranges	5	\$2,200	Ranges	5	\$2,200
	Refrigerators	10	\$4,800	Refrigerators	10	\$4,800
	Dishwashers	2	\$500	Dishwashers	2	\$500
	Subtotal		\$7,500	Subtotal		\$7,500
	Non-Dwelling Equipment			Non-Dwelling Equipment		
	Upgrade Computer Equipment & Software	2	\$2,500	Upgrade Computer Equipment & Software	2	\$2,500
	Subtotal		\$2,500	Subtotal		\$2,500
	Total FL073000003		\$287,500	Total FL073000003		\$254,000
	Central Office			Central Office		
	Administrative Costs			Administrative Costs		
	- Management Fee		\$90,000	- Management Fee		\$90,000
	Subtotal		\$90,000	Subtotal		\$90,000
	Total Central Office		\$90,000	Total Central Office		\$90,000
	Subtotal of Estimated Cost		\$377,500	Subtotal of Estimated Cost		\$344,000
	total for 2009		\$900,000	total for 2010		\$900,000

Work Statement for Year 1 FFY: 2008	Work Statement for Year 4 FFY: 2011			Work Statement for Year 5 FFY: 2012		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	FL073000001 Springfield Management Improvements			FL073000001 Springfield Management Improvements		
	Staff Training in HUD Regulations		\$2,500	Staff Training in HUD Regulations		\$2,500
	Maintenance Skills Training		\$1,500	Maintenance Skills Training		\$1,500
	Resident Initiatives - Drug Intervent/Prevention		<u>\$40,000</u>	Resident Initiatives - Drug Intervent/Prevention		<u>\$40,000</u>
	Subtotal		\$44,000	Subtotal		\$44,000
	Site Improvements			Site Improvements		
	Maintain the grounds to improve safety/health issues and property values:			Maintain the grounds to improve safety/health issues and property values:		
	- Erosion Control	25%	\$7,500	- Erosion Control	25%	\$7,500
	- Install privacy barriers between apartments	50%	\$50,000	- Install privacy barriers between apartments	50%	\$50,000
	- Pressure Washing of roofs and siding	10%	<u>\$5,000</u>	- Pressure Washing of roofs and siding	10%	<u>\$5,000</u>
	Subtotal		\$62,500	Subtotal		\$62,500
	Dwelling Structure			Dwelling Structure		
	Maintain the structure to improve safety/health issues and property values:			Maintain the structure to improve safety/health issues and property values:		
	- Replace roofs	10 units	\$38,000	- Replace roofs	10 units	\$38,000
	- Replace Kitchen Cabinets in vacant units	15 units	\$25,000	- Replace Kitchen Cabinets in vacant units	15 units	\$25,000
	- Replace Bathroom sinks & Install vanities in vacant units	15 units	\$10,000	- Replace Bathroom sinks & Install vanities in vacant units	15 units	\$10,000
	- Install new pressure vessel toilets	10 units	\$2,750	- Install new pressure vessel toilets	10 units	\$2,750
	- Paint Exterior of buildings	20	\$26,000	- Paint Exterior of buildings	20	\$26,000
	- Replace Exterior mechanical doors	50	\$40,000	- Replace Exterior mechanical doors	50	\$40,000
	- Replace flooring in vacant units	10	<u>\$18,000</u>	- Replace flooring in vacant units	10	<u>\$18,000</u>
	Subtotal		\$159,750	Subtotal		\$159,750
	Replace/Upgrade Appliance			Replace/Upgrade Appliance		
	Ranges	5	\$2,200	Ranges	5	\$2,200
	Refrigerators	10	<u>\$4,800</u>	Refrigerators	10	<u>\$4,800</u>
	Subtotal		\$7,000	Subtotal		\$7,000
	Non-Dwelling Equipment			Non-Dwelling Equipment		
	Upgrade Computer Equipment & Software	2	<u>\$2,500</u>	Upgrade Computer Equipment & Software	2	<u>\$1,000</u>
	Subtotal		\$2,500	Subtotal		\$1,000
	Total FL073000001		\$275,750	Total FL073000001		\$274,250
	Subtotal of Estimated Cost		\$275,750	Subtotal of Estimated Cost		\$274,250

Work Statement for Year 1 FFY: <u>2008</u>	Work Statement for Year <u>4</u> FFY: <u>2011</u>			Work Statement for Year <u>5</u> FFY: <u>2012</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>FL073000002 Orange Ave</u> <u>Management Improvements</u> Staff Training in HUD Regulations Maintenance Skills Training Resident Initiatives - Drug Intervent/Prevention Subtotal		\$2,500 \$1,500 <u>\$50,000</u> \$54,000	<u>FL073000002 Orange Ave</u> <u>Management Improvements</u> Staff Training in HUD Regulations Maintenance Skills Training Resident Initiatives - Drug Intervent/Prevention Subtotal		\$2,500 \$1,500 <u>\$50,000</u> \$54,000
	<u>Site Improvements</u> Maintain the grounds to improve safety/health issues and property values: - Landscaping - Install privacy barriers between apartments - Pressure Washing of roofs and siding Subtotal		\$10,000 50% \$50,000 10% <u>\$15,000</u> \$75,000	<u>Site Improvements</u> Maintain the grounds to improve safety/health issues and property values: - Landscaping - Install privacy barriers between apartments - Pressure Washing of roofs and siding Subtotal		\$5,000 50% \$50,000 10% <u>\$15,000</u> \$70,000
	<u>Dwelling Structure</u> Maintain the structure to improve safety/health issues and property values: - Replace roofs - Replace Bathroom floors for 2 story units - vinyl - Install Shutters on windows - Repair/Replace kitchen cabinets and counter tops - Cosmetic Improvements to façade of buildings - Replace flooring in vacant units Subtotal	10 units 20 units 50 units 10 units 25 units 15	\$38,000 \$13,000 \$15,000 \$2,500 \$35,000 <u>\$25,000</u> \$128,500	<u>Dwelling Structure</u> Maintain the structure to improve safety/health issues and property values: - Replace roofs - Replace Bathroom floors for 2 story units - vinyl - Install Shutters on windows - Repair/Replace kitchen cabinets and counter tops - Cosmetic Improvements to façade of buildings - Replace flooring in vacant units Subtotal	10 units 20 units 100 units 10 units 25 units 15	\$38,000 \$13,000 \$30,000 \$7,500 \$35,000 <u>\$25,000</u> \$148,500
	<u>Replace/Upgrade Appliance</u> Ranges Refrigerators Subtotal	5 10	\$2,200 <u>\$4,800</u> \$7,000	<u>Replace/Upgrade Appliance</u> Ranges Refrigerators Subtotal	5 10	\$2,200 <u>\$4,800</u> \$7,000
	<u>Non-Dwelling Equipment</u> Upgrade Computer Equipment & Software Subtotal	2	<u>\$2,500</u> \$2,500	<u>Non-Dwelling Equipment</u> Upgrade Computer Equipment & Software Subtotal	2	<u>\$1,000</u> \$1,000
	Total FL073000002		\$267,000	Total FL073000002		\$280,500
	Subtotal of Estimated Cost		\$267,000	Subtotal of Estimated Cost		\$280,500

Five-Year Action Plan
Part III: 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

Work Statement for Year 1 FFY: 2008	Work Statement for Year <u>4</u> FFY: <u>2011</u>			Work Statement for Year <u>5</u> FFY: <u>2012</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	FL073000003 Pinewood + Operations		\$12,500	FL073000003 Pinewood + Operations		\$30,750
	<u>Management Improvements</u>			<u>Management Improvements</u>		
	Staff Training in HUD Regulations		\$2,500	Staff Training in HUD Regulations		\$2,500
	Maintenance Skills Training		\$1,500	Maintenance Skills Training		\$1,500
	Resident Initiatives - Drug Intervent/Prevention		\$60,000	Resident Initiatives - Drug Intervent/Prevention		\$60,000
	Subtotal		\$64,000	Subtotal		\$64,000
	<u>Site Improvements</u>			<u>Site Improvements</u>		
	Maintain the grounds to improve safety/health issues and property values:			Maintain the grounds to improve safety/health issues and property values:		
	- Landscaping (AMP wide)		\$20,000	- Landscaping (AMP wide)		\$20,000
	- Repair/Replace sidewalks and driveways (AMP wide)		\$25,000	- Repair/Replace sidewalks and driveways (AMP wide)		\$25,000
	- Pressure Washing of roofs and siding (AMP wide)	10%	\$5,000	- Replace/Repair water piping - extensive leaking (Pinewood)	10%	\$25,000
	Subtotal		\$50,000	- Pressure Washing of roofs and siding (AMP wide)	10%	\$5,000
				Subtotal		\$75,000
	<u>Dwelling Structure</u>			<u>Dwelling Structure</u>		
	Maintain the structure to improve safety/health issues and property values:			Maintain the structure to improve safety/health issues and property values:		
	- Major & Minor renovations (Scattered Site homes) siding, concrete, roofs, exterior porches/decks, painting etc.	10 units	\$100,000	- Major & Minor renovations (Scattered Site homes) siding, concrete, roofs, exterior porches/decks, painting etc.	5 units	\$50,000
	- Repair/Replace kitchen counter tops (AMP wide)	10 units	\$7,500	- Repair/Replace kitchen counter tops (AMP wide)	10 units	\$7,500
	- Replace flooring in vacant units (Pinewood Place & Hidden Pines)	12	\$20,000	- Replace flooring in vacant units (Pinewood Place & Hidden Pines)	10	\$18,000
	Subtotal		\$127,500	Subtotal		\$75,500
	<u>Replace/Upgrade Appliance</u>			<u>Replace/Upgrade Appliance</u>		
	Ranges	5	\$2,200	Ranges	5	\$2,200
	Refrigerators	10	\$4,800	Refrigerators	10	\$4,800
	Dishwashers	4	\$1,000	Dishwashers	2	\$500
	Subtotal		\$8,000	Subtotal		\$7,500
	<u>Non-Dwelling Equipment</u>			<u>Non-Dwelling Equipment</u>		
	Upgrade Computer Equipment & Software	2	\$2,500	Upgrade Computer Equipment & Software	2	\$2,500
	Subtotal		\$2,500	Subtotal		\$2,500
	Total FL073000003		\$264,500	Total FL073000003		\$255,250
	<u>Central Office</u>			<u>Central Office</u>		
	<u>Administrative Costs</u>			<u>Administrative Costs</u>		
	- Management Fee		\$90,000	- Management Fee		\$90,000
	Subtotal		\$90,000	Subtotal		\$90,000
	<u>Non-Dwelling Equipment</u>					
	Upgrade Computer Equipment & Software	2	\$2,750			
	Subtotal		\$2,750			
	Total Central Office		\$92,750	Total Central Office		\$90,000
	Subtotal of Estimated Cost		\$357,250	Subtotal of Estimated Cost		\$345,250
	total cost of 2011		\$900,000	total cost of 2012		\$900,000

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Fa Summary

PHA Name: Tallahassee Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL29S073501-09 Replacement Housing Factor Gran
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[X]Original Annual Statement [] Reserve for Disasters/Emergencies [] Revised Annual Statement (revi
[]Performance and Evaluation Report for Period Ending: [] Final Performance and Evaluation Repo

Line No.	Summary by Development Account	Total Esti
		Original
1	Total Non-CFP Funds	
2	1406 Operations	0
3	1408 Management Improvements	0
4	1410 Administration	139,227
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	140,000
10	1460 Dwelling Structures	933,048
11	1465.1 Dwelling Equipment - Nonexpendable	0
12	1470 Nondwelling Structures	180,000
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1499 Development Activities	0
19	1501 Collaterization of Debt Service	
20	1502 Contingency	
21	Amount of Annual Grant: (sum of lines 2- 20)	1,392,275
22	Amount of line 21 Related to LBP Activities	0
23	Amount of line 21 Related to Section 504 Compliance	0
24	Amount of line 21 Related to Security - Soft Costs	0
25	Amount of line 21 Related to Security - Hard Costs	0
26	Amount of line 21 Related to Energy Conservation Measures	0

Director (CFP/CFPRHF) Part I:		
	Federal FY of Grant: 2009	
Revision no:) Port		
Estimated Cost	Total Annual Cost	
Revised	Obligated	Expended
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29S07 Replacement Housing Factor Grant No:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost	
				Original	Revised
Central Office	Administrative Costs	1410			
	Management Fee			139,227	
	total 1410 - Administration			139,227	
	TOTAL CENTRAL OFFICE			139,227	
FL073000001	Maintain the grounds to improve safety/health issues and property values	1450			
Springfield	Erosion Control			100,000	
	Additional Parking - Community Center			40,000	
	total 1450 -Site Improvement			140,000	
	Maintain the structure to improve safety/health issues and property values	1460			
	Rebuild the Tri-plex that was determined "totaled" due to significant fire damage		3	150,000	
	Replace windows in apartments that will bring the structures up to the current building code (for new construction or major renovation of existing) structures		770	100,000	
	Paint exterior of buildings		84	110,000	
	Replace exterior mechanical doors		196	160,000	
	Paint front and rear exterior doors		392	25,000	
	total 1460 - Dwelling Structures			545,000	
	TOTAL SPRINGFIELD			685,000	
FL073000002	Maintain the structure to improve safety/health issues and property values	1460			
Orange Avenue	Replace Bathroom floors for 2 story units - vinyl		64	75,000	
	Paint front and rear exterior doors		400	28,873	
	total 1460 - Dwelling Structures			103,873	

FL073000002	Non-Dwelling Structures	1470			
Orange Avenue	Build a Maintenance Building			180,000	
	total 1470 - Non-Dwelling Structures			180,000	
	TOTAL ORANGE AVENUE			283,873	
FL073000003	Maintain the structure to improve safety/health issues and property values	1460			
Pinewood Place +	6070 Tall Pines: replace roof, exterior siding w/vinyl, exterior doors, windows, and HVAC; repair soffit and fascia; paint exterior trim		1	20,000	
	4228 Elder Court: replace roof, repair exterior siding		1	5,000	
	3985 Elder Lane: repair exterior siding and fencing; Replace HVAC and garage door		1	5,150	
	2041 Longview Dr: repair carport roof, exterior siding, and soffit and fascia		1	2,200	
	5605 Grove Valley: replace concrete drive, HVAC, mailbox w/stand; repair exterior siding; landscaping		1	7,950	
	6425 Bombadil Dr: replace exterior siding w/vinyl, back door, and gutters; repair soffits and fascia, wood fence and siding		1	13,100	
	5729 Japonica Dr: replace roof; repair exterior siding; and landscaping		1	5,500	
	5743 Eunice Court: replace roof, gutters, and concrete walk; repair exterior siding, front porch; landscaping		1	8,300	
	5805 Lumberjack Dr: replace roof, exterior siding, gutters, and exterior doors; repair soffit and fascia, porch/deck and garage door		1	14,800	
FL073000003	5784 Cypress Circle: replace roof, exterior siding, windows, gutters, chain link fence, and screen door; repair exterior siding, and exterior door; landscaping		1	14,100	
Pinewood Place +	5629 Maple Forrest Dr: replace exterior siding, exterior door, and windows; repair deck/porch; landscaping		1	5,400	
	5609 Maple Forrest Dr: replace roof, windows, gutters, and concrete drive; repair exterior siding; landscaping		1	18,600	
	5643 Cypress Circle: replace roof, fence, exterior doors, and HVAC		1	10,400	

	3299 Connector Court: replace roof, windows/shutters, exterior doors, and concrete walk; repair exterior; landscaping		1	9,650	
	4179 Miraflores: replace exterior door and HVAC; repair exterior siding and soffit and fascia		1	9,000	
	3691 Bentley Dr: replace roof and exterior doors; repair exterior siding, general exterior, and soffit and fascia		1	9,300	
	3244 Hester Dr: replace roof, concrete drive and exterior door; repair exterior siding		1	7,400	
	3220 Hester Dr: replace roof and HVAC; repair exterior siding and concrete foundation cracks and sidewalk		1	9,450	
	3237 Earl Dr: replace concrete driveway; repair exterior siding; landscaping		1	4,250	
	2641 Vasser Rd: replace roof		1	4,200	
FL073000003	3228 Arbor Hills Way: replace roof, concrete drive and sidewalk, mail box w/post; repair exterior siding, wood fence; landscaping		1	8,550	
Pinewood Place +	3205 Riddle Dr: replace concrete walkway and exterior door; repair exterior siding and garage door; landscaping		1	1,775	
	2908 Riddle Ct: replace exterior siding, garage door and exterior door; landscaping		1	9,400	
	3248 Arbor Hills Way: replace porch beam; repair exterior siding and soffit and fascia; erosion control		1	6,100	
	2687 Farrington Dr: replace roof; repair chain link fence and exterior siding; landscaping		1	6,400	
	2783 Grantham Ln: repair exterior siding, concrete driveway and patio cracks, and vent cap		1	3,650	
	2642 Faversham Dr: replace roof, concrete drive and walkways, and gutters; repair exterior siding, soffit and fascia, and porch/patio; erosion control; landscaping		1	15,900	
	2736 Farrington Dr: replace roof and exterior door; repair exterior siding; erosion control; landscaping		1	7,200	
	2771 Grantham Ln: replace roof and exterior siding; repair general exterior, landscaping		1	15,450	
	3148 Huttersfield Cir: replace gutters, exterior doors, HVAC and driveway; repair roof and foundation cracks		1	7,150	

FL073000003	3133 Huttersfield Cir: replace roof, exterior door, HVAC, and mailbox w/post; repair exterior siding and concrete sidewalk		1	10,825	
Pinewood Place +	3201 Huttersfield Cir: repair exterior siding, wood fence; landscaping		1	2,700	
	3123 Huntington Woods: replace HVAC and exterior lighting; repair exterior siding		1	5,325	
	total 1460 - Dwelling Structures			284,175	
	TOTAL PINEWOOD +			284,175	
	total 1406 - Operations				
	total 1408 - Management Improvements				
	total 1410 - Administrative Costs			139,227	
	total 1450 - Site Improvement			140,000	
	total 1460 - Dwelling Structures			933,048	
	total 1465 - Dwelling Equipment				
	total 1475 - Non-Dwelling Equipment			180,000	
	TOTAL FL29S073501-09			1,392,275	

[illegible]

[illegible]

[illegible]

[illegible]

Part III: Implementation Schedule

[illegible]

Director (CFP/CFPRHF)

Federal FY of Grant:

2009

Reasons for Revised Target Dates

[illegible]