

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: Tallahassee Housing Authority _____ PHA Code: FL073_ PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 07/2009					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 541 _____ Number of HCV units: 2096 _____					
3.0	Submission Type 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
PHA 1:						
PHA 2:						
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	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 for the next five years: The Tallahassee Housing Authority mission is to improve the living condition of low -income families, while providing better housing conditions and work with other agencies in the community to improve the economic and social status of the residents and their families. It also intends to empower its residents in their perspective living developments. It intends to increase its housing inventory through tax credit initiatives and intends to perform upgrades to its housing stock based on the funding allocated by the U.S. Department of Housing and Urban Development.					

5.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

Goals and Objectives not included in the previous 5-year plan are to further partner with local community groups in an effort to increase the awareness of gang activities among the area youths.

- It also intends to provide on site GED classes to its adult population at each development and to increase social service, parent skills, money management and community center educational activities amongst its residents.
- The THA proposes to further empower its residents by identifying and organizing programs for its population and working with the OAUTA Resident Organization.
- Staff will propose a lease with the option to purchase program for both the Housing Choice Voucher and Public Housing Programs.
- The THP will rebuild a triplex that was destroyed by fire. To be rebuilt through Green Technology
- The housing has been very successful in acquiring new partnerships to further its mission and work toward its goals of services and empowering its residents. They are as shown below:
- Partnership has been broadened with the Workforce Plus Department in providing job skill and education development. A total of 15 residents have been identified as receiving program services.
- The THA has increased its Section 3 training of public and housing choice voucher by hiring staff that meet this criteria.
- The THA has applied and received low income housing tax credits from the Florida Housing Finance Corporation for a new development to be financed by 9% tax credits to be used toward "Villas at Crowder Ridge", thus increasing its affordable housing inventory.
- The THA has been successful in acquiring funds to hire a family self sufficiency coordinator. This position will work more closely with the clients in identifying credit challenges and provide guidance for homeownership under the HVC or public housing 5h program.
- The THA has increased its PHAS and SEMAP management scores
- The THA has began energy appliance replacement of refrigerators and lightning upgrades
- The THA has reduced the high vacancy for all public housing communities. All developments within the current fiscal year have maintained 100% occupancy.
- The THA has provided more economic and social services programs to its residents
- The THA has hired security personnel in an effort to make the developments safer for its residents
- The THA has taken a more active measure in reducing unreported and or underreported income of residents, thus decreasing the HUD subsidy for those not eligible.
- The THA has increased its homeownership opportunities under the Housing Choice Voucher Program
- The THA has provided additional training to all staff in the area of persons with disabilities.
- The THA has expanded the partnership between the City of Tallahassee in providing free attic insulation at our public housing communities.
- The THA has re-established the Program Coordinating Committee for the Housing Choice Voucher and Public Housing Family Self Sufficiency participants
- The THA has reduced its unit turnaround time for public housing residents
- The THA has increased its Grievance Hearing Volunteers
- The THA has changed its procedure policy to incorporate the ARRA Stimulus requirements
- The THA has reduced its legal cost by staff being training to file untested evictions.
- The THA proposes to have a courtesy apartment, one at each multi-family site for a law enforcement officer or other certified security personnel in an effort to assist in the patrolling of the public housing communities.
- The THA has adopted a policy on Violence Against Women Act see attachment #fl073m02

PHA Plan Update

- (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:
 - (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.
- All approved PHA Plans will be available from each site project office and the central office (located at 2940 Grady Road) along with a revision on the THA website. www.tallha.org

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction

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

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

2. Financial Resources

The Tallahassee Housing Authority will submit the Financial Resources as an attachment. Attachment #f1073f02

3. Rent Determination

The Tallahassee Housing Authority utilizes the income approach rent method for those who will benefit most. Flat rent is available to those seeking total sufficiency from the public housing programs. The flat rent residents are recertified every third year. This agency will seek approval to time limit these flat rent families in an effort to reduce its high public housing waiting list. The flat rent methodology is based on a survey of the area comparable market rate units.

4. Operation and Management

The Tallahassee Housing Authority has implemented asset management for all its amps. There are dedicated maintenance staff assigned to each amp, with a specified floater for HVAC, and GAS. There is a overall lawn crew who is costed out among each amp. Annual inspections continue to be performed for each amp with a housekeeping program whenever the need arises for resident participation. The Tallahassee Housing Authority contracts with a licensed pest control company, for each of its amps, that provides quarterly tips in assisting THA to prevention and/or eradicate pest infestation.

5. Grievance Procedures

The Tallahassee Housing Authority has formed an independent community Grievance Panel for formal grievance request. These individuals are volunteers and represent a faith based, City of Tallahassee, Local Law Enforcement, Section 8 client, Workforce Development and local activist.

6. Designated Housing for Elderly and Disabled Families

This Authority has no designated development for elderly and disabled families. All such families are blended into all neighborhoods owned and operated by the agency.

7. Community Service and Self Sufficiency

This Authority has implemented the HUD mandated community service and self sufficiency program. All residents who are not disabled or elderly and whom do not have child under the age of 3 must participate in this program. Each family is identified and notified of their obligation to perform this service. Partners have been identified and literature for requirements and expectations available to all participants. This authority will begin actively seeking legal evictions for those who fail to comply with this HUD mandate. This agency has also increased its Section 3 training/hiring programs with low income persons under housing programs operated or seek other community personnel.

6.0

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <ul style="list-style-type: none"> • <i>The THA has a HUD approved 5h program to date it has sold three (3) homes to public housing occupants.</i> • <i>Current Housing Choice Voucher Homeownership has been expanded to Gadsden County and department wide we are assisting more than 30 families with their mortgages.</i> <p><i>No conversion, no demolition or disposition is planned for any public housing development. All modernization will be performed under the Capital fund Grant.</i></p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. See Capital Fund Grant Table Attachment 2009 - fl073d02 2008 – fl073h02 2007 – fl073g02 2006 – fl073j02 2003-2005 – fl073i02 & fl073k02 & fl073l02</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. See Capital Fund Grant Annual Statement/Performance and Evaluation Table Attachment #fl073d02</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. See Capital Fund Five Year Action Plan Attachment #fl073e02</p>
8.3	<p>Capital Fund Financing Program (CFFP). x Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. This will only be used in case of emergencies as prescribed by the approval of the Tallahassee Housing Authority Board of Commissioner’s via the Line of Credit.</p>

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

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	Affordability	Supply	Quality	Accessibility	Size	Location
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	385	3	2	2	2	1	3
Families with Disabilities	3063	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.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2008
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study – Shimberg Center for Affordable Housing
Indicate year: 2005
- Other sources: (list and indicate year of information)

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

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

9.0

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/sub jurisdiction:			
HCV 2329 PH 2005	# of families	% of total families	Annual Turnover
Waiting list total	4334		200
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)			
1BR	456	23%	8
2 BR	539	26%	27
3 BR	718	36%	45
4 BR	201	10%	12
5 BR	91	.5%	4
5+ BR			

Is the waiting list closed (select one)? No Yes PH open to 3,4 & 5
If yes: Section 8 (yes)

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 13
Does the PHA expect to reopen the list in the PHA Plan year? No Yes (PH)
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes (PH only)
HUD opt-outs and contract terminations or 10 families annually to PH under the FUD program

9.1	<p>Strategy for Addressing Housing 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. This housing authority will continue to apply for HUD and other housing opportunities to reduce the wait of persons on both public housing and the housing choice voucher waiting list.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. This housing authority has met some of its affordable housing goals in expanding its housing opportunities to its clientele through partnerships in Wakulla, Jefferson and Gadsden Counties. This housing authority has met some of its goals through the rehabilitation of some of its public housing units, as outlined in the Capital Fund Grant. This housing authority has met some of its goals in the expansion of its public housing and section 8 homeownership. This housing authority has met some of its goals in the full implementation of the HUD required Asset Management Program. This housing authority has met some of its goals in addressing the social service needs of its public housing residents through direct or indirect partnerships. This housing authority has met some of its goals in creating youth empowerment programs at its three community centers. This housing authority has met some of its goals in partnership with the City of Tallahassee in providing weatherization programs in public housing. This housing authority has met some of its goals in the expansion of information to its Section 8 owners and clients This housing authority has met some of its goals in the expansion of its fraud recovery efforts to curtail under and unreported participant income. This housing authority has met some of its goals in addressing the need through partnership to install broad band internet to our public housing developments. This housing authority has met some of its goals in the tracking of community service requirements of its public housing population..</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p>

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) - fl073a02 (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) - fl073a02 (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) - fl073a02 (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) - fl073a02 (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) - fl073a02 (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements - fl073b02 & fl073c02 respectively (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) fl073d02 (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) - fl073e02</p>
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

- 1. At the end of the program year; until the program is completed or all funds are expended;
- 2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
- 3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a 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. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning July 2008, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

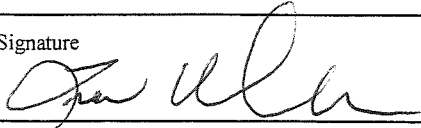
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Jacksonville Housing Authority FL073
 PHA Name PHA Number/HA Code

____ 5-Year PHA Plan for Fiscal Years 20____ - 20____

X Annual PHA Plan for Fiscal Years 2008 - 2009

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

Name of Authorized Official	Title
Lisa Williams	Chairman
Signature	Date
	9/15/2009

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Tallahassee Housing Authority

Program/Activity Receiving Federal Grant Funding

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

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

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

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

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

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

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

Name of Authorized Official

Claudette Cromartie

Title

Executive Director

Signature

Claudette Cromartie

Date (mm/dd/yyyy)

9/15/2009

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB

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

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 2nd	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Tallahassee Housing Authority 2940 Grady Road Tallahassee, Florida 32312 Congressional District, if known:	
6. Federal Department/Agency: U.S. Department of Housing and Urban Develop,emt	7. Federal Program Name/Description: CFDA Number, if applicable: <u>Not Applicable</u>	
8. Federal Action Number, if known:	9. Award Amount, if known: \$ N/A	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i> Not Applicable	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> Not Applicable	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>Claudette Cromartie</u> Title: <u>Executive Director</u> Telephone No.: <u>850-205-1674</u> Date: <u>9/15/09</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Tallahassee Housing Authority

Program/Activity Receiving Federal Grant Funding

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Pinewood Place Apartments - 2940 Grady Road, Tallahassee, FL 32312
Orange Avenue Apartments - 2710 Orange Avenue, Tallahassee, FL 32310
Springfield Apartments - 1700 Joe Louis Street, Tallahassee, FL 32304
Hidden Pines Apartments - 2000 Trimble Road, Tallahassee, Florida 32311
Scattered Sites (36)

Check here if there are workplaces on file that are not identified on the attached sheets.

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

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

Name of Authorized Official

Claudette Cromartie

Title

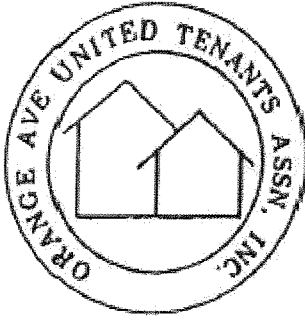
Executive Director

Signature

Claudette Cromartie

Date

9/15/2009



1700 JOE LOUIS ST., APT 165 / TALLAHASSEE, FL 32304 / (850) 224-2143

August 6, 2009

Ms. Claudette Cromartie
Tallahassee Housing Authority
2940 Grady Road
Tallahassee, FL 32312

RE: Submission of Written Comments on the Proposed Annual Plan for Fiscal Year 2007-2009

Our comments on the Annual Plan focus on the following areas: (1) rent determination; (2) grievance procedures; (3) resident participation and training; (4) proposed playground at Springfield; (5) public housing operating subsidies; (6) Section 3; (7) RAB membership and outreach activities; (8) the proposed courtesy apartment for security; (9) proposed installation of shutters; (10) the Plan's compliance with 24 CFR 903.11; and (11) a request for more information and increased participation on the Comprehensive Grant. OAUTA will be amending these comments following the public hearings scheduled in September. We would welcome a meeting with THA to respond to any questions or concerns that the agency may have with regard to our comments.

Comments on THA's Annual Plan

1. Rent Determination

The Annual Plan states in Section 6.0(3) that the THA intends to seek approval to time limit the flat rent families in an effort to reduce its high public housing waiting list. OAUTA is opposed to setting time limits on any family's occupancy. If this sentence is included in the final Plan, we suggest that the time limit be 7 years and we suggest that THA include a statement about their intention to except elderly and disabled families from the time limit.

The Plan is silent on the topic of minimum rent. Currently THA imposes a minimum rent of \$50. We recommend that THA reduce the minimum rent to HUD's minimum allowable rent of \$25. The \$50 minimum rent is a burden to families with no income. We know of at least one family that was evicted this year when their income went to zero while they were placed on a

waiting list for other assistance. OAUTA does not agree with the policy of charging a minimum rent of \$50 as it is a burden to families at the time of their greatest need, and can lead to eviction of families at their time of greatest need.

2. Grievance Procedures

The list of volunteers for the grievance panel includes a Section 8 tenant, but does not include a resident of public housing. We suggest the addition of a resident of public housing to the grievance panel.

Currently, the Section 8 tenant seat on the grievance panel is selected by the THA. When there is a vacancy, a letter is sent to a tenant of THA's choosing, inviting him/her to sit on the panel. The panel is meant to be independent of the THA, but the current procedure for selecting the tenant board member does not lend itself to creating an appearance of impartiality on the panel. OAUTA is recommending that empty tenant seats on the panel be filled by advertising the position to all THA residents. Interested tenants could submit their names to OAUTA and OAUTA would select a qualified applicant to serve on the panel.

3. Resident Participation and Training

OAUTA is requesting that the Plan include a breakdown of how funds allocated for tenant participation will be spent.

OAUTA recommends that the THA increase the amount of funds spent on resident training programs. Resident training is a key component of resident participation. OAUTA recommends that the THA allocate at least \$75,000 to send residents to Lively or Tallahassee Community College for vocational/technical training.

4. Proposed Playground at Springfield; Playground Upgrade at Orange Avenue

OAUTA suggests that THA include in the Plan's Goals and Objectives their intention to build a playground at the Springfield site. OAUTA expects THA to make all reasonable efforts to build the playground. Reasonable efforts include, but are not limited to, searching for grants and donations to cover the costs of building the playground and designating a suitable area of land for the playground. OAUTA is also suggesting an expansion and upgrade of the playground at Orange Avenue.

5. Public Housing Operating Subsidies

We are very concerned about the current and future financial status of public housing administered by the Tallahassee Housing Authority. Operating subsidies for public housing have not been fully funded in prior years as the federal government has been reducing the funding for the agency. Reductions in operating funds have had an impact on residents and the policies and practices that THA adopts.

OAUTA is requesting that the THA inform us of what activities THA has had to defer or delay because of cuts in operating subsidy funding. It is important that the residents and the public are engaged in the process of how THA is dealing with the shortfalls in funding so as to assist in making choices and to assist in seeking funds from other sources. In addition, we would like to know what steps have been taken to stop the loss of operating subsidies. Does THA anticipate compliance with rules for conversion to asset management? How has THA grouped the developments or defined them for HUD asset management purposes? Please provide us with a copy of the monthly operating statement for each project. Does THA have any projects which will be considered non-performing under the HUD asset management criteria? If yes, has THA developed or begun to develop a management plan that will address the areas of non-performance? Please provide us with copies of those plans for each applicable project.

6. Section 3

The purpose of Section 3 is to ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing federal, state, and local laws and regulations, be directed to low- and very low-income persons, *particularly those who are recipients of government assistance for housing*, and to businesses that provide economic opportunities to low- and very low-income persons.

What are THA Section 3 plans for the coming year? How many new hires does THA anticipate in the coming year? What steps is THA taking to meet the obligation that THA and its contractors ensure that 30% of all new hires are Section 3 persons that public housing residents get a preference for all jobs derived from federal public housing funding? We would like to know, how many THA staff are Section 3 persons? Attaching to the Annual Plan the HUD FORM 60002, Section 3 Summary Report for 2006, 2007, and 2008 should provide some historical information regarding THA's Section 3 efforts.

Similar question should be addressed in the Annual Plan with respect to Section 3 businesses. What percentage of THA's contracts went to Section 3 businesses in 2008? What percentage and what is the dollar amount of contracts that are anticipated to go to Section 3 businesses in 2010? What is the THA doing to identify and work with Section 3 businesses to increase the number and dollar value of their contracts with THA? We are requesting that you provide OAUTA with a copy of HUD form 2516, contract and subcontract activity, for 2007 and 2006.

7. Resident Advisory Board for Section 8

Currently, THA has no Resident Advisory Board (RAB) for Section 8 and provides no opportunities for Section 8 tenants to comment on the Agency Plan. HUD regulations require PHA's to ensure that families receiving tenant-based assistance are adequately represented on RABs or that the PHA create an additional RAB to represent those families. 24 CFR 903.13(b)(1) and (3). The PHA is also required to "allocate reasonable resources to assure the effective functioning" of the RABs and "provide reasonable means for them to become informed on programs covered by the PHA Plan." 24 CFR 903.13(a)(2). OAUTA proposes that THA

initiate the formation of a RAB made up of Section 8 tenants. OAUTA would like to assist in this effort.

8. Proposed Courtesy Apartment for Security

OAUTA is requesting additional information on the proposed “courtesy” apartments for security personnel or law enforcement officers. The plan does not make clear if the security person will be a tenant, qualify as a tenant, or provide any services to the complexes.

9. Proposed Purchase and Installation of Shutters for Windows

OAUTA objects to the use of THA funds to install shutters on housing units. The shutters are intended to be purely cosmetic. While improving the “curb appeal” of public housing units is important, OAUTA feels that this should not be a priority when there are so many units in need of maintenance and improvements.

10. Issues with the Plan’s compliance with 24 CFR 903.11

The Plan must include information on “how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlines submissions.” 24 CFR 903.11(b). That information does not appear in this Plan. Additionally, parts 6.0(a) and 10.0(b) of the Plan are not completed.

11. Comprehensive Grant

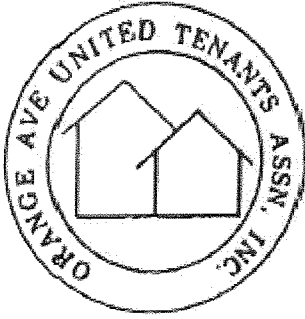
OAUTA would like to receive more information on the Comprehensive Grant and allocation of monies so that we may make meaningful comments on the allocation and participate in the decision of how this money will be spent.

Sincerely,

/S/

Oliver Hill, Sr.
President, OAUTA

CC: OAUTA Board
Lauren Moody, NFCFEJ



1700 JOE LOUIS ST., APT 165 / TALLAHASSEE, FL 32304 / (850) 224-2143

September 16, 2009

Ms. Claudette Cromartie
Tallahassee Housing Authority
2940 Grady Road
Tallahassee, FL 32312

**RE: Second Submission of Written Comments on the Proposed Annual Plan for
Fiscal Year 2007-2009**

On August 6 OAUTA submitted comments on the following areas of the Annual Plan: (1) rent determination; (2) grievance procedures; (3) resident participation and training; (4) proposed playground at Springfield; (5) public housing operating subsidies; (6) Section 3; (7) RAB membership and outreach activities; (8) the proposed courtesy apartment for security; (9) proposed installation of shutters; (10) the Plan's compliance with 24 CFR 903.11; and (11) a request for more information and increased participation on the Comprehensive Grant.

OAUTA stated in these comments our intent to amend the comments following the public hearings scheduled in September and welcomed a meeting with THA to respond to any questions or concerns that the agency may have with regard to our comments. As of today OAUTA has not received a response to the comments or the additional information requested in the comments. The THA Board of Commissioners approved the plan without a response from staff on the tenant comments. OAUTA's comments were not distributed to tenants as part of the plan at the public hearings.

OAUTA now submits one additional comment on the Plan and is unable to comment on those items for which we did not receive clarification or additional information.

Additional Comment on THA's Annual Plan:

#12

Proposed Improvements to Complex Entrances

Annual Plan proposes spending \$5,000 per public housing complex to improve the appearance of the site entrances. The tenants would prefer to see this money go towards maintenance and improvements to their units. The tenants have formed a partnership with a local not-for-profit that plants community gardens and can donate flowers and shrubs to be planted at the site entrances. The tenants would like to see the aesthetics of the site entrances improved, but prefer to use the donated plants, since they are available, as an alternative to using HUD funds that could be utilized elsewhere.

Sincerely,

/S/

Oliver Hill, Sr.
President, OAUTA

CC: OAUTA Board
Lauren Moody, NFCFEJ
HUD, Jacksonville



TALLAHASSEE HOUSING AUTHORITY

2940 GRADY ROAD
TALLAHASSEE, FLORIDA 32312
(850) 385-6126
FAX (850) 386-5534
TDD 1-800-545-1833 ext.846

CLAUDETTE CROMARTIE
Executive Director

September 17, 2009

Oliver Hill, Sr.
President
Orange Avenue Untied Tenants Association, Inc.
1700-165 Joe Louis Street
Tallahassee, Florida 32304

Re: Tallahassee Housing Authority Response to 2009 Agency Plan Resident Comments

Dear Mr. Hill:

The Tallahassee Housing Authority acknowledges the comments received regarding the 2009 Annual Plan as stated in the August 6, 2009 correspondence to the Executive Director. All comments will be answered in the order provided and THA staff will consider the recommendations of OAUTA in their position as the Resident Advisory Board for the purpose of this plan requirement.

OAUTA's Comment No. 1 – Rent Determination:

- The Annual Plan states in Section 6.0(3) that the THA intends to seek approval to time limit the flat rent families in an effort to reduce its high public housing waiting list. OAUTA is opposed to setting time limits on any family's occupancy. If this sentence is included in the final Plan, we suggest that the time limit be 7 years and we suggest that THA include a statement about their intention to except elderly and disabled families from the time limit.

The Plan is silent on the topic of minimum rent. Currently THA imposes a minimum rent of \$50. We recommend that THA reduce the minimum rent to HUD's minimum allowable rent of \$25. The \$50 minimum rent is a burden to families with no income. We know of at least one family that was evicted this year when their income went to zero income while they were place on a waiting list for other assistance. OAUTA does not agree with the policy of charging a minimum rent of \$50 as it is a burden to families at the time of their greatest need and can lead to eviction of families at their time of greatest need.

THA's Response:

- Federal Register: November 26, 2004 (Volume 69, Number 227) Rules and Regulations, Final Rule gives public housing agencies (PHA's) the discretion, in accordance with federal law and regulations, to establish occupancy policies that include the eviction of public housing tenants who are over the income limit for eligibility to participate in public housing programs. It further states, PHA's may decide that such families should be able to find other housing and that public housing units should be made available for eligible low-income families with greater housing needs.

This final ruling supports the intended three (3) year time limit of subsidy for flat rent families of public housing under the 2009 PHA Annual Plan, Subsection 5.2 "Goals and Objectives" as one of the PHA's quantifiable goals and objectives that will enable us to serve the needs of low-income, very low-income and extremely low-income families on the THA's waiting list. The 2009 PHA Annual Plan Flat Rent time limits takes into consideration OAUTA's comments, however in an effort to continue to serve the low, very-low and extremely low-income families on its waiting list, we cannot accept the seven (7) year time limit recommendation. It is also the intent of the flat rent time limits of three (3) years to exclude those who are elderly and disabled as proposed by OAUTA.

OAUTA's comment regarding a minimum rent reduction from \$50.00 to \$25.00, the Authority has received discretion from HUD to establish a minimum total tenant payment that is no less than \$25.00 and no more than \$50.00. The minimum rent requirement is intended to assure that even the family with the lowest income makes a contribution toward their housing costs. All rents are factored into the Authorities budget to assist with maintenance cost, utility cost, resident programs and other housing budgetary needs. Therefore, staff acknowledges OAUTA's position on this matter, but does not support the recommendation of the reduction of minimum rent from \$50.00 to \$25.00. Staff desires to maintain the superior level of services currently provided to the residents as well the projected resident services for the future.

Staff has no record of any families evicted for non-payment of zero rent.

OAUTA's Comment No. 2 – Grievance Procedures:

- The list of volunteers for the grievance panel includes a Section 8 tenant, but does not include a resident of public housing. We suggest the addition of a resident of public housing to the grievance panel.

Currently the Section 8 tenant seat on the grievance panel is selected by the THA. When there is a vacancy, a letter is sent to a tenant of THA's choosing inviting him/her to sit on the panel. The panel is meant to be independent of the THA, but the current procedure for selecting the tenant board member does not lend itself to creating an appearance of impartiality on the panel. OAUTA is recommending that empty tenant seats on the panel be filled by advertising the position to all THA residents. Interested tenants could submit their names to OAUTA and OAUTA would select a qualified applicant to serve on the panel.

THA's Response:

- The independent Grievance Committee that represents public housing and Section 8 appeals has representatives on the committee from both programs.

Staff acknowledges OAUTA's comment on this matter but differs in how the selection should be handled. Currently, there are 541 units in the public housing inventory and 2096 clients that receive subsidy through the Section 8 voucher program. OAUTA does not and cannot receive funding from Section 8, however OAUTA receives funding from the public housing operating budget. Staff will implement that each time a Section 8 position on the Grievance Committee is vacant that one-fourth of each active Section 8 participant will receive notice of such vacancy

and be encouraged to apply. However, the current nomination for notice of vacancies does not lend itself to creating an appearance of impartiality on the panel, all decisions would be based on an established guideline. All appeal cases differ in circumstances and all supporting documentation along with personal appearances before the committee is provided for members of the panel.

OAUTA's Comment No. 3 – Resident Participation and Training:

- OAUTA is requesting that the Plan include a breakdown of how funds allocated for tenant participation will be spent.

OAUTA recommends that the THA increase the amount of funds spent on resident training programs. Resident training is a key component of resident participation. OAUTA recommends that the THA allocate at least \$75,000 to send residents to Lively or Tallahassee Community College for vocational/technical training.

THA's Response:

- The funds allocated for resident spending is provided to OAUTA monthly as part of the Authorities public housing operating budget under the "Capital Funds Resident Initiatives" this line item assists with salaries that include resident programs. It also supports the community center staff in an effort to provide drug intervention/prevention and adult computer services and education. These endeavors are currently funded at \$120,000.00.

Staff will continue to apply for funding that will enhance the residents goal toward upward mobility and self-sufficiency as well as continue to seek community partners who can offer funding for attendance to Tallahassee Community College and other higher educational/skill development institutions.

OAUTA's Comment No. 4 – Proposed Playground at Springfield; Playground Upgrade at Orange Avenue:

- OAUTA suggests that THA include in the Plan's goals and Objectives their intention to build a playground at the Springfield site. OAUTA expects THA to make all reasonable efforts to build the playground. Reasonable efforts include but are not limited to, searching for grants and donations to cover the costs of building the playground and designation a suitable area of land for the playground. OAUTA is also suggesting an expansion and upgrade of the playground at Orange Avenue.

THA's Response:

- In consideration of an on-site playground area for residents and guests certain factors must be considered, i.e. location, size of equipment, safety and cost. The Springfield Community Center encompasses a safe indoor environment that fosters learning and fun in one location for the population who would use the playground area. This request for play equipment for this age group should occur later throughout the next 2-3 years. Currently, development work is in progress at the Springfield Community Center in a designated area to build a full basketball and

volleyball court in an effort to attract teenagers and adult residents in an effort to minimize the loitering and drug activity currently taking place on site.

OAUTA's comment No. 5 – Public Housing Operating Subsidies:

- We are very concerned about the current and future financial status of public housing administered by the Tallahassee Housing Authority. Operating subsidies for public housing have not been fully funded in prior years as the federal government has been reducing the funding for the agency. Reductions in operating funds have had an impact on residents and the policies and practices that THA adopts.

OAUTA is requesting that the THA inform us of what activities THA has had to defer or delay because of cuts in operating subsidy funding. It is important that the residents and the public are engaged in the process of how THA is dealing with the shortfalls in funding so as to assist in making choices and to assist in seeking funds from other sources. In addition, we would like to know what steps have been taken to stop the loss of operating subsidies. Does THA anticipate compliance with rules for conversion to asset management? How has THA grouped the developments or defined them for HUD asset management purposes? Please provide us with a copy of the monthly operating statement for each project. Does THA have any projects which will be considered non-performing under the HUD asset management criteria? If, yes, has THA developed or begun to develop a management plan that will address the areas of non-performance? Please provide us with copies of those plans for each applicable project.

THA's Response:

- The financial status of the Authority is positive based on the receipt of HUD funding and resident rent and utility payments. This agency is not funded 100% by HUD and has not had 100% funding from HUD in over six (6) years, therefore the projection of stability will rely on future income from all sources. It is also critical that the minimum rent remain the same (\$50.00) in order to maintain services incorporated with all funding. Some deferment or delays of capital improvements only would occur based on the funding cycle. The Authority does not meet the stop loss test due to our developments operate in the positive. THA operates under asset management and has administered its operations under asset management for the past two (2) years. All Authority developments are considered performing. OAUTA receives the Authority's operating statements monthly as part of their board packet.

OAUTA's Comment No. 6 – Section 3:

- The purpose of Section 3 is to ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing federal, state and local laws and regulations be directed to low and very low-income persons particularly those who are recipients of government assistance for housing and to businesses that provide economic opportunities to low and very low-income persons.

What are THA Section 3 plans for the coming year? How many new hires does THA anticipate in the coming year? What steps is THA taking to meet the obligation that THA and its contractors ensure that 30% of all new hires are Section 3 persons that public housing residents get a preference for all jobs derived from federal public housing funding? We would like to know how many THA staff are Section 3 persons. Attaching to the Annual Plan the HUD form 60002,

Section 3 Summary Report for 2006, 2007 and 2008 should provide some historical information regarding THA's Section 3 efforts.

Similar questions should be addressed in the Annual Plan with respect to Section 3 businesses. What percentage of THA's contracts went to Section 3 businesses in 2008? What percentage and what is the dollar amount of contracts that are anticipated to go to Section 3 businesses in 2010? What is the THA doing to identify and work with Section 3 businesses to increase the number and dollar value of their contracts with THA? We are requesting that you provide OAUTA with a copy of HUD form 2516, Contract and Subcontract Activity for 2007 and 2006.

THA's Response:

- This Authority supports the HUD Section 3 concept that addresses employment and other economic opportunities associated with low-income persons. Beginning in 1998 the Authority hired its first public housing resident and has retained to date a total of seventeen (17) combined Section 8 and public housing resident employees. Two public housing residents are in partnership with the Authority. Solicitation for Section 3 employees for the 2009 Stimulus funds was done and provided six (6) additional public housing residents employment with the Authority, because of the high consistent Section 3 residents the Authority employees, the last required Section HUD Form 60002 was in fiscal year 2007.

The Authority will provide OAUTA with the requested FY 2006 and 2007 HUD Form 2516 that was developed to track the compliance on minority business contractors among all housing authorities.

OAUTA's Comment No. 7 – Resident Advisory Board for Section 8:

- Currently, THA has no Resident Advisory Board (RAB) for Section 8 and provides no opportunities for Section 8 tenants to comment on the Agency Plan. HUD regulations require PHA's to ensure that families receiving tenant-based assistance are adequately represented on RAB's or that the PHA create an additional RAB to represent those families. 24 CFR 903.13(b)(1) and (3). The PHA is also required to "allocate reasonable resources to assure the effective functioning" of the RAB's and "provide reasonable means for them to become informed on programs covered by the PHA Plan." 24 CFR 903.13(a)(2). OAUTA proposes that THA initiate the formation of a RAB made up of Section 8 tenants. OAUTA would like to assist in this effort.

THA's Response:

- HUD 24CFR Part 964 supports that if a jurisdictional-wide resident council is in place, like OAUTA, that complies with tenant participation it can be considered as a Resident Advisory Board. This appointment was established with the initial agency plan. During the notice period of the agency plan, which usually is a two (2) to three (3) month period, at least twenty (20%) percent of all Section 8 clients or 404 clients that visit our office for their annual recertification are advised of the agency plan, its location, meeting dates and time. It should be noted over eighty (80%) percent of the plan addresses public housing activities. The Authority will notice all of the 2096 Section 8 clients in the future to establish a Client Advisory Board that mirrors the Resident Advisory Board for Section 8 concerns in the plan.

Funding for the outreach to public housing residents on the agency plan is currently being provided to OAUTA from the general operating subsidy. This funding covers, in-kind office space, computer DSL, telephone, copy machine and funds for stipends for each site

representative. The Authority feels these funds will support follow-up notice to the residents by the jurisdictional-wide resident council in addition to notices the Authority provides directly to the same population. This method would also serve as a vehicle to introduce the resident organization to their community and encourage participation.

OAUTA's Comment No. 8 – Proposed Courtesy Apartment for Security

- OAUTA is requesting additional information on the proposed “courtesy” apartments for security personnel or law enforcement officers. The plan does not make clear if the security person will be a tenant, qualify as a tenant or provide any services to the complexes.

THA's Response:

- The proposed courtesy security personnel would be considered for increasing security for residents in our community. They would have to meet the HUD eligibility of being employed as a full-time duty licensed professional police officer or security licensed officer. The weekly or monthly monitoring hours would be established based on each sites needs in lieu of housing allowances.

OAUTA's Comment No. 9 – Propose Purchase and Installation of Shutters for Windows

- OAUTA objects to the use of THA funds to install shutters on housing units. The shutters are intended to be purely cosmetic. While improving the “curb appeal” of public housing units is important, OAUTA feels that this should not be a priority when there are so many units in need of maintenance and improvements.

THA's Response:

- Shutters for the windows have been included in the prior two (2) year agency plans, after the majority of residents at Orange Avenue requested them as part of mirroring their units to other communities. This was chosen as a means of creating a seamless community curb appeal in public housing. It is only recent with the 2009 Stimulus funds that we are able to start this curb appeal project.

OAUTA's Comment No. 10 – Issues with the Plan's Compliance with 24 CR 903.11

- The Plan must include information on “how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlines submissions.” 24 CFR 903.11(b). That information does not appear in this Plan. Additionally, parts 6.0(a) and 10.0(b) of the Plan are not completed.

THA's Response:

- From the initial presentation of the 2009 PHA Agency Plan to the OAUTA Board, it contained language that addresses the accessibility of the approved PHA Plans to be available at each site project office and the central office (located at 2940 Grady Road) along with any revision on the THA website, www.tallha.org.

OAUTA's Comment No. 11 – Comprehensive Grant

- OAUTA would like to receive more information on the Comprehensive Grant and allocation of monies so that we may make meaningful comments on the allocation and participation in the decision of how this money will be spent.

THA's Response:

- As part of the monthly Board of Commissioner's packet OAUTA receives and attends the same board meeting, all THA budgets including the Capital Fund Grants are provided.

OAUTA's Comment No. 12 – Proposed improvements to Complex Entrances

- Annual Plan proposes spending \$5,000 per public housing complex to improve the appearance of the site entrances. The tenants would prefer to see this money go towards maintenance and improvements to their units. The tenants have formed a partnership with a local not-for-profit that plants community gardens and can donate flowers and shrubs to be planted at the site entrances. The tenants would like to see the aesthetics of the site entrances improved, but prefer to use the donated plants, since they are available as an alternative to using HUD funds that could be utilized elsewhere.

THA's Response:

- The Authority has adequately provided capital Fund Grants for all community maintenance and improvements of which have begun over the last five (5) years. The proposed \$5,000 does not only cover plants/shrubbery, it also covers other aesthetics. However, the Authority has over the last year placed heavy emphasis and resources on the entry areas of all communities. Each development has different needs for plants/flowers of which our dedicated maintenance grounds crew works to enhance them during the Fall of the year when less time is needed for grass cutting. Perhaps the Danayan and OAUTA partnership can be used in addition to the designated garden space to be offered to the various residents to be placed and cared for in front of their units.

I can be reached at 205-1674 if any additional information is needed.

Sincerely,



Claudette Cromartie
Executive Director

Part I: Summary						
PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-09 Date of CFFP: _____			Replacement Housing Factor Grant No: FFY of Grant: <u>2009</u> FFY of Grant Approval: 2009	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Annual Cost:		
		Original	Revised 2	Obligated	Expended	
1	Total Non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) 3					
3	1408 Management Improvements	192,000				
4	1410 Administration (may not exceed 10% of line 21)	79,613				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
	1440 Site Acquisition					
9	1450 Site Improvement	159,500				
10	1460 Dwelling Structures	383,000				
11	1465.1 Dwelling Equipment - Nonexpendable	40,500				
12	1470 Non-dwelling Structures	95,000				
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities 4					
18a	1501 Collateralization of Debt Service paid by the PHA					
18ba	9000 Collateralization of Debt Service paid Via System of Direct Payme					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2- 19)	949,613				
21	Amount of line 20 Related to LBP Activities	0				
22	Amount of line 20 Related to Section 504 Actvities	0				
23	Amount of line 20 Related to Security - Soft Costs	0				
24	Amount of line 2. Related to Security - Hard Costs	0				
25	Amount of line 20 Related to Energy Conservation Measures	0				

1 To be completed for the Performance and Evaluation Report.
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
 4 RHF funds shall be included here.

Part I: Summary				
PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29S073501-09 Date of CFFP: _____		FFY of Grant: <u>2009</u> FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Annual Cost:
		Original	Revised 2	Obligated Expended
Signature of Executive Director		Signature of Public Housing Director		Date

Part II: Supporting Pages								
PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-09 Replacement Housing Factor Grant No:				Federal FFY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
FL073000001	Management Improvements	1408						
Springfield	Staff Training in HUD Regulations		3	2,500				
	Maintenance Skills Training		3	1,500				
	Security Services			20,000				
	Resident Initiatives - Drug Intervention/Prevention			30,000				
	total 1408 - Management Improvements			54,000				
FL073000001	Administrative Costs	1410						
Springfield	Management Fee			35,900				
	total 1410 - Administration			35,900				
FL073000001	Maintain the grounds to improve safety/health issues and property values	1450						
Springfield	Erosion Control - extra parking throughout the complex			10,000				
	Erosion Control - parking area barriers			2,500				
	Erosion Control - Install gutters			2,000				
	Extend Cement slabs on front and rear porches			25,000				
	Pressure Washing of roofs and sidings			10,000				
	Relocation of mailboxes			5,000				
	Cosmetic improvement to site's entrance			5,000				
	total 1450 - Site Improvements			59,500				
FL073000001	Maintain the structure to improve safety/health issues and property values	1460						
Springfield	Rebuild the Tri-plex that was determined "totaled" due to significant fire damage		3	15,000				
	Replace roofs			25,000				
	Replace kitchen cabinets			12,600				

Part II: Supporting Pages								
PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-09 Replacement Housing Factor Grant No:				Federal FFY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Replace Bathroom sinks & Install vanities			5,000				
	Replace flooring (carpeting/VCT tile)			20,000				
	total 1460 - Dwelling Structures			77,600				
	Replace/Upgrade Appliances	1465						
	Ranges			3,500				
	Refrigerators - Energy Star			10,000				
	total 1465 - Dwelling Equipment			13,500				
	Non-Dwelling Equipment	1475						
	Addressing the digital divide - provide wireless internet connection to complex			15,000				
	Truck for force account laborers			20,000				
	Upgrade Computer Equipment & Software			10,000				
	total 1475 - Non-Dwelling Equipment			45,000				
	TOTAL SPRINGFIELD - FL073000001			285,500				
FL073000002	Management Improvements	1408						
Orange Avenue	Staff Training in HUD Regulations		3	2,500				
	Maintenance Skills Training		3	1,500				
	Security Services			20,000				
	Resident Initiatives - Drug Intervention/Prevention			40,000				
	total 1408 - Management Improvements			64,000				
FL073000002	Administrative Costs	1410						
Orange Avenue	Management Fee			16,463				

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
	total 1410 - Administration			16,463				
FL073000002	Maintain the grounds to improve safety/health issues and property values	1450						
Orange Avenue	Landscaping			10,000				
	Playground for small children			15,000				
	Pressure Washing of roofs and sidings			15,000				
	total 1450 - Site Improvements			40,000				
FL073000002	Maintain the structure to improve safety/health issues and property values	1460						
Orange Avenue	Replace roofs			40,000				
	Install shutters on windows			40,000				
	Repair/replace kitchen cabinets/counter tops			30,000				
	Replace flooring (carpeting/VCT tile)			20,000				
	total 1460 - Dwelling Structures			130,000				
FL073000002	Replace/Upgrade Appliances	1465						
Orange Avenue	Ranges			3,500				
	Refrigerators - Energy Star			10,000				
	total 1465 - Dwelling Equipment			13,500				
	Non-Dwelling Equipment	1475						
	Addressing the digital divide - provide wireless internet connection to complex			15,000				
	Upgrade Computer Equipment & Software			10,000				
	total 1475 - Non-Dwelling Equipment			25,000				
	TOTAL ORANGE AVENUE			288,963				

Part II: Supporting Pages								
PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-09 Replacement Housing Factor Grant No:				Federal FFY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
FL073000003	Management Improvements	1408						
Pinewood Place +	Staff Training in HUD Regulations		3	2,500				
	Maintenance Skills Training		3	1,500				
	Security Services			20,000				
	Resident Initiatives - Drug Intervention/Prevention			50,000				
	total 1408 - Management Improvements			74,000				
FL073000003	Administrative Costs	1410						
Pinewood Place +	Management Fee			27,250				
	total 1410 - Administration			27,250				
FL073000003	Maintain the grounds to improve safety/health issues and property values	1450						
Pinewood Place +	Landscaping			20,000				
	Repair/replace sidewalks and driveways			20,000				
	Pressure Washing of roofs and sidings			20,000				
	total 1450 - Site Improvements			60,000				
FL073000003	Maintain the structure to improve safety/health issues and property values	1460						
Pinewood Place +	Replace roofs - Pinewood and Hidden Pines			45,000				
	Install shutters on windows - Pinewood			30,000				
	Repair/replace kitchen cabinets/counter tops - Pinewood & Hidden Pines			30,000				
	Replace exterior mechanical doors -Pinewood			45,400				

Part II: Supporting Pages								
PHA Name:		Grant Type and Number				Federal FFY of Grant:		
Tallahassee Housing Authority		Capital Fund Program Grant No: FL29P073501-09		CFPP (Yes/No)		2009		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Replace flooring (carpeting/VCT tile) - Pinewood & Hidden Pines			25,000				
	total 1460 - Dwelling Structures			175,400				
FL073000003	Replace/Upgrade Appliances	1465						
Pinewood Place +	Ranges			3,500				
	Refrigerators - Energy Star			10,000				
	total 1465 - Dwelling Equipment			13,500				
	Non-Dwelling Equipment	1475						
	Addressing the digital divide - provide wireless internet connection to complex			15,000				
	Upgrade Computer Equipment & Software			10,000				
	total 1475 - Non-Dwelling Equipment			25,000				
	TOTAL PINWOOD +			375,150				
	total 1406 - Operations							
	total 1408 - Management Improvements			192,000				
	total 1410 - Administrative Costs			79,613				
	total 1450 - Site Improvement			159,500				
	total 1460 - Dwelling Structures			383,000				
	total 1465 - Dwelling Equipment			40,500				
	total 1475 - Non-Dwelling Equipment			95,000				
	TOTAL FL29P073501-09			949,613				

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Part I: Summary					
PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-09 Date of CFFP: _____		Replacement Housing Factor Grant No: 	
				FFY of Grant: <u>2009</u>	
				FFY of Grant Approval: 2009	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
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17	1499 Development Activities 4				
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Line	Summary by Development Account	Total Estimated Cost		Total Annual Cost:
		Original	Revised 2	Obligated Expended
Signature of Executive Director		Signature of Public Housing Director		Date

Part II: Supporting Pages								
PHA Name:		Grant Type and Number				Federal FFY of Grant:		
Tallahassee Housing Authority		Capital Fund Program Grant No: FL29P073501-09		CFFP (Yes/No)		2009		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
FL073000001	Management Improvements	1408						
Springfield	Staff Training in HUD Regulations		3	2,500				
	Maintenance Skills Training		3	1,500				
	Security Services			20,000				
	Resident Initiatives - Drug Intervention/Prevention			30,000				
	total 1408 - Management Improvements			54,000				
FL073000001	Administrative Costs	1410						
Springfield	Management Fee			35,900				
	total 1410 - Administration			35,900				
FL073000001	Maintain the grounds to improve safety/health issues and property values	1450						
Springfield	Erosion Control - extra parking throughout the complex			10,000				
	Erosion Control - parking area barriers			2,500				
	Erosion Control - Install gutters			2,000				
	Extend Cement slabs on front and rear porches			25,000				
	Pressure Washing of roofs and sidings			10,000				
	Relocation of mailboxes			5,000				
	Cosmetic improvement to site's entrance			5,000				
	total 1450 - Site Improvements			59,500				
FL073000001	Maintain the structure to improve safety/health issues and property values	1460						
Springfield	Rebuild the Tri-plex that was determined "totaled" due to significant fire damage		3	15,000				
	Replace roofs			25,000				
	Replace kitchen cabinets			12,600				

Part II: Supporting Pages								
PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-09 Replacement Housing Factor Grant No:				Federal FFY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Replace Bathroom sinks & Install vanities			5,000				
	Replace flooring (carpeting/VCT tile)			20,000				
	total 1460 - Dwelling Structures			77,600				
	Replace/Upgrade Appliances	1465						
	Ranges			3,500				
	Refrigerators - Energy Star			10,000				
	total 1465 - Dwelling Equipment			13,500				
	Non-Dwelling Equipment	1475						
	Addressing the digital divide - provide wireless internet connection to complex			15,000				
	Truck for force account laborers			20,000				
	Upgrade Computer Equipment & Software			10,000				
	total 1475 - Non-Dwelling Equipment			45,000				
	TOTAL SPRINGFIELD - FL073000001			285,500				
FL073000002	Management Improvements	1408						
Orange Avenue	Staff Training in HUD Regulations		3	2,500				
	Maintenance Skills Training		3	1,500				
	Security Services			20,000				
	Resident Initiatives - Drug Intervention/Prevention			40,000				
	total 1408 - Management Improvements			64,000				
FL073000002	Administrative Costs	1410						
Orange Avenue	Management Fee			16,463				

Part II: Supporting Pages								
PHA Name:		Grant Type and Number				Federal FFY of Grant:		
Tallahassee Housing Authority		Capital Fund Program Grant No: FL29P073501-09		CFFP (Yes/No)		2009		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
	total 1410 - Administration			16,463				
FL073000002	Maintain the grounds to improve safety/health issues and property values	1450						
Orange Avenue	Landscaping			10,000				
	Playground for small children			15,000				
	Pressure Washing of roofs and sidings			15,000				
	total 1450 - Site Improvements			40,000				
FL073000002	Maintain the structure to improve safety/health issues and property values	1460						
Orange Avenue	Replace roofs			40,000				
	Install shutters on windows			40,000				
	Repair/replace kitchen cabinets/counter tops			30,000				
	Replace flooring (carpeting/VCT tile)			20,000				
	total 1460 - Dwelling Structures			130,000				
FL073000002	Replace/Upgrade Appliances	1465						
Orange Avenue	Ranges			3,500				
	Refrigerators - Energy Star			10,000				
	total 1465 - Dwelling Equipment			13,500				
	Non-Dwelling Equipment	1475						
	Addressing the digital divide - provide wireless internet connection to complex			15,000				
	Upgrade Computer Equipment & Software			10,000				
	total 1475 - Non-Dwelling Equipment			25,000				
	TOTAL ORANGE AVENUE			288,963				

Part II: Supporting Pages								
PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-09 Replacement Housing Factor Grant No:				Federal FFY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
FL073000003	Management Improvements	1408						
Pinewood Place +	Staff Training in HUD Regulations		3	2,500				
	Maintenance Skills Training		3	1,500				
	Security Services			20,000				
	Resident Initiatives - Drug Intervention/Prevention			50,000				
	total 1408 - Management Improvements			74,000				
FL073000003	Administrative Costs	1410						
Pinewood Place +	Management Fee			27,250				
	total 1410 - Administration			27,250				
FL073000003	Maintain the grounds to improve safety/health issues and property values	1450						
Pinewood Place +	Landscaping			20,000				
	Repair/replace sidewalks and driveways			20,000				
	Pressure Washing of roofs and sidings			20,000				
	total 1450 - Site Improvements			60,000				
FL073000003	Maintain the structure to improve safety/health issues and property values	1460						
Pinewood Place +	Replace roofs - Pinewood and Hidden Pines			45,000				
	Install shutters on windows - Pinewood			30,000				
	Repair/replace kitchen cabinets/counter tops - Pinewood & Hidden Pines			30,000				
	Replace exterior mechanical doors -Pinewood			45,400				

Part II: Supporting Pages								
PHA Name:		Grant Type and Number				Federal FFY of Grant:		
Tallahassee Housing Authority		Capital Fund Program Grant No: FL29P073501-09		CFPP (Yes/No)		2009		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Replace flooring (carpeting/VCT tile) - Pinewood & Hidden Pines			25,000				
	total 1460 - Dwelling Structures			175,400				
FL073000003	Replace/Upgrade Appliances	1465						
Pinewood Place +	Ranges			3,500				
	Refrigerators - Energy Star			10,000				
	total 1465 - Dwelling Equipment			13,500				
	Non-Dwelling Equipment	1475						
	Addressing the digital divide - provide wireless internet connection to complex			15,000				
	Upgrade Computer Equipment & Software			10,000				
	total 1475 - Non-Dwelling Equipment			25,000				
	TOTAL PINEWOOD +			375,150				
	total 1406 - Operations							
	total 1408 - Management Improvements			192,000				
	total 1410 - Administrative Costs			79,613				
	total 1450 - Site Improvement			159,500				
	total 1460 - Dwelling Structures			383,000				
	total 1465 - Dwelling Equipment			40,500				
	total 1475 - Non-Dwelling Equipment			95,000				
	TOTAL FL29P073501-09			949,613				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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				[x] Original [] Revision No.: _____	
A. Development Number/Name	Work Statement for Year 1 FFY: <u>2009</u>	Work Statement for ARRA FFY: <u>2009</u>	Work Statement for Year 2 FFY: <u>2010</u>	Work Statement for Year 3 FFY: <u>2011</u>	Work Statement for Year 4 FFY: <u>2012</u>	Work Statement for Year 5 FFY: <u>2013</u>	
FL073000001 Springfield	See Annual Statement	\$545,000	\$91,500	\$91,500	\$110,750	\$110,750	
FL073000002 Orange Ave		\$103,873	\$94,000	\$114,000	\$128,500	\$148,500	
FL073000003 Pinewood +		\$284,175	\$220,500	\$261,300	\$188,200	\$140,000	
B. Physical Improvements Subtotal		\$933,048	\$406,000	\$466,800	\$427,450	\$399,250	
C. Management Improvements		\$0	\$162,000	\$162,000	\$162,000	\$162,000	
D. HA - Wide Nondwelling Structures and Equipment		\$180,000	\$50,000	\$33,700	\$0	\$0	
E. Administration		\$139,227	\$100,000	\$100,000	\$100,000	\$100,000	
F. Other - Site Improvements		\$140,000	\$233,500	\$192,000	\$261,550	\$257,500	
G. Operations		\$0	\$0	\$0	\$0	\$35,750	
H. Demolition							
I. Replacement Reserve - Equipment		\$0	\$48,500	\$45,500	\$49,000	\$45,500	
J. Mod used for development							
K. Total CGP Funds		\$1,392,275	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	
L. Total Non-CGP Funds							
M. Grand Total		\$1,392,275	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	
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 2009	Work Statement for ARRA FFY 2009	Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013
FL073000001 Springfield	See					
<u>Management Improvements</u>	Annual					
Staff Training in HUD Regulations	Statement		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>Administrative Costs</u>						
- Management Fee		50,000	35,900	35,900	35,900	35,900
<u>Site Improvements</u>						
Maintain the grounds to improve safety/health						
issues and property values:						
- Erosion Control		100,000	7,500	7,500	7,500	7,500
- Additional parking Community Center		40,000				
- Additional parking in the complex			10,000	10,000	10,000	10,000
- Provide parking barriers			2,500	2,500	2,500	2,500
- Additional Security Lighting/Cameras			7,500	7,500	7,500	7,500
- Extend Cement slabs on front and rear			20,000	20,000		
porches			5,000	5,000	5,000	5,000
- Pressure Washing of roofs and siding			5,000	5,000	5,000	5,000
- Cosmetic improvement to site's entrance					50,000	50,000
- Install privacy barriers between apartments					35,000	
- Elevate a/c off ground					7,500	
- Basketball court			5,000	5,000		
- Relocation of mailboxes						
<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		100,000				
- Replace Kitchen Cabinets in vacant units			12,600	12,600	25,000	25,000
- Replace Bathroom sinks & Install vanities in			3,150	3,150	10,000	10,000
vacant units			2,750	2,750	2,750	2,750
- Install new pressure vessel toilets						
'- Rebuild Triplex 1700 Joe Louis #146 -#147 -		150,000				
#148		110,000				
- Paint Exterior of buildings		160,000				
- Replace Exterior mechanical doors		25,000				
- Paint front and exterior doors			35,000	35,000	35,000	35,000
- Replace flooring in vacant units						
<u>Replace/Upgrade Appliance</u>						
Ranges			3,500	3,500	3,500	3,500

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 2009	Work Statement for ARRA FFY 2009	Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013
Refrigerators - Energy Star			10,000	10,000	10,000	10,000
<u>Non-Dwelling Equipment</u>						
Upgrade Computer Equipment & Software			2,500	1,000	2,500	1,000
<u>Non-Dwelling Structure</u>						
- Construct a Maintenance Building			50,000	33,700		
<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>Administrative Costs</u>						
- Management Fee		50,000	36,850	36,850	36,850	36,850
<u>Site Improvements</u>						
Maintain the grounds to improve safety/health issues and property values:						
- Landscaping			6,000	5,000	10,000	5,000
- Additional parking in the complex			10,000	10,000	10,000	10,000
- Provide parking barriers			2,500	2,500	2,500	2,500
- Erosion Control			15,000	15,000	15,000	15,000
- Additional Security Lighting/Cameras			5,000	5,000	5,000	5,000
- Enhanced fence line			15,000	10,000		
- Playground for community center			20,000			
- Pressure Washing of roofs and siding			15,000	5,000	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		75,000				
- Install bathroom vanities			13,000	13,000		
- Install Shutters on windows			15,000	30,000	15,000	30,000
- Repair/Replace kitchen cabinets and counter tops			2,500	7,500	15,500	20,500
- Cosmetic improvement to the building façade					35,000	35,000
- Paint front and exterior doors		28,873	7,500	7,500		
- Replace flooring in vacant units			18,000	18,000	25,000	25,000

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 2009	Work Statement for ARRA FFY <u>2009</u>	Work Statement for Year 2 FFY <u>2010</u>	Work Statement for Year 3 FFY <u>2011</u>	Work Statement for Year 4 FFY <u>2012</u>	Work Statement for Year 5 FFY <u>2013</u>
<u>Replace/Upgrade Appliance</u>						
Ranges			3,500	3,500	3,500	3,500
Refrigerators - Energy Star			10,000	10,000	10,000	10,000
<u>Non-Dwelling Structure</u>						
- Construct a Maintenance Building		180,000				
<u>Non-Dwelling Equipment</u>						
Upgrade Computer Equipment & Software			2,500	1,000	2,500	1,000
<u>FL073000003 Pinewood +</u>						
<u>Operations</u>						
						35,750
<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>Administrative Costs</u>						
- Management Fee		39,227	27,250	27,250	27,250	27,250
<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	17,000	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
- Erosion Control			7,500	7,500	7,500	7,500
- surface road to rear of community center			10,000	10,000	10,000	10,000
- Additional secure parking for THA vehicles			15,000	15,000	14,550	25,000
- Additional Security Lighting/Cameras			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)			40,000	40,000	40,000	40,000
- Major & Minor renovations (Scattered Site homes) siding, concrete, roofs, exterior porches/decks, painting etc.		284,175			15,000	15,000

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 2009	Work Statement for ARRA FFY <u>2009</u>	Work Statement for Year 2 FFY <u>2010</u>	Work Statement for Year 3 FFY <u>2011</u>	Work Statement for Year 4 FFY <u>2012</u>	Work Statement for Year 5 FFY <u>2013</u>
- Install Shutters on windows - Pinewood Place			15,000	15,000	15,000	
- Repair/Replace kitchen counter tops (AMP wide)			25,000	25,000	25,000	25,000
- Replace Exterior mechanical doors (Pinewood Place)			40,000	40,000		
- Replace flooring in vacant units (Pinewood Place & Hidden Pines)			20,000	20,000	20,000	20,000
- Replacement of A/C units - Pinewood & Hidden Pines			80,500	96,300	48,200	15,000
- additional storage				25,000	25,000	25,000
<u>Replace/Upgrade Appliance</u>						
Ranges			3,500	3,500	3,500	3,500
Refrigerators - Energy Star			10,000	10,000	10,000	10,000
Dishwashers			500	500	1,000	500
<u>Non-Dwelling Equipment</u>						
Upgrade Computer Equipment & Software			2,500	2,500	2,500	2,500
		1,392,275	1,000,000	1,000,000	1,000,000	1,000,000

Work Statement for Year 1 FFY: <u>2009</u>	Work Statement for Year <u>2</u> FFY: <u>2010</u>			Work Statement for Year <u>3</u> FFY: <u>2011</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	FL073000001 Springfield			FL073000001 Springfield		
	<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		\$40,000	Resident Initiatives - Drug Intervent/Prevention		\$40,000
	Subtotal		\$44,000	Subtotal		\$44,000
	<u>Administrative Costs</u>			<u>Administrative Costs</u>		
	Management Fee		\$35,900	Management Fee		\$35,900
	Subtotal		\$35,900	Subtotal		\$35,900
	<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
	- Additional parking in the complex	25%	\$10,000	- Additional parking in the complex	25%	\$10,000
	- Provide parking barriers	25%	\$2,500	- Provide parking barriers	25%	\$2,500
	- Additional Security Lighting/Cameras	25%	\$7,500	- Additional Security Lighting/Cameras	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	\$5,000	Subtotal		\$52,500
	Subtotal		\$62,500			
<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 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	
- Replace flooring in vacant units	10	\$35,000	- Replace flooring in vacant units	10	\$35,000	
Subtotal		\$91,500	Subtotal		\$91,500	
<u>Replace/Upgrade Appliance</u>			<u>Replace/Upgrade Appliance</u>			
Ranges	8	\$3,500	Ranges	8	\$3,500	
Refrigerators - Energy Star	20	\$10,000	Refrigerators - Energy Star	20	\$10,000	
Subtotal		\$13,500	Subtotal		\$13,500	
<u>Non-Dwelling Equipment</u>			<u>Non-Dwelling Equipment</u>			
Upgrade Computer Equipment & Software	2	\$2,500	Upgrade Computer Equipment & Software	2	\$1,000	
Subtotal		\$2,500	Subtotal		\$1,000	
<u>Non-Dwelling Structure</u>			<u>Non-Dwelling Structure</u>			
- Construct a Maintenance Building		\$50,000	- Construct a Maintenance Building		\$33,700	
Subtotal		\$50,000	Subtotal		\$33,700	
Total FL073000001		\$299,900	Total FL073000001		\$272,100	
Subtotal of Estimated Cost		\$299,900	Subtotal of Estimated Cost		\$272,100	

Work Statement for Year 1 FFY: <u>2009</u>	Work Statement for Year <u>2</u> FFY: <u>2010</u>			Work Statement for Year <u>3</u> FFY: <u>2011</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	FL073000002 Orange Ave			FL073000002 Orange Ave		
	<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>\$50,000</u>	Resident Initiatives - Drug Intervent/Prevention		<u>\$50,000</u>
	Subtotal		\$54,000	Subtotal		\$54,000
	<u>Administrative Costs</u>			<u>Administrative Costs</u>		
	Management Fee		<u>\$36,850</u>	Management Fee		<u>\$36,850</u>
	Subtotal		\$36,850	Subtotal		\$36,850
	<u>Site Improvements</u>			<u>Site Improvements</u>		
	Maintain the grounds to improve safety/health issues and property			Maintain the grounds to improve safety/health issues and property		
	- Landscaping		\$6,000	- Landscaping		\$5,000
	- Playground for small children	100%	\$20,000	- Enhance Fence line	50%	\$10,000
	- Enhance Fence line	50%	\$15,000	- Erosion Control	25%	\$15,000
	- Erosion Control	25%	\$15,000	- Additional parking in the complex	25%	\$10,000
	- Additional parking in the complex	25%	\$10,000	- Provide parking barriers	25%	\$2,500
	- Provide parking barriers	25%	\$2,500	- Additional Security Lighting/Cameras	25%	\$5,000
	- Additional Security Lighting/Cameras	25%	\$5,000	- Pressure Washing of roofs and siding	10%	<u>\$5,000</u>
	- Pressure Washing of roofs and siding	10%	<u>\$15,000</u>	Subtotal		\$52,500
	Subtotal		\$88,500			
<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			
- Replace roofs	10 units	\$38,000	- Replace roofs	10 units	\$38,000	
- Install bathroom vanities, upgrade bathrooms	20 units	\$13,000	- Install bathroom vanities, upgrade bathrooms	20 units	\$13,000	
- Install Shutters on windows	50 units	\$15,000	- Install Shutters on windows	100 units	\$30,000	
- Repair/Replace kitchen cabinets and counter tops	10 units	\$2,500	- Repair/Replace kitchen cabinets and counter tops	10 units	\$7,500	
- Paint front and exterior doors	100	\$7,500	- Paint front and exterior doors	100	\$7,500	
- Replace flooring in vacant units	10	<u>\$18,000</u>	- Replace flooring in vacant units	10	<u>\$18,000</u>	
Subtotal		\$94,000	Subtotal		\$114,000	
<u>Replace/Upgrade Appliance</u>			<u>Replace/Upgrade Appliance</u>			
Ranges	8	\$3,500	Ranges	8	\$3,500	
Refrigerators	21	<u>\$10,000</u>	Refrigerators	21	<u>\$10,000</u>	
Subtotal		\$13,500	Subtotal		\$13,500	
<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		\$289,350	Total FL073000002		\$271,850	
Subtotal of Estimated Cost		\$289,350	Subtotal of Estimated Cost		\$271,850	

Work Statement for Year 1
FFY: 2009

Work Statement for Year 2
FFY: 2010

Work Statement for Year 3
FFY: 2011

	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		<u>\$60,000</u>	Resident Initiatives - Drug Intervent/Prevention		<u>\$60,000</u>
	Subtotal		\$64,000	Subtotal		\$64,000
	Administrative Costs			Administrative Costs		
	Management Fee		<u>\$27,250</u>	Management Fee		<u>\$27,250</u>
	Subtotal		\$27,250	Subtotal		\$27,250
	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
	- Erosion Control	25%	\$7,500	- Erosion Control	25%	\$7,500
	- Surface road to rear of community center	25%	\$10,000	- Surface road to rear of community center	25%	\$10,000
	- Additional Security Lighting/Cameras	25%	\$5,000	- Additional Security Lighting/Cameras	25%	\$5,000
	- Additional secure parking for THA vehicles	25%	\$15,000	- Additional secure parking for THA vehicles	25%	\$15,000
	- Pressure Washing of roofs and siding (AMP wide)	10%	<u>\$5,000</u>	- Pressure Washing of roofs and siding (AMP wide)	10%	<u>\$5,000</u>
	Subtotal		\$82,500	Subtotal		\$87,000
	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	\$40,000	- Replace roofs (Pinewood Place & Hidden Pines)	10 units	\$40,000
	- Replacement of A/C units	33 units	\$80,500	- Replacement of A/C units	40 units	\$96,300
- Install Shutters on windows - Pinewood Place & Hidden Pines	35 units	\$15,000	- Install Shutters on windows - Pinewood Place & Hidden Pines	30 units	\$15,000	
- Repair/Replace kitchen counter tops (AMP wide)	10 units	\$25,000	- Repair/Replace kitchen counter tops (AMP wide)	10 units	\$25,000	
- Replace Exterior mechanical doors (Pinewood Place)	50 units	\$40,000	- Additional storage		\$25,000	
- Replace flooring in vacant units (Pinewood Place & Hidden Pines)	10	<u>\$20,000</u>	- Replace Exterior mechanical doors (Pinewood Place)	51 units	\$40,000	
Subtotal		\$220,500	- Replace flooring in vacant units (Pinewood Place & Hidden Pines)	10	<u>\$20,000</u>	
			Subtotal		\$261,300	
Replace/Upgrade Appliance			Replace/Upgrade Appliance			
Ranges	8	\$3,500	Ranges	8	\$3,500	
Refrigerators	21	\$10,000	Refrigerators	21	\$10,000	
Dishwashers	2	<u>\$500</u>	Dishwashers	2	<u>\$500</u>	
Subtotal		\$14,000	Subtotal		\$14,000	
Non-Dwelling Equipment			Non-Dwelling Equipment			
Upgrade Computer Equipment & Software	2	<u>\$2,500</u>	Upgrade Computer Equipment & Software	2	<u>\$2,500</u>	
Subtotal		\$2,500	Subtotal		\$2,500	
Total FL073000003		\$410,750	Total FL073000003		\$456,050	
Subtotal of Estimated Cost		\$410,750	Subtotal of Estimated Cost		\$456,050	
total for 2010			total for 2011			
		\$1,000,000			\$1,000,000	

Work Statement for Year 1 FFY: <u>2009</u>	Work Statement for Year <u>4</u> FFY: <u>2012</u>			Work Statement for Year <u>5</u> FFY: <u>2013</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	FL073000001 Springfield			FL073000001 Springfield		
	<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>Administrative Costs</u>			<u>Administrative Costs</u>		
	Management Fee		<u>\$35,900</u>	Management Fee		<u>\$35,900</u>
	Subtotal		\$35,900	Subtotal		\$35,900
	<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
	- Additional parking in the complex	25%	\$10,000	- Additional parking in the complex	25%	\$10,000
	- Provide parking barriers	25%	\$2,500	- Provide parking barriers	25%	\$2,500
	- Additional Security Lighting/Cameras	25%	\$7,500	- Additional Security Lighting/Cameras	25%	\$7,500
	- Install privacy barrier between apartments	50%	\$50,000	- Install privacy barrier between apartments	50%	\$50,000
	- Pressure Washing of roofs and siding	10%	\$5,000	- Pressure Washing of roofs and siding	10%	\$5,000
	- Elevate A/Cs off the ground	195 units	\$35,000			
	- Basketball court	100%	<u>\$7,500</u>			
	Subtotal		\$125,000	Subtotal		\$82,500
	<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 Kitchen Cabinets in vacant units	7 units	\$25,000	- Replace Kitchen Cabinets in vacant units	7 units	\$25,000	
- Replace Bathroom sinks & Install vanities in vacant units	7 units	\$10,000	- Replace Bathroom sinks & Install vanities in vacant units	7 units	\$10,000	
- Install new pressure vessel toilets	10 units	\$2,750	- Install new pressure vessel toilets	10 units	\$2,750	
- Replace flooring in vacant units	10	<u>\$35,000</u>	- Replace flooring in vacant units	10	<u>\$35,000</u>	
Subtotal		\$110,750	Subtotal		\$110,750	
<u>Replace/Upgrade Appliance</u>			<u>Replace/Upgrade Appliance</u>			
Ranges	8	\$3,500	Ranges	8	\$3,500	
Refrigerators - Energy Star	20	<u>\$10,000</u>	Refrigerators - Energy Star	20	<u>\$10,000</u>	
Subtotal		\$13,500	Subtotal		\$13,500	
<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		\$331,650	Total FL073000001		\$287,650	
Subtotal of Estimated Cost		\$331,650	Subtotal of Estimated Cost		\$287,650	

Work Statement for Year 1 FFY: 2009	FFY: 2011			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	FL073000002 Orange Ave			FL073000002 Orange Ave		
	<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>\$50,000</u>	Resident Initiatives - Drug Intervent/Prevention		<u>\$50,000</u>
	Subtotal		\$54,000	Subtotal		\$54,000
	<u>Administrative Costs</u>			<u>Administrative Costs</u>		
	Management Fee		<u>\$36,850</u>	Management Fee		<u>\$36,850</u>
	Subtotal		\$36,850	Subtotal		\$36,850
	<u>Site Improvements</u>			<u>Site Improvements</u>		
	Maintain the grounds to improve safety/health issues and property			Maintain the grounds to improve safety/health issues and property		
	- Landscaping		\$10,000	- Landscaping		\$5,000
	- Erosion Control	25%	\$15,000	- Erosion Control	25%	\$15,000
	- Additional parking in the complex	25%	\$10,000	- Additional parking in the complex	25%	\$10,000
	- Provide parking barriers	25%	\$2,500	- Provide parking barriers	25%	\$2,500
- Additional Security Lighting/Cameras	25%	\$5,000	- Additional Security Lighting/Cameras	25%	\$5,000	
- Pressure Washing of roofs and siding	10%	<u>\$15,000</u>	- Pressure Washing of roofs and siding	10%	<u>\$15,000</u>	
Subtotal		\$57,500	Subtotal		\$52,500	
<u>Dwelling Structure</u>			<u>Dwelling Structure</u>			
Maintain the structure to improve safety/health issues and property			Maintain the structure to improve safety/health issues and property			
- Replace roofs	10 units	\$38,000	- Replace roofs	10 units	\$38,000	
- upgrade bathrooms	20 units		- upgrade bathrooms	20 units		
- Cosmetic Improvement to the building facades	50 units	\$35,000	- 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	\$20,500	
- Repair/Replace kitchen cabinets and counter tops	10 units	\$15,500	- Cosmetic Improvement to the building facades	50 units	\$35,000	
- Replace flooring in vacant units	10	<u>\$25,000</u>	- Replace flooring in vacant units	10	<u>\$25,000</u>	
Subtotal		\$128,500	Subtotal		\$148,500	
<u>Replace/Upgrade Appliance</u>			<u>Replace/Upgrade Appliance</u>			
Ranges	8	\$3,500	Ranges	8	\$3,500	
Refrigerators	21	<u>\$10,000</u>	Refrigerators	21	<u>\$10,000</u>	
Subtotal		\$13,500	Subtotal		\$13,500	
<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		\$292,850	Total FL073000002		\$306,350	
Subtotal of Estimated Cost		\$292,850	Subtotal of Estimated Cost		\$306,350	

Work Statement for Year 1 FFY: <u>2009</u>	Work Statement for Year <u>4</u> FFY: <u>2012</u>			Work Statement for Year <u>5</u> FFY: <u>2013</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 +			FL073000003 Pinewood +		
	<u>Management Improvements</u>			<u>Management Improvements</u>		
	Staff Training in HUD Regulations		\$2,500	Operations		\$35,750
	Maintenance Skills Training		\$1,500			\$35,750
	Resident Initiatives - Drug Intervent/Prevention		\$60,000			
	Subtotal		\$64,000	Subtotal		\$35,750
	<u>Administrative Costs</u>			<u>Administrative Costs</u>		
	Management Fee		\$27,250	Staff Training in HUD Regulations		\$2,500
	Subtotal		\$27,250	Maintenance Skills Training		\$1,500
				Resident Initiatives - Drug Intervent/Prevention		\$60,000
				Subtotal		\$64,000
	<u>Site Improvements</u>			<u>Administrative Costs</u>		
	values:			Management Fee		\$27,250
	- Landscaping (AMP wide)		\$20,000	Subtotal		\$27,250
	- Repair/Replace sidewalks and driveways (AMP wide)		\$17,000			
	- Erosion Control	25%	\$7,500	<u>Site Improvements</u>		
	- Surface road to rear of community center	25%	\$10,000	Maintain the grounds to improve safety/health issues and property values:		
	- Additional Security Lighting/Cameras	25%	\$5,000	- Replace/Repair water piping - extensive leaking (Pinewood)		\$25,000
	- Additional secure parking for THA vehicles	25%	\$14,500	- Landscaping (AMP wide)		\$20,000
	- Pressure Washing of roofs and siding (AMP wide)	10%	\$5,000	- Repair/Replace sidewalks and driveways (AMP wide)		\$25,000
Subtotal		\$79,050	- Erosion Control	25%	\$7,500	
			- Surface road to rear of community center	25%	\$10,000	
			- Additional Security Lighting/Cameras	25%	\$5,000	
			- Additional secure parking for THA vehicles	25%	\$25,000	
			- Pressure Washing of roofs and siding (AMP wide)	10%	\$5,000	
			Subtotal		\$122,500	
<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 (Pinewood Place & Hidden Pines)	10 units	\$40,000	- Replace roofs (Pinewood Place & Hidden Pines)	10 units	\$40,000	
- Replacement of A/C units	33 units	\$48,200	- Replacement of A/C units - Hidden Pines	12 units	\$15,000	
- Additional storage		\$25,000	- Renovations to Scattered Homes		\$15,000	
- Renovations to Scattered Homes		\$15,000	- Repair/Replace kitchen counter tops (AMP wide)	10 units	\$25,000	
- Repair/Replace kitchen counter tops (AMP wide)	10 units	\$25,000	- Additional storage		\$25,000	
- Install Shutters on windows - Pinewood Place	35 units	\$15,000	- Replace flooring in vacant units (Pinewood Place & Hidden Pines)	10	\$20,000	
- Replace flooring in vacant units (Pinewood Place & Hidden Pines)	10	\$20,000	Subtotal		\$140,000	
Subtotal		\$188,200				
<u>Replace/Upgrade Appliance</u>			<u>Replace/Upgrade Appliance</u>			
Ranges	8	\$3,500	Ranges	8	\$3,500	
Refrigerators	21	\$10,000	Refrigerators	21	\$10,000	
Dishwashers	2	\$1,000	Dishwashers	2	\$500	
Subtotal		\$14,500	Subtotal		\$14,000	
<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		\$375,500	Total FL073000003		\$406,000	
Subtotal of Estimated Cost		\$375,500	Subtotal of Estimated Cost		\$406,000	
total for 2012		\$1,000,000	total for 2013		\$1,000,000	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2009 grants)		
a) Public Housing Operating Fund	2,637,670	Public Housing
b) Public Housing Capital Fund	\$949,613	Modernization
c) PH Replacement Housing Program	\$181,781	Development/Replacement Housing
d) ROSS - FSS	34,411	Public Housing – Family Self Sufficiency Program
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$14,969,071	HAP & Administration Fee
f) Section 8 – Astoria Arms I & II	\$406,635	Opt-out
g) Section 8 – Suakoko Villa Apt.	\$507,817	Opt-out
h) Section 8 – FSS Grant	\$51,820	Section 8 - Family Self Sufficiency Program
i)		
Other Federal Grants (list below)		
DVP, DHAP, HANO	\$60,779	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
FL29P073501-07	\$5,756	Modernization
FL29P073501-08	\$684,610	Modernization
FL29R073501-06	\$36,999	Modernization
FL29R073503-06	\$5,358	Modernization
FL29R073501-07	\$28,536	Modernization
FL29R073501-08	\$190,364	Modernization
3. Public Housing Dwelling Rental Income	\$1,215,850	Public Housing
4. Other income (list below)		
Excess utilities	\$186,213	Public Housing
Work Orders, Late Fees	\$42,180	Public Housing
4. Non-federal sources (list below)		
City of Tallahassee		Economic Development
Summer Food Program	\$25,000	Public Housing
Total resources	\$22,219,463	

**Financial Resources:
Planned Sources and Uses**

Sources	Planned \$	Planned Uses

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:						
Summary						
PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-07 Replacement Housing Factor Gran			Federal FY of Grant: 2007	
[X]Original Annual Statement [] Reserve for Disasters/Emergencies [] Revised Annual Statement (revision no:)						
[] Performance and Evaluation Report for Period Ending: [] Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Annual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-CFP Funds					
2	1406 Operations	0	0	0	0	
3	1408 Management Improvements	145,000	0	145,000	144,999	
4	1410 Administration	85,000	0	85,000	85,000	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	0	0	0	0	
8	1440 Site Acquisition					
9	1450 Site Improvement	36,000	0	48,984	46,516	
10	1460 Dwelling Structures	315,000	0	311,723	317,927	
11	1465.1 Dwelling Equipment - Nonexpendable	24,000	0	31,763	22,271	
12	1470 Nondwelling Structures	201,948	0	204,019	204,019	
13	1475 Nondwelling Equipment	70,000	0	50,459	50,459	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities	0	0	0	0	
19	1501 Collaterization of Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2- 20)	876,948	0	876,948	871,191	
22	Amount of line 21 Related to LBP Activities	0				
23	Amount of line 21 Related to Section 504 Compliance	0				
24	Amount of line 21 Related to Security - Soft Costs	0				
25	Amount of line 21 Related to Security - Hard Costs	0				
26	Amount of line 21 Related to Energy Conservation Measures	0				

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

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-07 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operating Subsidy	1406		0				
	total 1406 - Operations			0				
	Staff Training in Hud Regulations	1408		10,000	0	10,120	10,121	
	Maintenance Skills Training	1408		10,000	0	435	435	
	Resident Initiatives - Drug Intervention/Prevention	1408		125,000	0	134,445	134,443	
	total 1408 - Management Improvements			145,000	0	145,000	144,999	
	Executive Director	1410	5%	5,752	0	5,752	4,300	
	Executive Secretary	1410	5%	2,545	0	0	0	
	Capital Funds Coordinator	1410	100%	56,500	0	0	44,851	
	Finance Director	1410	5%	3,676	0	3,840	2,693	
	Bookkeeper	1410	5%	1,543	0	60,424	0	
	Benefits	1410		14,984	0	14,984	33,156	
	total 1410 - Administration			85,000	0	85,000	85,000	
	A & E Fees	1430		0	0	0	0	
	total 1430 - Fees & Costs			0	0	0	0	
	Ranges	1465		12,000	0	10,133	5,450	
	Refrigerators	1465		12,000	0	21,630	16,821	
	total 1465 - Dwelling Equipment			24,000	0	31,763	22,271	
	Upgrade Computer Equipment	1475	15	10,000	0	11,935	11,935	
	total 1475 - Non-Dwelling Equipment			10,000	0	11,935	11,935	

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

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-07 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-001 & 003 Springfield	Maintain the grounds to improve safety/health issues and property values	1450		8,000	0	23,918	23,918	
	total 1450 - Site Improvement			8,000	0	23,918	23,918	
	Repair/Replace roofs	1460	15	35,000	0	33,300	33,300	
	Maintain the structure to improve safety/health issues and property values - performed on vacated units	1460	15	55,000	0	79,774	79,774	
	total 1460 - Dwelling Structures			90,000	0	113,074	113,074	
	Community Center	1470		201,948	0	204,019	204,019	
	total 1470 - Non-Dwelling Structures			201,948	0	204,019	204,019	
	Furnish the Community Center	1475		60,000	0	38,524	38,524	
	total 1475 - Non-Dwelling Equipment			60,000	0	38,524	38,524	
	TOTAL SPRINGFIELD			359,948	0	379,535	379,535	
FL029P073-002 Orange Ave.	Maintain the grounds to improve safety/health issues and property values	1450		8,000	-	5,274	4,049	
	total 1450 - Site Improvement			8,000	-	5,274	4,049	
	Maintain the structure to improve safety/health issues and property values - performed on vacated units	1460	15	55,000	0	69,680	69,680	
	Roof Repair	1460	7	35,000	0	40,578	40,578	
	total 1460 - Dwelling Structures			90,000	0	110,258	110,258	
	TOTAL ORANGE AVE			98,000	0	115,532	114,307	

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

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-07 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-006	Maintain the grounds to improve safety/health issues and property values	1450		-	-	12,777	12,634	
Pinewood Place	total 1450 - Site Improvement			-	-	12,777	12,634	
	Repair Roofs	1460	6	35,000	0	42,025	42,025	
	Maintain the structure to improve safety/health issues and property values - performed on vacated units	1460	7	25,000	0	2,331	25,331	
	total 1460 - Dwelling Structures			60,000	0	44,356	67,356	
	TOTAL PINEWOOD PLACE			60,000	0	57,133	79,990	
FL029P073-0015	Maintain the grounds to improve safety/health issues and property values	1450		10,000	-	5,125	4,025	
Scattered Site	total 1450 -Site Improvement			10,000	0	5,125	4,025	
	Maintain the structure to improve safety/health issues and property values - performed on vacated units	1460	2	35,000	0	33,151	16,355	
	total 1460 - Dwelling Structures			35,000	0	33,151	16,355	
	TOTAL SCATTERED SITE 15			45,000	0	38,276	20,380	
FL029P073-0016	Maintain the grounds to improve safety/health issues and property values	1450		10,000	-	1,890	1,890	
Scattered Site	total 1450 -Site Improvement			10,000	0	1,890	1,890	
FL029P073-0016	Maintain the structure to improve safety/health issues and property values - performed on vacated units	1460	2	35,000	0	10,338	10,338	4 of 6
Scattered Site	total 1460 - Dwelling Structures			35,000	0	10,338	10,338	

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Tallahassee Housing Authority			Grant Type and Number Capital Fund Program Grant No: FL29P073501-07 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	TOTAL SCATTERED SITE 16			45,000	0	12,228	12,228	
FL029P073-0017	Maintain the structure to improve safety/health issues and property values - performed on vacated units	1460	1	5,000	0	546	546	
Hidden Pines	total 1460 - Dwelling Structures			5,000	0	546	546	
	TOTAL HIDDEN PINES			5,000	0	546	546	
PHA Wide	total 1406 - Operations			-	-	-	-	
PHA Wide	total 1408 - Management Improvements			145,000	-	145,000	144,999	
PHA Wide	total 1410 - Administration			85,000	-	85,000	85,000	
PHA Wide	total 1430 - Fees & Costs			-	-	-	-	
PHA Wide	total 1465 - Dwelling Equipment			24,000	-	31,763	22,271	
PHA Wide	total 1475 - Non-Dwelling Equipment			10,000	-	11,935	11,935	
FL029P073-001 & 003	TOTAL SPRINGFIELD			359,948	-	379,535	379,535	
FL029P073-002	TOTAL ORANGE AVE			98,000	-	115,532	114,307	
FL029P073-006	TOTAL PINWOOD PLACE			60,000	-	57,133	79,990	
FL029P073-015	TOTAL SCATTERED SITE 15			45,000	-	38,276	20,380	
FL029P073-016	TOTAL SCATTERED SITE 16			45,000	-	12,228	12,228	
FL029P073-017	TOTAL HIDDEN PINES			5,000	-	546	546	
	TOTAL CFP501-2007			876,948	-	876,948	871,191	

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

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

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:						
Summary						
PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-08 Replacement Housing Factor Gran			Federal FY of Grant: 2008	
[X]Original Annual Statement [] Reserve for Disasters/Emergencies [] Revised Annual Statement (revision no:)						
[] Performance and Evaluation Report for Period Ending: [] Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Annual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-CFP Funds					
2	1406 Operations	50,000	0	0	0	
3	1408 Management Improvements	162,000	0	32,387	21,575	
4	1410 Administration	90,955	0	46,679	46,679	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	0	0	0	0	
8	1440 Site Acquisition					
9	1450 Site Improvement	111,500	0	22,372	22,372	
10	1460 Dwelling Structures	419,500	0	144,219	126,375	
11	1465.1 Dwelling Equipment - Nonexpendable	21,096	0	8,440	7,940	
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment	54,500	0	0	0	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities	0	0	0	0	
19	1501 Collaterization of Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2- 20)	909,551	0	254,097	224,941	
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				

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Tallahassee Housing Authority		Capital Fund Program Grant No: FL29P073501-08				2008		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Central Office	Administrative Costs	1410						
	Management Fee			90,955	0	46,679	46,679.00	
	total 1410 - Administration			90,955	0	46,679	46,679.00	
	Non-Dwelling Equipment	1475						
	Upgrade Computer Servers			2,500	0	0	0.00	
	total 1475 - Non-Dwelling Equipment			2,500	0	0	0.00	
	TOTAL CENTRAL OFFICE			93,455	0	46,679	46,679.00	
FL073000001	Management Improvements	1408						
Springfield	Staff Training in Hud Regulations			2,500	0	0	0.00	
	Maintenance Skills Training			1,500	0	108	108.00	
	Resident Initiatives - Drug Intervention/Prevention			40,000	0	5,999	5,999.00	
	total 1408 - Management Improvements			44,000	0	6,107	6,107.00	
	A & E Fees	1430						
	SFCC A & E Fees			0	0	0	0	
	total 1430 - A & E Fees			0	0	0	0.00	
	Maintain the grounds to improve safety/health issues and property values	1450						
	Erosion Control			35,000	0	5,427	5,427.00	
	Additional Parking - Community Center			5,000	0	0	0.00	
	Playground - Community Center			18,000	0	0	0.00	
	total 1450 -Site Improvement			58,000	0	5,427	5,427.00	

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	0	103	103.00	
	Replace Kitchen Cabinets in vacant units		7	12,600	0	1,487	1,487.00	
	Replace Bathroom sinks & Install Vanities in vacant units		7	3,150	0	0	0.00	
	Install new pressure vessel toilets		10	2,750	0	0	0.00	
	Paint exterior of buildings		20	26,000	0	0	0.00	
	Replace exterior mechanical doors		50	40,000	0	0	0.00	
	Replace front and rear exterior doors		10	9,000	0	0	0.00	
	Paint front and rear exterior doors		100	7,500	0	0	0.00	
	Replace flooring in vacant units		10	18,000.00	0.00	24,419.00	24,841.00	
	total 1460 - Dwelling Structures			157,000	0	26,009	26,431.00	
	Replace/upgrade Appliances	1465						
	Ranges		5	2,200	0	879	879.00	
	Refrigerators		10	4,800	0	3,862	3,862.00	
	total 1465 - Dwelling Equipment			7,000	0	4,741	4,741.00	
	Non-Dwelling Equipment	1475						
	Upgrade Computer Equipment & Software			4,000	0	0	0.00	
	Security Camera System for Community Center		1	40,000	0	0	0.00	
	total 1475 - Non-Dwelling Equipment			44,000	0	0	0.00	
	TOTAL SPRINGFIELD			310,000	0	42,284	42,706.00	

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	0	108	108.00	
	Maintenance Skills Training			1,500	0	0	0.00	
	Resident Initiatives - Drug Intervention/Prevention			50,000	0	5,059	5,059.00	
	total 1408 - Management Improvements			54,000	0	5,167	5,167.00	
	Maintain the grounds to improve safety/health issues and property values	1450						
	Sewer Clean outs		10	3,500	0	0	0.00	
	Repair/Replace Sidewalks & Parking lots		10	17,500	0	0	0.00	
	Additional Security Lighting		5	2,400	0	0	0.00	
	Landscaping		2	10,000	0	14,388	14,388.00	
	Playground - Community Center		1	0	0	0	0.00	
	total 1450 - Site Improvement			33,400	0	14,388	14,388.00	
	Maintain the structure to improve safety/health issues and property values	1460						
	Repair/Replace roofs		10	38,000	0	20,430	10,648.00	
	Install shutters on windows		100	0	0	0	0.00	
	Replace Bathroom floors for 2 story units - vinyl		10	6,500	0	0	0.00	
	Refinish kitchen counter tops		10	2,500	0	0	0.00	
	Replace front and rear exterior doors		10	9,000	0	0	0.00	
	Paint front and rear exterior doors		100	7,500	0	0	0.00	
	Replace flooring in vacant units		10	18,000	0	53,680	44,921.00	
	total 1460 - Dwelling Structures			81,500	0	74,110	55,569.00	

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	Replace/upgrade Appliances	1465						
Orange Avenue	Ranges		5	2,200	0	879	879.00	
	Refrigerators		10	4,800	0	1,830	1,830.00	
	total 1465 - Dwelling Equipment			7,000	0	2,709	2,709.00	
	Non-Dwelling Equipment	1475						
	Upgrade Computer Equipment & Software			4,000	0	0	0.00	
	Security Camera System		1	0	0	0	0.00	
	total 1475 - Non-Dwelling Equipment			4,000	0	0	0.00	
	TOTAL ORANGE AVENUE			179,900	0	96,374	77,833.00	
FL073000003	Operating Subsidy	1406		50,000	0	0	0.00	
Pinewood Place +	total 1406 - Operations			50,000	0	0	0.00	
	Management Improvements	1408						
	Staff Training in Hud Regulations			2,500	0	0	0.00	
	Maintenance Skills Training			1,500	0	0	0.00	
	Resident Initiatives - Drug Intervention/Prevention			60,000	0	21,113	10,301.00	
	total 1408 - Management Improvements			64,000	0	21,113	10,301.00	
	Maintain the grounds to improve safety/health issues and property values	1450						
	Restripe parking lot - Pinewood Place		1	1,650	0	0	0.00	
	Landscaping - Pinewood Place & Hidden Pines			5,000	0	2,557	2,557.00	
	Playground - Pinewood Place		1	13,450	0	0	0.00	
	total 1450 -Site Improvement			20,100	0	2,557	2,557.00	
FL073000003	Maintain the structure to improve safety/health issues and property values	1460						

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	
Pinewood Place +	Repair/Replace roofs - Pinewood Place		10	38,000	0	16,040	16,037.00	
	Install shutters on windows - Pinewood Place		100	0	0	0	0.00	
	Major & Minor renovations for scattered site homes - siding, concrete, roofs, exterior porches/decks, painting etc.		5	67,500	0	18,570	18,570.00	
	Replace exterior mechanical doors - Pinewood Place		50	40,000	0	0	0.00	
	Replace front and rear exterior doors		10	10,000	0	0	0.00	
	Paint front and rear exterior doors		100	7,500	0	0	0.00	
	Replace flooring in vacant units		10	18,000	0	9,490	9,768.00	
	total 1460 - Dwelling Structures			181,000	0	44,100	44,375.00	
	Replace/upgrade Appliances	1465						
	dishwashers		2	496	0	500	0.00	
	Ranges		5	2,200	0	490	490.00	
	Refrigerators		10	4,400	0	0	0.00	
	total 1465 - Dwelling Equipment			7,096	0	990	490.00	
	Non-Dwelling Equipment	1475						
	Upgrade Computer Equipment & Software			4,000	0	0	0.00	
	total 1475 - Non-Dwelling Equipment			4,000	0	0	0.00	
	TOTAL PINEWOOD +			326,196	0	68,760	57,723.00	

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	0	0	0.00	
	total 1408 - Management Improvements			162,000	0	32,387	21,575.00	
	total 1410 - Administrative Costs			90,955	0	46,679	46,679.00	
	total 1450 - Site Improvement			111,500	0	22,372	22,372.00	
	total 1460 - Dwelling Structures			419,500	0	144,219	126,375.00	
	total 1465 - Dwelling Equipment			21,096	0	8,440	7,940.00	
	total 1475 - Non-Dwelling Equipment			54,500	0	0	0.00	
	TOTAL CFP501-08			909,551	0	254,097	224,941.00	



U. S. Department of Housing and Urban Development
Jacksonville Office, Region 4
Charles Bennett Federal Building
400 West Bay Street Suite 1015
Jacksonville, Florida 32202-5121

May 5, 2008

Ms. Claudette Cromartie
Executive Director
Tallahassee Housing Authority
2940 Grady Road
Tallahassee, Florida 32312

Subject: Submission of the AMCC

Dear Ms. Cromartie:

We have received and reviewed the Housing Authority's AMCC submitted for CGP grant:

FL29P073-501-03	\$901,316.00
FL29P073-502-03	\$190,366.00
FL29P073-501-04	\$1,054,704.00
FL29P073-501-05	\$1,099,455.00

We have verified that the grant is ready for audit. As soon as possible please provide an audit completed by an independent auditor, which by their evaluation agrees to the amount disbursed in our Line of Credit Control System (LOCCS). When we receive the audit for this reporting period, this grant will be closed by HUD's Accounting Center.

For your records, we are including a copy of your form HUD-53001, "approved for audit."

If we can be of further assistance, please contact our Staff, Engineer Greg Caceres, by email at gregorio.caceres@hud.gov or by phone at 904-232-1777, extension. 2090.

Sincerely yours,

A handwritten signature in black ink, appearing to read "John G. Niesz".

John G. Niesz
Director
Office of Public Housing

Enclosure

Actual Modernization Cost Certificate

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

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

Comprehensive Improvement Assistance Program (CIAP) Comprehensive Grant Program (CGP)

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

HA Name: Tallahassee Housing Authority	Modernization Project Number: FL29P073-501-03
--	---

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	\$ 901,316.00
B. Funds Disbursed	\$ 901,316.00
C. Funds Expended (Actual Modernization Cost)	\$ 901,316.00
D. Amount to be Recaptured (A-C)	\$
E. Excess of Funds Disbursed (B-C)	\$

- That all modernization work in connection with the Modernization Grant has been completed;
- That the entire Actual Modernization Cost or liabilities therefor incurred by the HA have been fully paid;
- That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and
- That the time in which such liens could be filed has expired.

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

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

Signature of Executive Director & Date:

X *Claudette Cromartie*

Claudette Cromartie, Executive Director April 21, 2008

For HUD Use Only

The Cost Certificate is approved for audit:

Approved for Audit (Director, Office of Public Housing / ONAP Administrator)

Date:

X *John S. [Signature]*

5/6/08

The audited costs agree with the costs shown above:

Verified: (Designated HUD Official)

General Engineer
Office of Public Housing

Date:

X

Approved: (Director, Office of Public Housing / ONAP Administrator)

Date:

X

Actual Modernization Cost Certificate

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

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

Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)

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HA Name: Tallahassee Housing Authority	Modernization Project Number: FL29P073-502-03
--	---

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	\$ 190,366.00
B. Funds Disbursed	\$ 190,366.00
C. Funds Expended (Actual Modernization Cost)	\$ 190,366.00
D. Amount to be Recaptured (A-C)	\$
E. Excess of Funds Disbursed (B-C)	\$

- That all modernization work in connection with the Modernization Grant has been completed;
- That the entire Actual Modernization Cost or liabilities therefor incurred by the HA have been fully paid;
- That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and
- That the time in which such liens could be filed has expired.

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

Signature of Executive Director & Date:

X *Claudette Cromartie*
Claudette Cromartie, Executive Director April 21, 2008

For HUD Use Only

The Cost Certificate is approved for audit:
Approved for Audit (Director, Office of Public Housing / ONAP Administrator) Date: *5/6/08*

The audited costs agree with the costs shown above:
Verified: (Designated HUD Official) **General Engineer**
Office of Public Housing Date:

Approved: (Director, Office of Public Housing / ONAP Administrator) Date:

Actual Modernization Cost Certificate

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

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

Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

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This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

HA Name: Tallahassee Housing Authority	Modernization Project Number: FL29P073-501-04
--	---

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	\$ 1,054,704.00
B. Funds Disbursed	\$ 1,054,704.00
C. Funds Expended (Actual Modernization Cost)	\$ 1,054,704.00
D. Amount to be Recaptured (A-C)	\$
E. Excess of Funds Disbursed (B-C)	\$

- That all modernization work in connection with the Modernization Grant has been completed;
- That the entire Actual Modernization Cost or liabilities therefor incurred by the HA have been fully paid;
- That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and
- That the time in which such liens could be filed has expired.

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

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

Signature of Executive Director & Date:

X *Claudette Cromartie*
Claudette Cromartie, Executive Director April 21, 2008

For HUD Use Only

The Cost Certificate is approved for audit:

Approved for Audit (Director, Office of Public Housing / ONAP Administrator)

Date: 5/6/08

The audited costs agree with the costs shown above:

Verified: (Designated HUD Official)

[Signature]
General Engineer
Office of Public Housing

Date:

X
Approved: (Director, Office of Public Housing / ONAP Administrator)

Date:

X

Actual Modernization Cost Certificate

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

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

Comprehensive Improvement Assistance Program (CIAP) Comprehensive Grant Program (CGP)

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

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HA Name:	Modernization Project Number:
Tallahassee Housing Authority	FL29P073-501-05

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	\$ 1,099,455.00
B. Funds Disbursed	\$ 1,099,455.00
C. Funds Expended (Actual Modernization Cost)	\$ 1,099,455.00
D. Amount to be Recaptured (A-C)	\$
E. Excess of Funds Disbursed (B-C)	\$

- That all modernization work in connection with the Modernization Grant has been completed;
- That the entire Actual Modernization Cost or liabilities therefor incurred by the HA have been fully paid;
- That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and
- That the time in which such liens could be filed has expired.

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

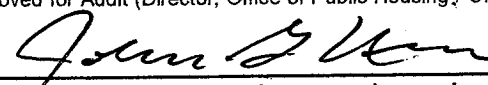
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Executive Director & Date:

X 
 Claudette Cromartie, Executive Director April 21, 2008

For HUD Use Only

The Cost Certificate is approved for audit:

Approved for Audit (Director, Office of Public Housing / ONAP Administrator) Date: 5/6/08
 X 

The audited costs agree with the costs shown above:

Verified: (Designated HUD Official) Date:
 X General Engineer
 Office of Public Housing

Approved: (Director, Office of Public Housing / ONAP Administrator) Date:
 X



U. S. Department of Housing and Urban Development
Jacksonville Office, Region 4
Charles Bennett Federal Building
400 West Bay Street Suite 1015
Jacksonville, Florida 32202-5121

8/18/2009

*Copy Laura
then file
2008
CFP*

Ms. Claudette Cromartie
Executive Director
Tallahassee Housing Authority
2940 Grady Road
Tallahassee, Florida 32312-2210

Dear Ms. Cromartie:

Subject: Submission of the AMCC

We have received and reviewed the Housing Authority's AMCC submitted for CFP grants:

FL29P073-501-06	\$893,255.00
FL29P073-501-07	\$876,948.00

We have verified that the grants are ready for audit. As soon as possible please provide an audit completed by an independent auditor, which by their evaluation agrees to the amount disbursed in our Line of Credit Control System (LOCCS). When we receive the audits for this reporting period, the grants will be closed by HUD's Accounting Center.

For your records, we are including a copy of each of your form HUD-53001, "approved for audit." Because the Form HUD-53001 is a legal document, the proper procedure is to submit three (3) originals signatures (no photocopy) for each grant with zero balance. We are returning copy of your form HUD-53001.

If we can be of further assistance, please contact our Staff, Engineer Greg Cáceres by email at gregorio.caceres@hud.gov or by phone at (904) 232-1777, extension 2090.

Sincerely yours,

Mary Trepasso
for Mary Trepasso
Acting Director
Office of Public Housing

Enclosure

Front Page → Business Partner → COMP Program Area → CFP Program Area → Grant Detail

FL29P073501-07 HA TALLAHASSEE (FL073)
Capital Fund Program (CFP)

User: G. Caceres

General Budget Vouchers Obl/Exp

Region: 04 SOUTH EAST

Office: 29 JACKSONVILLE AR. OFC

Tax ID: 59-1797053 → CFP

DUNS:

VRS No: 02424-92011

Business Partner Level Payment Information

ABA No.: 0632-1011-2
AMSOUTH BANK OF FLORIDA

Account No.: 3400795747 Checking

Pymt Mthds: ACH

Contractual Organization Tax ID: 59-1797053

HA TALLAHASSEE (FL073)

2940 GRADY ROAD
TALLAHASSEE, FL 32312-0000

Payee Organization Tax ID: 59-1797053

- same as above -

Correspondence Mailing Address

- same as contractual -

Authorized: 876,948.00
Disbursed: 876,948.00
In Process: 0.00
Balance: 0.00

Actions

Contract Dates
Grant History
PAS Project Detail
Disbursement History

LOCCS Created: 09-19-2007
Effective Date: 09-19-2007
Obligation Start: 09-13-2007
Obligation End: 09-12-2009
Disbursement End: 09-12-2011

[Back to Top](#)

FL29P073501-06

HA TALLAHASSEE (FL073)
Capital Fund Program (CFP)

User: G. Caceres

General Budget Vouchers Obl/Exp

Region: 04 SOUTH EAST

Office: 29 JACKSONVILLE AR. OFC

Tax ID: 59-1797053 → CFP

DUNS:

VRS No: 02424-92008

Business Partner Level Payment Information

ABA No.: 0632-1011-2
AMSOUTH BANK OF FLORIDA

Account No.: 3400795747 Checking

Pynt Mthds: ACH

Contractual Organization Tax ID: 59-1797053

HA TALLAHASSEE (FL073)
2940 GRADY ROAD
TALLAHASSEE, FL 32312-0000

Payee Organization Tax ID: 59-1797053

- same as above -

Correspondence Mailing Address

- same as contractual -

Authorized: 893,255.00
Disbursed: 893,255.00
In Process: 0.00
Balance: 0.00

Actions

Contract Dates
Grant History
PAS Project Detail
Disbursement History

LOCCS Created: 06-08-2006
Obligation Start: 07-18-2006
Obligation End: 07-17-2008
Disbursement End: 07-17-2010

Actual Modernization Cost Certificate

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

OMB Approval No. 2577-0157 (exp. 12/31/2011)

Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)

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HA Name:

Tallahassee Housing Authority

Modernization Project Number:

FL29P07350106

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	\$ 893,255
B. Funds Disbursed	\$ 893,255
C. Funds Expended (Actual Modernization Cost)	\$ 893,255
D. Amount to be Recaptured (A-C)	\$ 0
E. Excess of Funds Disbursed (B-C)	\$

- That all modernization work in connection with the Modernization Grant has been completed;
- That the entire Actual Modernization Cost or liabilities therefor incurred by the HA have been fully paid;
- That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and
- That the time in which such liens could be filed has expired.

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

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

Signature of Executive Director & Date:

Claudette Cromartie - August 7, 2009

X

For HUD Use Only

The Cost Certificate is approved for audit:

Approved for Audit (Director, Office of Public Housing / ONAP Administrator)

Date:

8-18-09

The audited costs agree with the costs shown above:

Verified: (Designated HUD Official)

Date:

X

Approved: (Director, Office of Public Housing / ONAP Administrator)

Date:

X

**Actual Modernization
Cost Certificate**

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

OMB Approval No. 2577-0157 (exp. 12/31/2011)

**Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)**

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

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HA Name: Tallahassee Housing Authority	Modernization Project Number: FL29P07350107
--	---

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	\$ 876,948
B. Funds Disbursed	\$ 876,948
C. Funds Expended (Actual Modernization Cost)	\$ 876,948
D. Amount to be Recaptured (A-C)	\$ 0
E. Excess of Funds Disbursed (B-C)	\$

- That all modernization work in connection with the Modernization Grant has been completed;
- That the entire Actual Modernization Cost or liabilities therefor incurred by the HA have been fully paid;
- That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and
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Signature of Executive Director & Date:

X *Claudette Cromartie - August 7, 2009*

For HUD Use Only

The Cost Certificate is approved for audit:

Approved for Audit (Director, Office of Public Housing / ONAP Administrator)

X *Carol K. Han* Date: *8-18-09*

The audited costs agree with the costs shown above:

Verified: (Designated HUD Official)

X Date:

Approved: (Director, Office of Public Housing / ONAP Administrator)

X Date:

Tallahassee Housing Authority

BALANCE SHEET

June 30, 2007

ASSETS	Primary Government	Component Unit
CURRENT ASSETS		
Cash and cash equivalents - unrestricted	\$ 498,762	\$ 322,064
Cash and cash equivalents - restricted	856,175	945,823
Investments - restricted	225,930	-
Receivables, net	163,890	-
Due from HUD	252,079	-
Prepaid expenses	242,808	-
Inventory, net	18,734	-
Total current assets	2,258,378	1,267,887
NONCURRENT ASSETS		
Cash and cash equivalents - restricted	167,046	-
Capital assets, net	17,061,087	6,317,317
Note receivable	925,000	-
Total assets	\$ 20,411,511	\$ 7,585,204
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES		
Current portion of long-term debt	\$ 85,610	\$ -
Accounts payable	310,713	2,191,582
Accrued wages and taxes	82,820	-
Accrued compensated absences	143,504	-
Family self sufficiency escrow	111,364	-
Due to other governments	50,480	-
Tenant security deposits	62,241	-
Deferred revenue	8,027	-
Other current liabilities	1,445	-
Total current liabilities	856,204	2,191,582
NONCURRENT LIABILITIES		
Long-term debt	289,223	925,000
Accrued compensated absences	99,542	-
Family self sufficiency escrow	167,046	-
Developer fee payable	-	934,675
Total liabilities	1,412,015	4,051,257
NET ASSETS		
Invested in capital assets, net of related debt	16,686,254	2,266,060
Restricted net assets	902,881	945,823
Unrestricted net assets	1,410,361	322,064
Total net assets	18,999,496	3,533,947
Total liabilities and net assets	\$ 20,411,511	\$ 7,585,204

The accompanying notes are an integral part of this financial statement.

Tallahassee Housing Authority

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS

Year ended June 30, 2007

	Primary Government	Component Unit
OPERATING REVENUES		
HUD operating revenues	\$ 14,793,081	\$ -
Tenant revenue, net	1,102,823	-
Other operating revenue	429,490	-
Total operating revenues	16,325,394	-
OPERATING EXPENSES		
Administrative	2,094,358	-
Tenant services	227,634	-
Utilities	751,035	-
Maintenance	1,398,688	-
Protective services	19,575	-
General	504,832	-
Depreciation expense	894,255	-
Housing assistance payments	11,959,622	-
Total operating expenses	17,849,999	-
OPERATING LOSS	(1,524,605)	-
NONOPERATING REVENUES (EXPENSES)		
Other revenue	1,380,516	-
Gain (Loss) on disposal of fixed assets	(404)	-
Interest income - unrestricted	29,473	-
Interest income - restricted	8,295	-
Interest expense	(18,475)	-
Total nonoperating revenues (expenses)	1,399,405	-
Loss before capital contributions	(125,200)	-
CAPITAL CONTRIBUTIONS		
HUD capital grants	1,207,376	-
Partner contributions	-	3,533,947
Change in net assets	1,082,176	3,533,947
Total net assets - beginning - as previously presented	17,912,130	-
Prior period adjustment	5,190	-
Total net assets - beginning - restated	17,917,320	-
Total net assets - ending	\$ 18,999,496	\$ 3,533,947

The accompanying notes are an integral part of this financial statement.

Tallahassee Housing Authority

STATEMENT OF CASH FLOWS

Year ended June 30, 2007

CASH FLOWS FROM OPERATING ACTIVITIES

HUD operating grants received	\$ 14,656,616
Collections from tenants	1,036,318
Collections from other sources	406,364
Payments to employees	(2,627,504)
Payments to suppliers	(2,163,037)
Housing assistance payments	(11,965,245)
Net cash used in operating activities	<u>(656,488)</u>

CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES

Other revenue	<u>1,380,516</u>
Net cash provided by noncapital financing activities	<u>1,380,516</u>

CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES

HUD capital grants received	1,207,376
Payments on long-term debt	(81,892)
Note receivable to related party	(925,000)
Proceeds from sale of capital assets	20
Interest paid	(18,668)
Purchase of property and equipment	(1,222,421)
Net cash used in capital and related financing activities	<u>(1,040,585)</u>

CASH FLOWS FROM INVESTING ACTIVITIES

Interest income	39,042
Net redemptions of investments	<u>156,344</u>
Net cash provided by investing activities	<u>195,386</u>

NET DECREASE IN CASH

Cash and cash equivalents at beginning of year	<u>1,643,154</u>
Cash and cash equivalents at end of year	<u>\$ 1,521,983</u>

Cash and cash equivalents - unrestricted	\$ 498,762
Cash and cash equivalents - restricted current	856,175
Cash and cash equivalents - restricted noncurrent	<u>167,046</u>
	<u>\$ 1,521,983</u>

The accompanying notes are an integral part of this financial statement.

Tallahassee Housing Authority

STATEMENT OF CASH FLOWS (continued)

Year ended June 30, 2007

**RECONCILIATION OF OPERATING LOSS TO NET
CASH USED IN OPERATING ACTIVITIES**

Operating loss	\$ (1,524,605)
Adjustments to reconcile operating loss to net cash used in operating activities	
Depreciation	894,255
Provision for bad debt, net of recoveries	35,287
(Increase) decrease in assets:	
Receivables	(60,920)
Due from HUD	(133,832)
Due from other governments	35,348
Prepaid expenses	5,335
Inventory	8,799
Increase (decrease) in liabilities:	
Accounts payable	183,394
Due to HUD	(2,633)
Accrued salaries and benefits	7,507
Accrued compensated absences	58,083
Due to other governments	3,187
Tenant security deposits	2,709
Deferred revenue	6,022
Family self sufficiency escrow	(116,887)
Other liabilities	(57,537)
Net cash used in operating activities	<u>\$ (656,488)</u>

The accompanying notes are an integral part of this financial statement.

Tallahassee Housing Authority

SCHEDULE OF ACTUAL CAPITAL FUND PROGRAM COSTS AND ADVANCES

Year ended June 30, 2007

PROGRAM	FL29P CFP 501-03	FL29P CFP 502-03	FL29P CFP 501-04	FL29P CFP 501-05	FL29P CFP 501-06	FL29P CFP 501-07	Total
BUDGET	\$ 901,316	\$ 190,366	\$ 1,054,704	\$ 1,099,455	\$ 893,255	\$ 876,948	\$ 5,016,044
ADVANCES							
Cash receipts - prior years	\$ 870,054	\$ 125,151	\$ 724,031	\$ 938,054	\$ -	\$ -	\$ 2,657,290
Cash receipts - current year	31,262	65,215	330,673	161,401	812,080	-	1,400,631
Cumulative as of June 30, 2007	901,316	190,366	1,054,704	1,099,455	812,080	-	4,057,921
COSTS							
Prior years	870,400	126,743	725,126	939,480	-	-	2,661,749
Current year	30,916	63,623	329,578	159,975	843,666	113,599	1,541,357
Cumulative as of June 30, 2007	901,316	190,366	1,054,704	1,099,455	843,666	113,599	4,203,106
DEFICIENCY OF ADVANCES DUE FROM HUD	\$ -	\$ -	\$ -	\$ -	\$ (31,586)	\$ (113,599)	\$ (145,185)
SOFT COSTS							
Prior years	\$ 213,967	\$ 76,146	\$ 265,044	\$ 330,754	\$ -	\$ -	\$ 885,911
Current year	-	-	-	73,743	260,238	-	333,981
Cumulative as of June 30, 2007	213,967	76,146	265,044	404,497	260,238	-	1,219,892
HARD COSTS							
Prior years	656,433	50,597	460,082	608,726	-	-	1,775,838
Current year	30,916	63,623	329,578	86,232	583,428	113,599	1,207,376
Cumulative as of June 30, 2007	687,349	114,220	789,660	694,958	583,428	113,599	2,983,214
CUMULATIVE HARD AND SOFT COSTS	\$ 901,316	\$ 190,366	\$ 1,054,704	\$ 1,099,455	\$ 843,666	\$ 113,599	\$ 4,203,106

Tallahassee Housing Authority

SCHEDULE OF ACTUAL RESIDENT OPPORTUNITY SELF SUFFICIENCY PROGRAM
COSTS AND ADVANCES

Year ended June 30, 2007

PROGRAM	ROSS-HSS FL073RHH 008A003	ROSS-HSS FL073RFS 039A006	Total
BUDGET	<u>\$ 250,000</u>	<u>\$ 28,253</u>	<u>\$ 278,253</u>
ADVANCES			
Cash receipts - prior years	\$ 68,319	\$ -	\$ 68,319
Cash receipts - current year	<u>63,888</u>	<u>2,599</u>	<u>66,487</u>
Cumulative as of June 30, 2007	<u>132,207</u>	<u>2,599</u>	<u>134,806</u>
COSTS			
Prior years	68,321	-	68,321
Current year	<u>73,117</u>	<u>3,318</u>	<u>76,435</u>
Cumulative as of June 30, 2007	<u>141,438</u>	<u>3,318</u>	<u>144,756</u>
DEFICIENCY OF ADVANCES DUE FROM HUD	<u>\$ (9,231)</u>	<u>\$ (719)</u>	<u>\$ (9,950)</u>
SOFT COSTS			
Prior years	\$ 68,321	\$ -	\$ 68,321
Current year	<u>73,117</u>	<u>3,318</u>	<u>76,435</u>
Cumulative as of June 30, 2007	<u>141,438</u>	<u>3,318</u>	<u>144,756</u>
HARD COSTS			
Prior years	-	-	-
Current year	<u>-</u>	<u>-</u>	<u>-</u>
Cumulative as of June 30, 2007	<u>-</u>	<u>-</u>	<u>-</u>
CUMULATIVE HARD AND SOFT COSTS	<u>\$ 141,438</u>	<u>\$ 3,318</u>	<u>\$ 144,756</u>

**TALLAHASSEE
HOUSING AUTHORITY**

**Basic
Financial Statements and
Supplemental Information**

**Year ended
June 30, 2007**

**BERMAN HOPKINS
WRIGHT & LAHAM**
CPAS AND ASSOCIATES, LLP

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INDEPENDENT AUDITORS' REPORT

Board of Commissioners
Tallahassee Housing Authority
Tallahassee, Florida

We have audited the accompanying basic financial statements of the business-type activity, and the discretely presented component unit of the Tallahassee Housing Authority (the "Authority"), which collectively comprise the Authority's basic financial statements, as of and for the year ended June 30, 2007, as listed in the table of contents. These financial statements are the responsibility of the Authority's management. Our responsibility is to express an opinion on these financial statements based on our audit. We did not audit the discretely presented component unit, Goodbread Hills, LTD. Those financial statements were audited by other auditors whose reports have been furnished to us, and our opinion, insofar as it relates to the amounts included for the Partnership is based solely on the reports of the other auditors.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the basic financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall basic financial statement presentation. We believe that our audit and the report of the other auditors provide a reasonable basis for our opinion.

In our opinion, based on our audit and the report of the other auditors, the basic financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activity and discretely presented component unit of the Authority, as of June 30, 2007, and the respective changes in financial position and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated February 19, 2008 on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

Management's Discussion and Analysis as listed in the table of contents is not a required part of the basic financial statements but is supplementary information required by the accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was performed for the purpose of forming an opinion on the basic financial statements taken as a whole. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and is not a required part of the basic financial statements of the Authority. The accompanying financial data schedule and schedules of costs and advances are presented for purposes of additional analysis as required by the U.S. Department of Housing and Urban Development, and is not a required part of the basic financial statements of the Authority. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

February 19, 2008
Melbourne, Florida

Berman Hopkins Wright & LaHam
CPAs and Associates, LLP

Tallahassee Housing Authority

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS AND LOCAL ASSISTANCE

Year ended June 30, 2007

Federal Grantor/Pass-Through Grantor/ Program or Cluster Title	Federal CFDA Number	Expenditures
<u>U.S. Department of Housing and Urban Development</u>		
Low Rent Public Housing	14.850	\$ 1,548,089
Section 8 Housing Choice Voucher Program	14.871	12,297,463
Capital Fund Program	14.872	1,541,357
Resident Opportunity and Self Sufficiency (ROSS-HSS)	14.870	76,435
Mainstream Voucher Program	14.181	397,955
Disaster Voucher Program	14.DVP	139,158
Pass through program from City of Tallahassee - Economic Development and Supportive Services	14.864	7,591
Pass through program from Florida Housing Finance Corporation - HOME - Tenant Based Rental Assistance	14.239	<u>429,905</u>
TOTAL U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT		16,437,953
<u>U.S. Department of Agriculture</u>		
Pass through program from Leon County School District - Summer Food Service Program	10.559	<u>18,020</u>
TOTAL EXPENDITURES OF FEDERAL AWARDS		16,455,973
<u>Local Assistance</u>		
Award from Tallahassee Community Redevelopment Agency		<u>925,000</u>
TOTAL EXPENDITURES OF FEDERAL AWARDS AND LOCAL ASSISTANCE		<u><u>\$ 17,380,973</u></u>

NOTE 1. BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards and local assistance includes the federal grant activity of the Tallahassee Housing Authority and is presented on the accrual basis of accounting. The information on this schedule is presented in accordance with the requirements of OMB Circular A-133, *Audits of States, Local Governments and Non-Profit Organizations*. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

In accordance with HUD regulations, HUD considers the Annual Budget Authority for the Section 8 Program, CFDA No. 14.871, to be considered an expenditure for the purposes of this schedule. Therefore the amount in this schedule is the total amount received directly from HUD.

**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON
COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL
STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING
STANDARDS***

Board of Commissioners
Tallahassee Housing Authority
Tallahassee, Florida

We have audited the basic financial statements of the Tallahassee Housing Authority (the "Authority") as of and for the year ended June 30, 2007, and have issued our report thereon dated February 19, 2008. As stated in our report on the financial statements, we did not audit the discretely presented component unit. Therefore, this report excludes the discretely presented component unit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Authority's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over financial reporting.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the Authority's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the Authority's financial statements that is more than inconsequential will not be prevented or detected by the Authority's internal control. We consider the deficiency noted in the accompanying schedule of findings and questioned costs as item 07-1 to be a significant deficiency in internal control over financial reporting.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the Authority's internal control.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. However, we consider the significant deficiency described above as item 07-1 to be a material weakness.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

However, we noted certain matters that we reported to management of the Authority in a separate letter dated February 19, 2008.

The Authority's response to the finding identified in our audit is described in the accompanying corrective action plan. We did not audit the Authority's response and, accordingly, we express no opinion on it.

This report is intended solely for the information and use of the Authority's Board of Commissioners, management, and others within the Tallahassee Housing Authority, federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

February 19, 2008
Melbourne, Florida

Berman Hopkins Wright & LaHam
CPAs and Associates, LLP

**REPORT ON COMPLIANCE WITH REQUIREMENTS APPLICABLE TO EACH
MAJOR PROGRAM AND INTERNAL CONTROL OVER COMPLIANCE IN
ACCORDANCE WITH OMB CIRCULAR A-133**

Board of Commissioners
Tallahassee Housing Authority
Tallahassee, Florida

Compliance

We have audited the compliance of the Tallahassee Housing Authority (the "Authority"), with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) Circular A-133 *Compliance Supplement* that are applicable to each of its major federal programs for the year ended June 30, 2007. The Authority's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal programs is the responsibility of the Authority's management. Our responsibility is to express an opinion on the Authority's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination on the Authority's compliance with those requirements.

In our opinion, the Authority complied, in all material respects, with the requirements referred to above that are applicable to its major federal program for the year ended June 30, 2007.

Internal Control Over Compliance

The management of the Authority is responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts and grants applicable to federal programs. In planning and performing our audit, we considered the Authority's internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

A control deficiency in an entity's internal control over compliance exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect noncompliance with a type of compliance requirement of a federal program on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to administer a federal program such that there is more than a remote likelihood that noncompliance with a type of compliance requirement of a federal program that is more than inconsequential will not be prevented or detected by the entity's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that material noncompliance with a type of compliance requirement of a federal program will not be prevented or detected by the entity's internal control.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above.

This report is intended solely for the information and use of the Authority's Board of Commissioners, management, and others within the Authority, and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

February 19, 2008
Melbourne, Florida

Berman Hopkins Wright & LaHam
CPAs and Associates, LLP

Housing Choice Voucher Program

VIOLENCE
AAGAINST
WOMEN
ACT

**What Applicants,
Tenants, Owners and
Landlords Need to Know**

Applicable to Public Housing and
Section 8 Housing Choice Voucher Programs

Effective January 5, 2006

This brochure meets notification requirement of the
Federal Violence Against Women Act

I HAVE RECEIVED THE VIOLENCE AGAINST WOMEN ACT BROCHURE

SIGNATURE

DATE

PRINTED NAME

CONFIDENTIALITY

Any information provided pursuant to the Violence Against Women Act (VAWA) shall neither be entered into any shared database nor provided to any related entity, except to the extent that disclosure is requested or consented to by the individual in writing; required for use in an eviction proceeding of an abuser, stalker or perpetrator of domestic violence; or is otherwise required by applicable law.

STATE AND LOCAL LAWS

Some states have passed laws effecting applicants, tenants, owners and landlords that are more stringent than requirements of the Violence Against Women Act (VAWA). Many states have related laws pending. You may want to check with your state and/or city for the most current state and local laws protecting victims of domestic violence, dating violence or stalking.

VIOLENCE AGAINST WOMEN ACT

What Applicants, Tenants, Owners and Landlords Need to Know

Applicable to Public Housing and
Section 8 Housing Choice Voucher
Programs

Effective January 5, 2006



VAWA PROTECTION FOR PUBLIC HOUSING AND SECTION 8 HOUSING CHOICE VOUCHER ASSISTANCE APPLICANTS

A Public Housing Agency (PHA), owner or landlord may not deny admission to an applicant (male or female) who has been a victim of domestic violence, dating violence or stalking if the applicant otherwise qualifies for assistance or admission.

To qualify for public housing or housing choice voucher assistance, all applicants, including victims of domestic violence, dating violence or stalking, must, at a minimum:

- meet the local PHA's definition of "family";
- be income eligible;
- have at least one family member who is a U.S. citizen or has eligible immigration status;
- pass criminal background screening;
- have no outstanding debt to the PHA; and
- meet all other local PHA screening criteria.

Some, but not all, PHAs give preference to applicants who are victims of domestic violence. If you are a victim of domestic violence, dating violence or stalking, ask if the PHA gives this preference. If they do, the PHA may request that you provide a certification documenting the situation. If you fail to provide a requested certification within 14 business days after receiving the request, your request for a preference may be denied.

VAWA PROTECTION FOR PUBLIC HOUSING TENANTS AND HOUSING CHOICE VOUCHER PROGRAM PARTICIPANTS

Reporting incidents of domestic violence, dating violence or stalking to law enforcement, victim's rights advocates, and the PHA may help preserve your housing rights. The PHA may not deny, remove or terminate assistance to a victim of domestic violence, dating violence or stalking based solely on such an incident or threat.

The PHA, an owner or landlord may deny, remove, or terminate assistance to an individual perpetrator of such

actions and continue to allow the victim or other household members to remain in the dwelling unit or receive housing assistance. This does not limit the authority of the PHA, owner or landlord to terminate your assistance for other criminal activity or good cause.

A Section 8 Housing Choice Voucher Participant who is a victim of domestic violence, dating violence or stalking may request and be granted portability due to the incident or threat if they are otherwise compliant with all program obligations and the perpetrator has moved out of the dwelling unit.

In processing a request by a victim for continued assistance or for portability, the PHA may request that you certify that you are a victim of domestic violence, dating violence or stalking, and that the actual or threatened abuse meets the requirements set forth in the VAWA. Such certification must include the name of the perpetrator. If you do not provide the requested certification within 14 business days, your assistance may be terminated.