

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

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004

Annual Plan for Fiscal Year 2000

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

**PHA Plan
Agency Identification**

PHA Name: Northwest Florida Regional Housing Authority

PHA Number: FL015

PHA Fiscal Year Beginning: (mm/yyyy) 01/2000

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004

[24 CFR Part 903.5]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

The mission of the *Northwest Florida Regional Housing Authority* is to be leader in providing affordable housing for very-low, low and moderate-income persons through effective management and wise stewardship of public funds and partnerships with our residents and others to enhance the quality of life in our communities.

B. Goals

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

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

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

- Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)
- PHA Goal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

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

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

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

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

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

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

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

Other PHA Goals and Objectives: (list below)

GOALS AND OBJECTIVES

Goal Number One

Improve customer service delivery by enhancing operational efficiency; coordinating with community providers; and improving facilities.

Objectives

The Board of Commissioners and the Executive Director will implement an Authority wide reorganization plan and provide for training where applicable in customer service, program management, and other office management/maintenance areas to focus resources.

As an ongoing process, the Executive Director will utilize existing community sources and identify sources of funding for programs to improve service delivery and physical improvements to NWFRHA facilities.

The Executive Director will work in consultation with the Board of Commissioners to implement operational systems to ensure the completion of all job tasks in an efficient manner. This will include investigating contract alternatives and developing systems for contract monitoring, as applicable.

The Executive Director will work with the Maintenance Superintendent to implement a formal Preventative Maintenance Program, which includes improving the physical appearance of maintenance crew, equipment, and vehicles.

Goal Number Two

The Northwest Florida Regional Housing Authority will enhance the attractiveness of its housing stock in order to compete with open market rental properties within the community.

Objectives

Quarterly, the Executive Director will report to the Board on the status of the working drawings on all existing projects.

The Executive Director will implement a program at each development that will encourage residents to be proud of the environment and to take good care of the units.

The Executive Director will prepare and report to the Board a Preliminary plan for unit size redesign and redistribution to improve community attractiveness and utilize existing rental market including the designation of certain developments as elderly.

Goal Number Three

Improve the public and community image of the Northwest Florida Regional Housing Authority by developing and implementing a comprehensive Public Relations Plan.

OBJECTIVES

The Board of Commissioners will establish parameters for a superior Public Relations Program for the Housing Authority.

The Board of Commissioners and the Executive Director will designate a Representative who will promote the Authority on a community-wide basis.

Routinely, the Representative will participate in collaborative efforts for community growth. The participation will be documented in semi-annual reports to the Board of Commissioners.

The Maintenance Department will provide a work force with a professional image by conducting and participating in community efforts.

Goal Number Four

The Northwest Florida Regional Housing Authority will increase the level of resident satisfaction relative to maintenance during the next two fiscal years.

Objectives

The Executive Director will establish a baseline of resident satisfaction with maintenance services by the implementation of a resident satisfaction survey.

The Executive Director will develop and begin implementing a plan to enhance resident satisfaction based on the initial results of the survey.

Follow-up resident satisfaction surveys will be issued to the residents to determine the increased level of resident satisfaction relative to maintenance services.

The Maintenance Plan will be modified to enhance the quality of services, if warranted.

Goal Number Five

The Executive Director, Board of Commissioners and the Director of Programs shall develop and implement a plan for economic independence.

Objectives

The Executive Director, Director of Programs and the Board of Commissioners will review and analyze the Authority's strategies toward economic self-sufficiency.

The Executive Director will report the results of the review on strategies toward economic self-sufficiency to the Board of Commissioners quarterly and discuss the possibility of hiring a consultant to seek alternatives for additional funding.

The Executive Director will explore at least one entrepreneurial option to increase revenue.

The Board, the Executive Director and the Director of Programs will develop a communication process for the timely sharing of information, plans and future programs.

The Finance Committee and the Executive Director will have developed program budgets and a consolidated budget for the Authority.

The Executive Director will present the Board with the projected budget and actual expenditures for each program and for the Authority as a whole.

Annual PHA Plan PHA Fiscal Year 2000

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

The Authority will use this Agency Plan as a tool for accomplishing its mission of becoming a leader in the industry. The following is a summary of its contents:

- ◆ The Plan provides a comprehensive assessment of the Housing Needs within Northwest Florida's communities. At this time, it appears that the Authority is meeting the low-income housing needs, however, we will monitor the need through annual updates of this Plan.
- ◆ The Plan includes a summary of the Authority's planned financial resources and planned uses of those funds. This is presented in table form for electronic submission to HUD.
- ◆ All admissions and continued occupancy policies as well as rent determination policies and procedures have been reviewed and updated in accordance with the QHWRA of 1998 and subsequent rules. The Authority's Admissions and Continued Occupancy Policy is included in the Plan and contains detailed descriptions of all public housing policies including deconcentration and income targeting policies. Additionally, the Authority's Section 8 Administrative Plan has been updated to include new provisions of the QHWRA of 1998.
- ◆ The Operations and Management section of the Plan provides a brief description of the Authority's organizational structure, programs under management and includes all administrative and maintenance policies.
- ◆ The Authority's Grievance Procedure is included in the Plan.
- ◆ The Authority's Capital Fund Annual Statement and Five-Year Action Plan is provided. The Authority has no plans to apply for a HOPE VI revitalization grant in the near future.
- ◆ The Authority has no current plans to designate any of their current public housing stock as elderly or disabled, but will look at this possibility for the next annual update.
- ◆ The Authority does not have any developments which meet the requirements for a mandatory conversion assessment.
- ◆ The Authority is not currently participating in a homeownership program, nor do we intend to implement one in the next fiscal year. NWFRHA will monitor interest in such a program and follow up as appropriate.

- ◆ The Authority does not have a formal cooperation agreement with their local welfare office, however, there is daily communication between agencies. Both the Executive Director and the Director of Programs sit on Boards which are involved with TANF and other welfare groups. All policies and procedures relative to Welfare Benefit Reductions are included in the ACOP.
- ◆ The Authority is currently participating in the Public Housing Drug Elimination Program (PHDEP). NWFRHA has a strong working relationship with the City of Graceville and satellite cities in the jurisdiction and local law enforcement agencies. This section of the Plan contains the Authority's PHDEP strategy, budget and description of its collaboration efforts.
- ◆ The Authority's Pet Policy and Procedure is included in the Agency Plan.
- ◆ The Authority does not currently have any asset management plans that have not already been identified in previous sections of this Plan.

All other documentation and certifications are included as required by the QHWRA.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	1
ii. Table of Contents	1
1. Housing Needs	5
2. Financial Resources	12
3. Policies on Eligibility, Selection and Admissions	13
4. Rent Determination Policies	22
5. Operations and Management Policies	26
6. Grievance Procedures	30
7. Capital Improvement Needs	30
8. Demolition and Disposition	32
9. Designation of Housing	33
10. Conversions of Public Housing	34
11. Homeownership	36
12. Community Service Programs	37
13. Crime and Safety	40
14. Pets (Inactive for January 1 PHAs)	42
15. Civil Rights Certifications (included with PHA Plan Certifications)	42
16. Audit	42
17. Asset Management	43
18. Other Information	43

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a

SEPARATE file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- A Admissions Policy for Deconcentration**
- FY 2000 Capital Fund Program Annual Statement (**FL015a01**)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2000 Capital Fund Program 5 Year Action Plan B. (FL015a01)
- Public Housing Drug Elimination Program (FL015b01)
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
 - C. Resident comment letter sent to all residents for the purposes of obtaining resident information.

Supporting Documents Available for Review

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs

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

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1200	5	3	2	3	3	4
Income >30% but <=50% of AMI	250	3	3	3	3	3	3
Income >50% but <80% of AMI	50	2	4	4	3	3	3
Elderly	250	4	3	3	4	3	3
Families with Disabilities	200	5	3	2	3	3	4
Black	780	4	3	3	3	3	3
White	720	4	3	3	3	3	3
Hispanic	0	N/A	N/A	N/A	N/A	N/A	N/A
Other	0	N/A	N/A	N/A	N/A	N/A	N/A

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 1999
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

1. Information obtained from the Chamber of Commerce for nine counties in the jurisdiction (1999)
2. Information taken from the Authority’s rent roll and demographic information for each tenant (1999).

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

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

Housing Needs of Families on the Community Wide Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	75		50
Extremely low income <=30% AMI	73	97	
Very low income (>30% but <=50% AMI)	2	Less than 1	
Low income (>50% but <80% AMI)	0	Less than 1	
Families with children	39	52	
Elderly families	4	Less than 1	
Families with Disabilities	11	15	
Black	28	37	
White	47	63	
Hispanic	0	0	
Other	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	35	47	28
2 BR	26	35	14
3 BR	12	16	8
4 BR	2	Less than 1	0

Housing Needs of Families on the Community Wide Waiting List

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Site based Waiting List

Waiting list type: (select one)

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

Graceville 15-1	# of families	% of total families	Annual Turnover
Waiting list total	40		34
Extremely low income <=30% AMI	40	100	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	18	45	
Elderly families		0	
Families with Disabilities	2	Less than 1	
Black	6	15	
White	34	85	
Hispanic	0	0	
Other	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	22	55	3
2 BR	17	43	18
3 BR	1	Less than 1	11
4 BR	0	0	2

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 type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
Cottondale 15-2	# of families	% of total families	Annual Turnover
Waiting list total	5		5
Extremely low income <=30% AMI	5	100	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	4	80	
Elderly families	0	0	
Families with Disabilities	0	0	
Black	5	100	
White	0	0	
Hispanic	0	0	
Other	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	2	40	0
2 BR	2	40	3
3 BR	1	20	2
4 BR	0	0	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 type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
Sneads 15-4	# of families	% of total families	Annual Turnover
Waiting list total	1	100	4
Extremely low income <=30% AMI	1	100	4
Very low income (>30% but <=50% AMI)	0	0	0
Low income (>50% but <80% AMI)	0	0	0
Families with children	0	0	0
Elderly families	0	0	0
Families with Disabilities	0	0	0
Black	0	0	0
White	1	100	4
Hispanic	0	0	0
Other	0	0	0
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1	100	1
2 BR	0	0	1
3 BR	0	0	1
4 BR	0	0	1

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 type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
Bonifay 15-5, 15-16	# of families	% of total families	Annual Turnover
Waiting list total	6		15
Extremely low income <=30% AMI	5	83	
Very low income (>30% but <=50% AMI)	1	17	
Low income (>50% but <80% AMI)	0	0	
Families with children	1	17	
Elderly families	2	33	
Families with Disabilities	3	50	
Black	1	17	
White	5	83	
Hispanic	0	0	
Other	0	0	
Characteristics by Bedr2oom Size (Public Housing Only)			
1BR	3	50	6
2 BR	2	33	2
3 BR	1	17	7
4 BR	0	0	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 type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
Cross City 15-6 A & B	# of families	% of total families	Annual Turnover
Waiting list total	7		4
Extremely low income <=30% AMI	7	100	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	6	86	
Elderly families	0	0	
Families with Disabilities	1	14	
Black	1	14	
White	6	86	
Hispanic	0	0	
Other	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	3	43	1
2 BR	0	0	1
3 BR	4	57	1
4 BR	0	0	1

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 type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
Jasper 15-7 A & B 15-18	# of families	% of total families	Annual Turnover
Waiting list total	6		16
Extremely low income <=30% AMI	6	100	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	6	100	
Elderly families	0	0	
Families with Disabilities	0	0	
Black	6	100	
White	0	0	
Hispanic	0	0	
Other	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1	17	2
2 BR	1	17	6
3 BR	3	50	6
4 BR	1	17	2

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 type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
Blountstown 15-9A & B	# of families	% of total families	Annual Turnover
Waiting list total	8		5
Extremely low income <=30% AMI	8	100	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	5	63	
Elderly families	2	25	
Families with Disabilities	1	13	
Black	3	38	
White	5	63	
Hispanic	0	0	
Other	0	0	
Characteristics by Bedr2oom Size (Public Housing Only)			
1BR	2	25	0
2 BR	4	50	1
3 BR	2	25	3
4 BR	0	0	1

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 type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
Havana 15-10	# of families	% of total families	Annual Turnover
Waiting list total	7		3
Extremely low income <=30% AMI	7	100	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	5	71	
Elderly families	0	0	
Families with Disabilities	2	29	
Black	7	100	
White	0	0	
Hispanic	0	0	
Other	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	0	0	0
2 BR	7	100	1
3 BR	0	0	0
4 BR	0	0	2

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 type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
Carrabelle 15-12	# of families	% of total families	Annual Turnover
Waiting list total	1		2
Extremely low income <=30% AMI	1	100	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	1	100	
Elderly families	0	0	
Families with Disabilities	0	00	
Black	0	0	
White	1	100	
Hispanic	0	0	
Other	0	0	
Characteristics by Bedr2oom Size (Public Housing Only)			
1BR	0	0	0
2 BR	1	100	1
3 BR	0	0	1
4 BR	0	0	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 type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
Wewahitchka 15-13	# of families	% of total families	Annual Turnover
Waiting list total	4		16
Extremely low income <=30% AMI	4	100	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	3	75	
Elderly families	0	0	
Families with Disabilities	1	25	
Black	1	25	
White	3	75	
Hispanic	0	0	
Other	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	2	50	3
2 BR	1	25	5
3 BR	1	25	7
4 BR	0	0	1

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 type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
Bristol 15-14	# of families	% of total families	Annual Turnover
Waiting list total	2		0
Extremely low income <=30% AMI	2	100	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	2	100	
Elderly families	0	0	
Families with Disabilities	0	0	
Black	0	0	
White	2	100	
Hispanic	0	0	
Other	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	0	0	0
2 BR	0	0	0
3 BR	1	50	0
4 BR	1	50	0

Housing Needs of Families on the Section 8 Community Wide Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	403		150
Extremely low income <=30% AMI	340	84	
Very low income (>30% but <=50% AMI)	54	13	
Low income (>50% but <80% AMI)	9	Less than 1	
Families with children	327	81	
Elderly families	9	Less than 1	
Families with Disabilities	75	19	
Black	277	69	
White	126	31	
Hispanic	0	0	
Other	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	6	Less than 1	3
1BR	100	25	45
2 BR	178	44	50
3 BR	103	26	45
4 BR	18	Less than 1	7

Housing Needs of Families on the Section 8 Community Wide Waiting List

Is the waiting list closed (select one)? No Yes
 Of the counties in the jurisdiction, several waiting lists are closed and some are open. Each closed waiting list will be explained according to the plan below:

If yes:

Gadsden County

How long has it been closed (# of months)? 26 months

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Madison County

How long has it been closed (# of months)? 10 months

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

The following counties have open waiting lists for Section 8 applicants:

Dixie, Franklin, Jackson, Lafayette, Liberty and Union Counties.

Housing Needs of Families on the Section 8 Waiting Lists

Waiting list type: (select one)

- Section 8 tenant-based assistance - **Bradford County**
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	20		17
Extremely low income <=30% AMI	0	0	
Very low income (>30% but <=50% AMI)	20	100	
Low income (>50% but <80% AMI)	0	0	
Families with children	13	0	
Elderly families	1	5	

Housing Needs of Families on the Section 8 Waiting Lists			
Families with Disabilities	9	45	
Black	17	85	
White	3	15	
Hispanic	0	0	
Other	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	0	0	0
1BR	7	35	2
2 BR	6	30	3
3 BR	7	35	8
4 BR	0	0	4
<p>Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Of the counties in the jurisdiction, several waiting lists are closed and some are open. Each closed waiting list will be explained according to the plan below:</p> <p>If yes:</p> <p>Gadsden County</p> <p>How long has it been closed (# of months)? 26 months</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Madison County</p> <p>How long has it been closed (# of months)? 10 months</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>The following counties have open waiting lists for Section 8 applicants: Dixie, Franklin, Jackson, Lafayette, Liberty and Union Counties.</p>			

Housing Needs of Families on the Section 8 Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance - Calhoun			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	22		19
Extremely low income <=30% AMI	0	0	
Very low income (>30% but <=50% AMI)	22	100	
Low income (>50% but <80% AMI)	0	0	
Families with children	15	68	
Elderly families	1	4	
Families with Disabilities	5	23	
Black	9	41	
White	13	59	
Hispanic	0	0	
Other	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	0	0	0
1BR	8	36	10
2 BR	7	31	9
3 BR	6	27	0
4 BR	1	4	0

Housing Needs of Families on the Section 8 Waiting Lists

Is the waiting list closed (select one)? No Yes
 Of the counties in the jurisdiction, several waiting lists are closed and some are open. Each closed waiting list will be explained according to the plan below:

If yes:

Gadsden County

How long has it been closed (# of months)? 26 months

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Madison County

How long has it been closed (# of months)? 10 months

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

The following counties have open waiting lists for Section 8 applicants:

Dixie, Franklin, Jackson, Lafayette, Liberty and Union Counties.

Housing Needs of Families on the Section 8 Waiting Lists

Waiting list type: (select one)

- Section 8 tenant-based assistance – **Dixie County**
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	18		9
Extremely low income <=30% AMI	0	0	
Very low income (>30% but <=50% AMI)	18	100	
Low income (>50% but <80% AMI)	0	0	
Families with children	8	44	
Elderly families	2	11	

Housing Needs of Families on the Section 8 Waiting Lists			
Families with Disabilities	9	50	
Black	4	22	
White	14	78	
Hispanic	0	0	
Other	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	0	0	0
1BR	10	56	4
2 BR	5	28	4
3 BR	3	17	1
4 BR	0	0	0
<p>Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Of the counties in the jurisdiction, several waiting lists are closed and some are open. Each closed waiting list will be explained according to the plan below:</p> <p>If yes:</p> <p>Gadsden County</p> <p>How long has it been closed (# of months)? 26 months</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Madison County</p> <p>How long has it been closed (# of months)? 10 months</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>The following counties have open waiting lists for Section 8 applicants: Dixie, Franklin, Jackson, Lafayette, Liberty and Union Counties.</p>			

Housing Needs of Families on the Section 8 Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance – Franklin County			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	7		13
Extremely low income <=30% AMI	0	0	
Very low income (>30% but <=50% AMI)	7	100	
Low income (>50% but <80% AMI)	0	0	
Families with children	6	86	
Elderly families	0	0	
Families with Disabilities	2	28	
Black	2	28	
White	5	71	
Hispanic	0	0	
Other	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	0	0	0
1BR	1	14	6
2 BR	5	71	7
3 BR	1	14	0
4 BR	0	0	0

Housing Needs of Families on the Section 8 Waiting Lists	
<p>Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Of the counties in the jurisdiction, several waiting lists are closed and some are open. Each closed waiting list will be explained according to the plan below:</p> <p>If yes:</p> <p>Gadsden County</p> <p>How long has it been closed (# of months)? 26 months</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Madison County</p> <p>How long has it been closed (# of months)? 10 months</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>The following counties have open waiting lists for Section 8 applicants: Dixie, Franklin, Jackson, Lafayette, Liberty and Union Counties.</p>	

Housing Needs of Families on the Section 8 Waiting Lists			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance - Gadsden <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	43	51	
Extremely low income <=30% AMI	0	0	
Very low income (>30% but <=50% AMI)	43	100	
Low income (>50% but <80% AMI)	0	0	
Families with children	40	93	
Elderly families	1	2	
Families with Disabilities	2	4	

Housing Needs of Families on the Section 8 Waiting Lists			
Black	43	100	
White	0	0	
Hispanic	0	0	
Other	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	0	0	0
1BR	3	7	8
2 BR	22	51	27
3 BR	16	37	14
4 BR	2	4	2
<p>Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Of the counties in the jurisdiction, several waiting lists are closed and some are open. Each closed waiting list will be explained according to the plan below:</p> <p>If yes:</p> <p>Gadsden County</p> <p>How long has it been closed (# of months)? 26 months</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Madison County</p> <p>How long has it been closed (# of months)? 10 months</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>The following counties have open waiting lists for Section 8 applicants: Dixie, Franklin, Jackson, Lafayette, Liberty and Union Counties.</p>			

Housing Needs of Families on the Section 8 Waiting Lists

Waiting list type: (select one)

- Section 8 tenant-based assistance - **Gulf**
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	22		10
Extremely low income <=30% AMI	0	0	
Very low income (>30% but <=50% AMI)	22	100	
Low income (>50% but <80% AMI)	0	0	
Families with children	21	95	
Elderly families	0	0	
Families with Disabilities	2	9	
Black	16	72	
White	6	27	
Hispanic	0	0	
Other	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	0	0	0
1BR	2	9	3
2 BR	10	45	3
3 BR	9	41	3
4 BR	1	4	1

Housing Needs of Families on the Section 8 Waiting Lists

Is the waiting list closed (select one)? No Yes

Of the counties in the jurisdiction, several waiting lists are closed and some are open. Each closed waiting list will be explained according to the plan below:

If yes:

Gadsden County
 How long has it been closed (# of months)? 26 months
 Does the PHA expect to reopen the list in the PHA Plan year? No Yes
 Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Madison County
 How long has it been closed (# of months)? 10 months
 Does the PHA expect to reopen the list in the PHA Plan year? No Yes
 Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

The following counties have open waiting lists for Section 8 applicants:

Dixie, Franklin, Jackson, Lafayette, Liberty and Union Counties.

Housing Needs of Families on the Section 8 Waiting Lists

Waiting list type: (select one)

Section 8 tenant-based assistance **-Hamilton**

Public Housing

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	15		12
Extremely low income <=30% AMI	0	0	
Very low income (>30% but <=50% AMI)	15	100	
Low income (>50% but <80% AMI)	0	0	
Families with children	13	87	
Elderly families	0	0	

Housing Needs of Families on the Section 8 Waiting Lists			
Families with Disabilities	2	13	
Black	12	80	
White	3	20	
Hispanic	0	0	
Other	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	0	0	0
1BR	2	13	2
2 BR	9	60	7
3 BR	3	20	3
4 BR	1	6	0
<p>Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Of the counties in the jurisdiction, several waiting lists are closed and some are open. Each closed waiting list will be explained according to the plan below:</p> <p>If yes:</p> <p>Gadsden County</p> <p>How long has it been closed (# of months)? 26 months</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Madison County</p> <p>How long has it been closed (# of months)? 10 months</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>The following counties have open waiting lists for Section 8 applicants:</p> <p>Dixie, Franklin, Jackson, Lafayette, Liberty and Union Counties.</p>			

Housing Needs of Families on the Section 8 Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance - Jackson			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	12		12
Extremely low income <=30% AMI	0	0	
Very low income (>30% but <=50% AMI)	12	100	
Low income (>50% but <80% AMI)	0	0	
Families with children	7	58	
Elderly families	1	8	
Families with Disabilities	3	25	
Black	8	67	
White	4	33	
Hispanic	0	0	
Other	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	0	0	0
1BR	5	41	3
2 BR	2	16	6
3 BR	4	33	2
4 BR	1	8	1

Housing Needs of Families on the Section 8 Waiting Lists

Is the waiting list closed (select one)? No Yes
 Of the counties in the jurisdiction, several waiting lists are closed and some are open. Each closed waiting list will be explained according to the plan below:

If yes:

Gadsden County

How long has it been closed (# of months)? 26 months

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Madison County

How long has it been closed (# of months)? 10 months

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

The following counties have open waiting lists for Section 8 applicants:

Dixie, Franklin, Jackson, Lafayette, Liberty and Union Counties.

Housing Needs of Families on the Section 8 Waiting Lists

Waiting list type: (select one)

- Section 8 tenant-based assistance - **Lafayette**
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	8		6
Extremely low income <=30% AMI	0	0	
Very low income (>30% but <=50% AMI)	8	100	
Low income (>50% but <80% AMI)	0	0	
Families with children	4	50	
Elderly families	1	13	

Housing Needs of Families on the Section 8 Waiting Lists			
Families with Disabilities	3	38	
Black	0	0	
White	8	100	
Hispanic	0	0	
Other	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	0	0	0
1BR	4	50	1
2 BR	2	25	3
3 BR	2	25	1
4 BR	0	0	1
<p>Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Of the counties in the jurisdiction, several waiting lists are closed and some are open. Each closed waiting list will be explained according to the plan below:</p> <p>If yes:</p> <p>Gadsden County</p> <p>How long has it been closed (# of months)? 26 months</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Madison County</p> <p>How long has it been closed (# of months)? 10 months</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>The following counties have open waiting lists for Section 8 applicants:</p> <p>Dixie, Franklin, Jackson, Lafayette, Liberty and Union Counties.</p>			

Housing Needs of Families on the Section 8 Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance -Liberty			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	7		7
Extremely low income <=30% AMI	0	0	
Very low income (>30% but <=50% AMI)	7	100	
Low income (>50% but <80% AMI)	0	0	
Families with children	6	86	
Elderly families	0	0	
Families with Disabilities	0	0	
Black	0	0	
White	7	100	
Hispanic	0	0	
Other	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	0	0	0
1BR	1	14	1
2 BR	3	43	3
3 BR	3	43	2
4 BR	0	0	1

Housing Needs of Families on the Section 8 Waiting Lists

Is the waiting list closed (select one)? No Yes
 Of the counties in the jurisdiction, several waiting lists are closed and some are open. Each closed waiting list will be explained according to the plan below:

If yes:

Gadsden County

How long has it been closed (# of months)? 26 months

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Madison County

How long has it been closed (# of months)? 10 months

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

The following counties have open waiting lists for Section 8 applicants:

Dixie, Franklin, Jackson, Lafayette, Liberty and Union Counties.

Housing Needs of Families on the Section 8 Waiting Lists

Waiting list type: (select one)

- Section 8 tenant-based assistance **Madison**
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	26		34
Extremely low income <=30% AMI	0	0	
Very low income (>30% but <=50% AMI)	26	100	
Low income (>50% but <80% AMI)	0	0	
Families with children	18	69	
Elderly families	1	4	

Housing Needs of Families on the Section 8 Waiting Lists			
Families with Disabilities	7	27	
Black	26	100	
White	0	0	
Hispanic	0	0	
Other	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	0	0	0
1BR	8	31	10
2 BR	8	31	14
3 BR	7	27	9
4 BR	3	11	1
<p>Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Of the counties in the jurisdiction, several waiting lists are closed and some are open. Each closed waiting list will be explained according to the plan below:</p> <p>If yes:</p> <p>Gadsden County</p> <p>How long has it been closed (# of months)? 26 months</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Madison County</p> <p>How long has it been closed (# of months)? 10 months</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>The following counties have open waiting lists for Section 8 applicants: Dixie, Franklin, Jackson, Lafayette, Liberty and Union Counties.</p>			

Housing Needs of Families on the Section 8 Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance Suwanee			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	21		7
Extremely low income <=30% AMI	0	0	
Very low income (>30% but <=50% AMI)	21	100	
Low income (>50% but <80% AMI)	0	0	
Families with children	17	81	
Elderly families	3	14	
Families with Disabilities	4	19	
Black	18	86	
White	3	14	
Hispanic	0	0	
Other	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	0	0	0
1BR	4	19	0
2 BR	8	38	7
3 BR	8	38	0
4 BR	1	5	0

Housing Needs of Families on the Section 8 Waiting Lists

Is the waiting list closed (select one)? No Yes
 Of the counties in the jurisdiction, several waiting lists are closed and some are open. Each closed waiting list will be explained according to the plan below:

If yes:

Gadsden County

How long has it been closed (# of months)? 26 months

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Madison County

How long has it been closed (# of months)? 10 months

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

The following counties have open waiting lists for Section 8 applicants:

Dixie, Franklin, Jackson, Lafayette, Liberty and Union Counties.

Housing Needs of Families on the Section 8 Waiting Lists

Waiting list type: (select one)

- Section 8 tenant-based assistance **Taylor**
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	22		8
Extremely low income <=30% AMI	0	0	
Very low income (>30% but <=50% AMI)	22	100	
Low income (>50% but <80% AMI)	0	0	
Families with children	16	73	

Housing Needs of Families on the Section 8 Waiting Lists			
Elderly families	0	0	
Families with Disabilities	4	18	
Black	18	81	
White	4	18	
Hispanic	0	0	
Other	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	0	0	0
1BR	6	27	0
2 BR	10	45	7
3 BR	6	27	0
4 BR	0	0	1
<p>Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Of the counties in the jurisdiction, several waiting lists are closed and some are open. Each closed waiting list will be explained according to the plan below:</p> <p>If yes:</p> <p>Gadsden County</p> <p>How long has it been closed (# of months)? 26 months</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Madison County</p> <p>How long has it been closed (# of months)? 10 months</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>The following counties have open waiting lists for Section 8 applicants:</p> <p>Dixie, Franklin, Jackson, Lafayette, Liberty and Union Counties.</p>			

Housing Needs of Families on the Section 8 Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance Union			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	9		18
Extremely low income <=30% AMI	0	0	
Very low income (>30% but <=50% AMI)	9	100	
Low income (>50% but <80% AMI)	0	0	
Families with children	4	44	
Elderly families	2	22	
Families with Disabilities	5	55	
Black	5	55	
White	4	18	
Hispanic	0	0	
Other	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	0	0	0
1BR	5	55	3
2 BR	2	22	8
3 BR	2	22	4
4 BR	0	0	0

Housing Needs of Families on the Section 8 Waiting Lists

Is the waiting list closed (select one)? No Yes

Of the counties in the jurisdiction, several waiting lists are closed and some are open. Each closed waiting list will be explained according to the plan below:

If yes:

Gadsden County

How long has it been closed (# of months)? 26 months

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Madison County

How long has it been closed (# of months)? 10 months

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

The following counties have open waiting lists for Section 8 applicants:

Dixie, Franklin, Jackson, Lafayette, Liberty and Union Counties.

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	\$740,000	
b) Public Housing Capital Fund	\$676,863	
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$2,840,027	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$84,813	
g) Resident Opportunity and Self-Sufficiency Grants	N/A	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
h) Community Development Block Grant	N/A	N/A
i) HOME	N/A	N/A
Other Federal Grants (list below)	N/A	N/A
2. Prior Year Federal Grants (unobligated funds only) (list below)		
1998 CGP	\$448,131	Capital Improvements
1999 CGP	\$526,149	Capital Improvements
3. Public Housing Dwelling Rental Income	\$150,000	Operations
4. Other income (list below)		
Interest on General Fund Invest.	\$25,000	Operations
Other Receipts	\$10,000	Operations
5. Non-federal sources (list below)		
Total resources	\$5,500,983	Operations and capital Improvements

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

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

NWFRHA verifies eligibility upon the offer of a unit for housing.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

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

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

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

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

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

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

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

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

1. How many site-based waiting lists will the PHA operate in the coming year? 14 for section 8 and 11 for Public Housing.

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? As many as they would like to be placed on.

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

1 Date and Time

Former Federal preferences:

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

High rent burden

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

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

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

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

All developments

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

All developments

Other (list policies and developments targeted below)

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

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

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

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

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

All developments

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

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

B. Section 8

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

(1) Eligibility

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

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

(4) Admissions Preferences

- a. Income targeting

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

- b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

Other preference(s) (list below)

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

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

Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply)

1 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

1 Those enrolled currently in educational, training, or upward mobility programs

Households that contribute to meeting income goals (broad range of incomes)

Households that contribute to meeting income requirements (targeting)

1 Those previously enrolled in educational, training, or upward mobility programs

Victims of reprisals or hate crimes

Other preference(s) (list below)

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

Date and time of application

Drawing (lottery) or other random choice technique

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

This preference has previously been reviewed and approved by HUD

The PHA requests approval for this preference through this PHA Plan

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

The PHA applies preferences within income tiers

Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

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

- For household heads
 For other family members
 For transportation expenses
 For the non-reimbursed medical expenses of non-disabled or non-elderly families
 Other (describe below)

e. Ceiling rents

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

- Yes for all developments

- Yes but only for some developments
- No

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

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

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

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
 Other (list below)

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

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

(2) Minimum Rent

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

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

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

Hardship Exemptions, Rent Reductions Relative to Public Assistance Benefits Reductions, Phase-In Rent Policy

5. Operations and Management

[24 CFR Part 903.79 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
 A brief description of the management structure and organization of the PHA follows:

Northwest Florida Regional Housing Authority currently has twenty (20) employees. The job titles include: Executive Director, Director of Programs, Fiscal Manager, PH/Section 8 Housing Counselors, Housing Programs Occupancy Specialist, Administrative Assistant, Applications Clerk/Tenant Selector for Public Housing, Programs Clerk, Modernization Coordinator, Applications Clerk/tenant Selector for Section 8, Maintenance Supervisor, Maintenance Mechanics, and Laborers. A brief summary of job responsibilities is included here also for reference:

Executive Director

The chief administrative officer of the Housing Authority serving at the pleasure of the Board of Commissioners and is responsible for achieving all Housing Program goals and objectives established by the Housing Authority Board in accordance with Federal, State and local policies and procedures.

Director of Programs

Assists the Executive Director with administrative and supervisory work in executing the functions and activities necessary for the effective and efficient operation of the Authority. Functional responsibilities include all aspects of the Authority's work. Exercises considerable independent judgment in determining courses of action within established policy.

Fiscal Manager

Work involves the application of accounting principles and practices to the maintenance of accounting and fiscal records, performance of confidential duties assisting the Executive Director in the areas of budget, procurement, management information systems, and other administrative functions as assigned. The incumbent is responsible for performing professional accounting duties which require working with clearly established accounting systems and procedures. Performance of the duties requires thorough knowledge of accounting methods and independent judgment.

Public Housing Counselor

Responsible for the orientation of tenants in Public Housing of program rules, regulations and terminology. Responsible for tenant files, recertifications, unit inspections, lease violations, case management and other duties as required.

Section 8 Housing Counselor

Responsible for the orientation of tenants and landlords participating in the Section 8 Housing Assistance Programs of the Program rules, regulations and terminology. Responsible for tenant files, HQS, monitoring of vacancies, HAP payment tracking and other duties as required.

Housing Programs Occupancy Specialist

Under the supervision of the Director of Programs the incumbent is responsible for assisting with the monitoring and collection of delinquent tenant accounts receivables in the public housing program. Responsible for preparing tenant notices of delinquent accounts and evictions due to non-payment of delinquent accounts. Prepares necessary documents for filing eviction proceedings with local courts and submits documentation to supervisory personnel. Responsible for any other occupancy related issues for both the Public Housing and the Section 8 Program and any other related duties as required.

Administrative Assistant

Responsible for assisting the Executive Director and the Director of Programs with coordination of appointment schedules and travel itineraries as well other administrative duties in support of the above positions. Examples of these duties include typing correspondence, maintaining the filing system, distributing mail, maintaining order and inventory of office supplies, processing purchase orders, etc.

Public Housing Applications Clerk/Tenant Selector

Provides information to potential applicants of the “Application Process” for securing housing assistance for the Public Housing Program. Duties include receiving and processing applications, maintaining the waiting list, monitoring vacancies, assisting the Director of Programs with monthly status reports and other related duties as required.

Programs Clerk

Responsible for the collection and posting of tenant rents. Responsible for assisting the Financial Department with the reconciliation of rent receipts and Daily Statement of Operations in the PH Program. Other duties include serving as front office assistant, assisting housing counselors and application clerks, assist with typing of correspondence, reports, etc.

Modernization Coordinator

In coordination with the Director of Programs, has responsibility for the direct oversight of the Authority’s Comprehensive Grant Program. Duties include such things as producing bid specifications, managing the construction/rehabilitation activities, site inspections, development of the Preventive Maintenance Program and other duties as required.

Section 8 Applications Clerk/Tenant Selector

Provides information to potential applicants of the “Application Process” for securing housing assistance for the Section 8 Program. Duties include receiving and processing applications for the Section 8 Rental Assistance Program, maintaining the waiting list, monitoring vacancies, assisting the Director of Programs with monthly status reports and other related duties as required.

Maintenance Supervisor

Responsible to the Executive Director for effectively supervising and managing the Public Housing Building Maintenance Program. Duties include supervising the maintenance staff, planning and coordinating the maintenance program including preparation of the budget and responsible for procurement and control of maintenance materials and supplies.

Maintenance Mechanics

Under the supervision of the Maintenance Supervisor, incumbent is responsible for performing a wide variety of maintenance and repair functions in the Public Housing Program which conforms to codes, specifications and Program regulations.

Maintenance Laborers

Under general supervision of the maintenance Supervisor, this is general manual and limited semi-skilled and/or unskilled work in the maintenance and upkeep of the Authority and public housing buildings and/or grounds. The incumbent is responsible for performing a variety of custodial, maintenance, and grounds-keeping tasks at Authority properties. Individual will operate simple hand tools and small motorized equipment such as stripping machines and power mowers. Instructions are specific in nature on all but previously learned tasks, and work is subject to review for quality upon completion.

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	370 units	40
Section 8 Vouchers	684	50
Section 8 Certificates	0 (expired)	0
Section 8 Mod Rehab	29	5
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	Fla 15-7 - 151 (1/1/00)	N/A
Other Federal Programs(list individually)	N/A	N/A

C. Management and Maintenance Policies

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

- (1) Public Housing Maintenance and Management: (list below)
 Personnel policy, Procurement Policy, Capitalization, Disposition, Insurance, Cash Management and Investment Policy, Safety Policy, and Maintenance Manual

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

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
 - PHA development management offices
 - Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

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

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

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

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FL29P0115708 FFY of Grant Approval: (1/01/2000)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	\$135,372
3	1408 Management Improvements	
4	1410 Administration	\$30,000
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	\$43,433
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	\$413,707
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	

15	1490	Replacement Reserve	
16	1492	Moving to Work Demonstration	
17	1495.1	Relocation Costs	\$25,000
18	1498	Mod Used for Development	
19	1502	Contingency	\$29,351
20	Amount of Annual Grant (Sum of lines 2-19)		\$676,863
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Compliance		
23	Amount of line 20 Related to Security		
24	Amount of line 20 Related to Energy Conservation Measures		

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
	Operations	1406	
PHA Wide	-Operations		\$135,372
	Total 1406		\$135,732
	Administration	1410	
PHA Wide	-CGP Administration		\$30,000
	Total 1410		\$30,000
	Fees and Costs	1430	
PHA Wide	-A & E Fees		\$43,433
	Total 1430		\$43,433
	Relocation Costs	1495	
PHA Wide	-Relocation Costs		\$25,000
	Total 1495		\$25,000
	Contingency	1502	
PHA Wide	-Contingency		\$29,351
	Total 1502		\$29,351
FL 15-05			

**Alex
Sessions/Moore
Homes**

Dwelling Structures (phase 1)

1460

-Replace floor tile and base	\$30,750
-Replace kitchen cabinets and install range hoods	\$55,650
-Replace interior doors and hardware	\$13,650
-Replace exterior doors and install security screens	\$17,250
-Lead based paint abatement	\$75,000
-Replace soffits and fascia	\$26,250
-Replace porch columns and handrails	\$11,687
-Replace shelving	\$2,250
-Electrical upgrades	\$39,150
Total FL 15-05	\$271,637

FL 15-16

North Hilton Homes

Dwelling Structures

1460

-Install carpet (phase 1)	\$6,400
-Electrical upgrades	\$41,760
-Exterior doors and security screens	\$18,400
-Replace shelving	\$2,400
-Replace interior doors and hardware	\$14,560
-Lead abatement including front porch columns	\$53,750
-Replace sewer materials from units to street	\$4,800
Total 15-16	\$142,070

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) (FL015a01)

-or-

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
	PHA Wide			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
1410 Administration			\$120,000	2001-2004 distributed equally over four years
1430,1495, 1502 Other			\$125,406	2001
			\$115,891	2002
			\$123,201	2003
			\$114,351	2004
1406 Operations			\$541,488	2001-2004 distributed equally over four years
Total estimated cost over next 5 years			\$1,140,337	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
FI 15-03	Green Oak Homes			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Dwelling Structures				2002
-Install tub surrounds, mixer valves and showers			\$3,600	
-Replace exterior doors and install security screens			\$6,900	
Subtotal 15-03			\$10,500	
-Install HVAC units			\$30,000	2004
Subtotal 15-03			\$30,000	
Total estimated cost over next 5 years			\$40,500	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
FI 15-04	Green Oak/John Fulmer Homes			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Dwelling Structures -Install HVAC units			\$110,000	2004
Total estimated cost over next 5 years			\$110,000	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
FI 15-05	Alex Sessions/Moore Homes			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Dwelling Structures				
-Replace floor tile and base			\$37,250	2001
-Replace kitchen cabinets and install range hoods			\$64,350	
-Modernize bathrooms (phase 1)			\$22,722	
-Enclose bedroom closets (phase 1)			\$12,000	
-Install mini blinds (phase 1)			\$4,800	
-Replace interior doors and hardware			\$18,350	
-Replace exterior doors and install security screens			\$34,750	
-Remove overhead plumbing and replace (phase 1)			\$20,000	
-Replace hot water heaters (phase 1)			\$10,000	
-Lead based paint abatement			\$25,000	
-Replace soffits and fascia			\$31,750	
-Replace porch columns and handrails			\$19,513	
-Replace shelving			\$2,750	
-Electrical upgrades			\$70,850	
-Replace sewer laterials (phase 1)			\$12,000	
Subtotal 1460			\$386,085	2001
-Install HVAC units (phase 1)			\$11,262	2002
-Modernize baths (phase 2)			\$37,278	
-Convert (1) unit for handicap accessibility			\$25,000	2002
Subtotal 1460			\$73,540	
Total estimated cost over next 5 years			\$459,625	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
FL 15-06	Southside/Northside Homes			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Dwelling Structures -Install and enclose HVAC units -Electrical upgrades -Convert from propane gas to electric -Install electric hot water heaters Dwelling Equipment -Install electric ranges			\$130,000 \$67,860 \$13,000 \$9,100 \$9,100	2002
Total estimated cost over next 5 years			\$229,060	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
FI 15-07	Northwood/Westwood Homes			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Dwelling Structures -Replace roofs (phase 1)			\$82,500	2002
Subtotal 15-07			\$82,500	
Site Improvements -Replace exterior sewer distribution system -Replace exterior water distribution system			\$58,000	2003
Subtotal 15-07			\$127,600	
Dwelling Structures -Replace roofs (phase 2) -Install insulated windows (phase 1)			\$13,200	2003
Subtotal 15-07			\$127,280	
Dwelling Structures -Install HVAC units -Install insulated windows (phase 2)			\$203,500	2004
Subtotal 15-07			\$233,050	
Total estimated cost over next 5 years			\$570,430	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
FI 15-18	South Wood Homes			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Site Improvements -Replace exterior sewer distribution system -Replace exterior water distribution system			\$28,000 \$33,600 Subtotal 15-18 \$61,600	2003
Dwelling Structure -Replace roofs -Install insulated windows (phase 1)			\$46,200 \$25,610 Subtotal 15-18 \$71,810	2003
Site Improvements -Install HVAC units (phase 1)			\$24,090 Subtotal 15-18 \$24,090	2004
Total estimated cost over next 5 years			\$157,500	

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

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

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved

Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

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

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.79(j)]

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

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

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

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset

Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

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

5. Number of units affected:
6. Coverage of action: (select one)
- Part of the development
- Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? DD/MM/YY

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

(select all that apply)

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

b. Economic and Social self-sufficiency programs

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

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

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	N/A	
Section 8	N/A	

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

Waiver of FSS Program requested from HUD.

C. Welfare Benefit Reductions

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

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

Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

- (1) 15-7 Northwood Homes,
- (2) 15-7 Westwood Homes, and
- (3) 15-18 Southwood Homes

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

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

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

Reimbursement of local law enforcement agencies over and above baseline services
Physical Improvements

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

(1) 15-7 Northwood Homes, (2) 15-7 Westwood Homes, and (3) 15-18 Southwood Homes

C. Coordination between PHA and the police

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

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

The Northwest Florida Regional Housing Authority will execute a contract with the City of Jasper Police Department to provide services above current baseline services. The city will provide one additional full-time sworn officer to be assigned to the three sites. The Authority is requesting funding for salary and fringe benefits reimbursement for one (1) year for dedicated patrol from the City of Jasper Police Department.

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

(1) 15-7 Northwood Homes, (2) 15-7 Westwood Homes, and (3) 15-18 Southwood Homes

D. Additional information as required by PHDEP/PHDEP Plan

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

Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?

Yes No: This PHDEP Plan is an Attachment. (Attachment Filename:)
(FL015b01)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 - Attached at Attachment (File name)
 - Provided below:

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

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

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

- 1. Consolidated Plan jurisdiction: (State of Florida Consolidated Plan)

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

1. Goal: The public and private sectors shall increase the affordability and availability of housing for low-income and moderate-income persons, including citizens in rural areas, while at the same time encouraging self-sufficiency of the individual and assuring environmental and structural quality and cost-effective operations.
2. Policies
 1. Eliminate public policies which result in housing discrimination, and develop policies which encourage housing opportunities for all Florida citizens.
 2. Diminish the use of institutions to house persons by promoting deinstitutionalization to the maximum extent possible.
 3. Increase the supply of safe, affordable, and sanitary housing for low-income and moderate-income persons and elderly persons by alleviating housing shortages, recycling older houses and redeveloping residential neighborhoods, identifying housing needs, providing incentives to the private sector to build affordable housing, encouraging public-private partnerships to maximize the creation of affordable housing, and encouraging research into low-cost housing construction techniques, considering life-cycle operating costs.
 4. Reduce the cost of housing construction by eliminating unnecessary regulatory practices which add to the cost of housing.

Other: (list below)

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

The State Comprehensive Plan is intended to be a direction-setting document. Its policies may be implemented only to the extent that financial resources are provided pursuant to legislative appropriation or grants or appropriations of any other public or private entities. The plan does not create regulatory authority or authorize the adoption of agency rules, criteria, or standards not otherwise authorized by law.

The goals and policies contained in the State Comprehensive Plan shall be reasonably applied where they are economically and environmentally feasible, not contrary to the public interest, and consistent with the protection of private property rights. The plan shall be construed and applied as a whole, and no specific goal or policy in the plan shall be construed or applied in isolation from the other goals and policies in the plan.

D. Other Information Required by HUD

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

Attachments

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

A.

Non Discrimination

The Housing Authority will not, on account of race, color, creed, sex or national origin, deny or hinder any applicant family the opportunity to make application or lease a dwelling unit suitable to its needs in any of its developments. Neither will the Housing Authority discriminate because of religion, age, physical handicap, pregnancy, parenthood, or marital or veteran status.

The selection of residents for occupancy of available units will be in conformance with all HUD guidelines and regulations and applicable Fair Housing and Equal Opportunity Requirements.

Income Targeting

The Housing Authority will admit for occupancy eligible families and strive for no less than 40% of available dwelling units occupied by eligible families whose incomes at the time of commencement of occupancy do not exceed 30% of the area median income.

Deconcentration

The Housing Authority will strive to create mixed-income communities and lessen the concentration of very-low income families within the Housing Authority's public housing developments through admissions policies designed to bring in higher income tenants into lower income developments and lower income tenants into higher income developments. This policy shall not be construed to impose or require any specific income or racial quotas for any public housing development owned by the Housing Authority.

B. RAB Comments Suggestion letter

The Quality Housing and Work Responsibility Act of 1998, section 511, provides that every Public Housing Agency (PHA) develop Agency Plans – a Five Year Plan and an Annual Plan. Through these plans, a PHA will advise the U.S. Dept. of HUD, its residents and members of the public of the PHA's mission for serving the needs of low-income and very low-income families, and the PHA's strategy for addressing those needs.

It is of great interest to this agency, and required by the Act, that all families assisted by programs administered by us be involved in the development of our Plan. To assure that your ideas are considered, you are requested to respond to this communication, either in writing or by telephone to make us aware of those ideas. As you are aware, we have made a toll-free telephone number available to you since before your housing assistance began. We encourage you to use that number, 1 800-365-9527, to speak with a member of our staff if you prefer that means of communication to writing. Your comments, suggestions, and requests will be recorded and combined with all other responses in the development of the Plan.

A public hearing, for the purpose of gathering input from interested parties in addition to you, our residents, will be scheduled prior to finalizing the Plan. Notice of such hearing will be published in area newspapers.

PHA Plan Table Library

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

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FL29P0115708 FFY of Grant Approval: (1/01/2000)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	\$135,372
3	1408 Management Improvements	
4	1410 Administration	\$30,000
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	\$43,433
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	\$413,707
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	\$25,000
18	1498 Mod Used for Development	
19	1502 Contingency	\$29,351
20	Amount of Annual Grant (Sum of lines 2-19)	\$676,863
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
	Operations	1406	
PHA Wide	-Operations		\$135,372
	Total 1406		\$135,732
	Administration	1410	
PHA Wide	-CGP Administration		\$30,000
	Total 1410		\$30,000
	Fees and Costs	1430	
PHA Wide	-A &E Fees		\$43,433
	Total 1430		\$43,433
	Relocation Costs	1495	
PHA Wide	-Relocation Costs		\$25,000
	Total 1495		\$25,000
	Contingency	1502	
PHA Wide	-Contingency		\$29,351
	Total 1502		\$29,351
FL 15-05 Alex Sessions/Moore Homes	Dwelling Structures (phase 1)	1460	
	-Replace floor tile and base		\$30,750
	-Replace kitchen cabinets and install range hoods		\$55,650
	-Replace interior doors and hardware		\$13,650
	-Replace exterior doors and install security screens		\$17,250
	-Lead based paint abatement		\$75,000
	-Replace soffits and fascia		\$26,250
	-Replace porch columns and handrails		\$11,687
	-Replace shelving		\$2,250
	-Electrical upgrades		\$39,150

Total FL 15-05 **\$271,637**

FL 15-16			
North Hilton Homes	Dwelling Structures	1460	
	-Install carpet (phase 1)		\$6,400
	-Electrical upgrades		\$41,760
	-Exterior doors and security screens		\$18,400
	-Replace shelving		\$2,400
	-Replace interior doors and hardware		\$14,560
	-Lead abatement including front porch columns		\$53,750
	-Replace sewer materials from units to street		\$4,800
	Total 15-16		\$142,070

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
1406	Mar-2002	September 2003
1410	Mar-2002	September 2003
1430	Mar-2002	September 2003
1460	Mar-2002	September 2003
1495	Mar-2002	September 2003
1502	Mar-2002	September 2003

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
	PHA Wide			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
1410 Administration			\$120,000	2001-2004 distributed equally over four years
1430,1495, 1502 Other			\$125,406	2001
			\$115,891	2002
			\$123,201	2003
			\$114,351	2004
1406 Operations			\$541,488	2001-2004 distributed equally over four years
Total estimated cost over next 5 years			\$1,140,337	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Fl 15-03	Green Oak Homes			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Dwelling Structures				2002
-Install tub surrounds, mixer valves and showers			\$3,600	
-Replace exterior doors and install security screens			\$6,900	
Subtotal 15-03			\$10,500	
-Install HVAC units			\$30,000	2004
Subtotal 15-03			\$30,000	
Total estimated cost over next 5 years			\$40,500	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Fl 15-04	Green Oak/John Fulmer Homes			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Dwelling Structures -Install HVAC units			\$110,000	2004
Total estimated cost over next 5 years			\$110,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
Fl 15-05	Alex Sessions/Moore Homes		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Dwelling Structures			
-Replace floor tile and base		\$37,250	2001
-Replace kitchen cabinets and install range hoods		\$64,350	
-Modernize bathrooms (phase 1)		\$22,722	
-Enclose bedroom closets (phase 1)		\$12,000	
-Install mini blinds (phase 1)		\$4,800	
-Replace interior doors and hardware		\$18,350	
-Replace exterior doors and install security screens		\$34,750	
-Remove overhead plumbing and replace (phase 1)		\$20,000	
-Replace hot water heaters (phase 1)		\$10,000	
-Lead based paint abatement		\$25,000	
-Replace soffits and fascia		\$31,750	
-Replace porch columns and handrails		\$19,513	
-Replace shelving		\$2,750	
-Electrical upgrades		\$70,850	
-Replace sewer laterials (phase 1)		\$12,000	
Subtotal 1460		\$386,085	2001
-Install HVAC units (phase 1)		\$11,262	2002
-Modernize baths (phase 2)		\$37,278	
-Convert (1) unit for handicap accessibility		\$25,000	2002
Subtotal 1460		\$73,540	
Total estimated cost over next 5 years		\$459,625	

Table Library

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
FL 15-06	Southside/Northside Homes		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Dwelling Structures -Install and enclose HVAC units -Electrical upgrades -Convert from propane gas to electric -Install electric hot water heaters Dwelling Equipment -Install electric ranges		\$130,000 \$67,860 \$13,000 \$9,100 \$9,100	2002
Total estimated cost over next 5 years		\$229,060	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
Fl 15-07	Northwood/Westwood Homes		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Dwelling Structures -Replace roofs (phase 1)		\$82,500	2002
Subtotal 15-07		\$82,500	
Site Improvements -Replace exterior sewer distribution system -Replace exterior water distribution system		\$58,000	2003
Subtotal 15-07		\$69,600	
Subtotal 15-07		\$127,600	
Dwelling Structures -Replace roofs (phase 2) -Install insulated windows (phase 1)		\$13,200	2003
Subtotal 15-07		\$114,080	
Subtotal 15-07		\$127,280	
Dwelling Structures -Install HVAC units -Install insulated windows (phase 2)		\$203,500	2004
Subtotal 15-07		\$29,550	
Subtotal 15-07		\$233,050	
Total estimated cost over next 5 years		\$570,430	

Table Library

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
Fl 15-18	South Wood Homes		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Site Improvements -Replace exterior sewer distribution system -Replace exterior water distribution system <p style="text-align: right;">Subtotal 15-18</p>		\$28,000 \$33,600 \$61,600	2003
Dwelling Structure -Replace roofs -Install insulated windows (phase 1) <p style="text-align: right;">Subtotal 15-18</p>		\$46,200 \$25,610 \$71,810	2003
Site Improvements -Install HVAC units (phase 1) <p style="text-align: right;">Subtotal 15-18</p>		\$24,090 \$24,090	2004
Total estimated cost over next 5 years		\$157,500	

Optional Public Housing Asset Management Table

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

Public Housing Asset Management	
Development Identification	Activity Description

Name,
Number,
and
Location

Number
and
Type of
units
Capital
Fund
Program
Parts II and
III

*Component
7a*
Developme
nt
Activities

*Component
7b*
Demolition
/
disposition

*Component
8*
Designated
housing

*Component
9*
Conversion

*Component
10*
Home-
ownership

*Component
11a*
Other
(describe)

Component

Table Library

