

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

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**The Housing Authority of Tarpon Springs Florida**  
Small PHA Plan Update  
Annual Plan for Fiscal Year: **2001**

**Commissioners**

**Mr. George Stamas, Chairperson**  
**Ms. Carmen Bell, Vice Chairperson**  
**Mr. Bill Keigans**  
**Mr. Paul Nektaredes**  
**Ms. Audrey Merriex**  
**Ms. Annette Bass**  
**Mr. George Kousaleos**

**Ms. Patricia Weber, Executive Director**

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

## PHA Plan Agency Identification

**PHA Name:** The Housing Authority of Tarpon Springs

**PHA Number:** FL058

**PHA Fiscal Year Beginning:** (mm/yyyy)04/2001

### PHA Plan Contact Information:

Name: Patricia Weber

Phone: 727-937-4411

TDD:

Email (if available): tsha@gte.net

### 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

### 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
- Main administrative office of the local, county or 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)

### PHA Programs Administered:

- Public Housing and Section 8       Section 8 Only       Public Housing Only

## Annual PHA Plan Fiscal Year 2002

[24 CFR Part 903.7]

### i. Table of Contents

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

<b>Contents</b>	<u>Page #</u>
<b>Annual Plan</b>	
i. Executive Summary (optional)	Not provided
ii. Annual Plan Information	
iii. Table of Contents	
1. Description of Policy and Program Changes for the Upcoming Fiscal Year	
2. Capital Improvement Needs	
3. Demolition and Disposition	
4. Homeownership: Voucher Homeownership Program	
5. Crime and Safety: PHDEP Plan	
6. Other Information:	
A. Resident Advisory Board Consultation Process	
B. Statement of Consistency with Consolidated Plan	
C. Criteria for Substantial Deviations and Significant Amendments	
<b>Attachments</b>	
<input checked="" type="checkbox"/> Attachment : fl058a01 :Supporting Documents Available forReview	
<input checked="" type="checkbox"/> Attachment fl058b01 : 1999-2001 Capital Fund Program Annual Statement	
<input checked="" type="checkbox"/> Attachment fl058c01 : Capital Fund Program 5 Year Action Plan	
<input type="checkbox"/> Attachment __: Capital Fund Program Replacement Housing Factor Annual Statement	
<input type="checkbox"/> Attachment __: Public Housing Drug Elimination Program (PHDEP) Plan	
<input checked="" type="checkbox"/> Attachment fl058d01 : Resident Membership on PHA Board or Governing Body	
<input checked="" type="checkbox"/> Attachment fl058e01 : Membership of Resident Advisory Board or Boards	
<input type="checkbox"/> Attachment __: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)	
<input checked="" type="checkbox"/> Other (List below, providing each attachmentname)	
Attachment fl058f01 : Community Service Program Policy	
Attachment fl058g01 : Pet Policy	

## ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

Not provided

### 1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

The 2001 Annual Plan includes the following new additions/deletions to the Plan:

- **HA policy regarding Resident Community Service**
- **Five Year Capital Fund Action Plan**
- **Pet Policy**
- 

### 2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

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

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 380,000

C.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

#### (1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment

#### (2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment

### 3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: 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 next component ; if “yes”, complete one activity description for each development.)

2. Activity Description

<b>Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)</b>
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. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for     units <input type="checkbox"/> Public housing for     units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for     units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

**4. Voucher Homeownership Program**

[24 CFR Part 903.7 9 (k)]

A.  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 next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

**B. Capacity of the PHA to Administer a Section 8 Homeownership Program**

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family's resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

### **5. Safety and Crime Prevention: PHDEP Plan**

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A.  Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ \_\_\_\_\_
- C.  Yes  No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
- D.  Yes  No: The PHDEP Plan is attached at Attachment \_\_\_\_\_

### **6. Other Information**

[24 CFR Part 903.7 9 (r)]

#### **A. Resident Advisory Board (RAB) Recommendations and PHA Response**

- 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 Attached at Attachment (File name)
- 3. In what manner did the PHA address those comments? (select all that apply)
  - The PHA changed portions of the PHA Plan in response to comments  
A list of these changes is included
    - Yes  No: below or
    - Yes  No: at the end of the RAB Comments in Attachment \_\_\_\_\_.

Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment \_\_\_\_.

Other: (list below)

**B. 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: Pinellas County 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 specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

Yes  No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

- The HA has not requested funds this fiscal year from Pinellas County Community Development. In previous years the HA has received funds for capital improvements from Pinellas County Community Development.
- The Pinellas County Community Development Department has partnered with the City of Tarpon Springs , the Housing Authority and the Union Academy Oversight Committee to apply for a State of Florida Urban Infill Grant, which would further affordable housing goals within the Public Housing neighborhood.

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

- Provide technical assistance on affordable housing acquisition
- Provide opportunity to apply for Neighborhood Revitalization funds through Urban Infill grant partnership

- Provide support to distressed neighborhood revitalization through Non Profit Housing Services Agency

## **C. Criteria for Substantial Deviation and Significant Amendments**

### **1. Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

#### **A. Substantial Deviation from the 5-year Plan:**

Substantial deviation from the five-year plan will be defined as:

Any changes in law, rule or regulation that necessitate a change in the scope of the plan.

#### **B. Significant Amendment or Modification to the Annual Plan: Significant Amendment or Modification to the Annual Plan will be defined as:**

Any changes in the Housing Authority Admission and Continued Occupancy Policy.

Additions of non-emergency work items not included in the current annual statement or five-year action plan

**Attachment fl058a01**  
**Supporting Documents Available for Review**

PHAs are to 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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: 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	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method 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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	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	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input 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 any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E	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
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	PHDEP-related documentation: <ul style="list-style-type: none"> <li>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>· Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>· All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
X	The results of 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)







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

<b>PHA Name:</b> Housing Authority of Tarpon Springs	<b>Grant Type and Number</b> Capital Fund Program: <b>FL14PO550100</b> Capital Fund Program Replacement Housing Factor Grant No:
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<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b>	<input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised A</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>
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Line No.	Summary by Development Account	Total Estimated Cost	
		Original	Revised
1	Total non-CFP Funds		
2	1406 Operations	<b>62,000</b>	
3	1408 Management Improvements		
4	1410 Administration		
5	1411 Audit		
6	1415 liquidated Damages		
7	1430 Fees and Costs	<b>30,000</b>	
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures	<b>286,940</b>	
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Nondwelling Structures		
13	1475 Nondwelling Equipment		
14	1485 Demolition		
15	1490 Replacement Reserve		
16	1492 Moving to Work Demonstration		
17	1495.1 Relocation Costs		
18	1498 Mod Used for Development		
19	1502 Contingency		
20	Amount of Annual Grant: (sum of lines 2-19)	<b>378,940</b>	
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/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP)**

<b>PHA Name:</b> Housing Authority of Tarpon Springs		<b>Grant Type and Number</b> Capital Fund Program: not yet assigned (estimated amount) Capital Fund Program Replacement Housing Factor Grant No:		
<input checked="" type="checkbox"/> <b>Original Annual Statement</b>		<input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised A</b>		
<input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b>		<input type="checkbox"/> <b>Final Performance and Evaluation Report</b>		
Line No.	Summary by Development Account	Total Estimated Cost		
9	1450 Site Improvement	83,000		
10	1460 Dwelling Structures	121,000		
11	1465.1 Dwelling Equipment—Nonexpendable	11,000		
12	1470 Nondwelling Structures			
13	1475 Nondwelling Equipment	55,000		
14	1485 Demolition			
15	1490 Replacement Reserve			
16	1492 Moving to Work Demonstration			
17	1495.1 Relocation Costs			
18	1498 Mod Used for Development			
19	1502 Contingency			
20	Amount of Annual Grant: (sum of lines 2-19)	385,000		
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	0		

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

PHA Name: Housing Authority of Tarpon Springs		<b>Grant Type and Number</b> Capital Fund Program #: not yet assigned (estimated amount) Capital Fund Program Replacement Housing Factor #:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	
				Original	Revised
HA Wide	Operations	1406		95,000	
HA Wide	Management Improvement	1408		30,000	
HA Wide	Fees and Costs	1430		20,000	
HA Wide	Non Dwelling Equipment	1475		55,000	
58-1	Appliance Replacement	1465.1		5,500	
	Establish proper grades at porches, foundations and eroded areas	1450		33,000	
	Dwelling Improvements	1460		30,250	
58-3	Appliance Replacement	1465.1		5,500	
	Establish proper grades at porches, foundations and eroded areas	1450		25,000	
	Dwelling Improvements	1460		30,250	
58-2	Establish proper grades at porches, foundations and eroded areas	1450		10,000	
	Dwelling Improvements	1460		30,250	
58-4	Establish proper grades at porches, foundations and eroded areas	1450		15,000	
	Dwelling Improvements	1460		30,250	

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

PHA Name: Housing Authority of Tarpon Springs		<b>Grant Type and Number</b> Capital Fund Program #: not yet assigned Capital Fund Program Replacement Housing Factor #:					<b>Federal</b>
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide Activities							
58-1	09-30-03			09-30-04			
58-2	09-30-03			09-30-04			
58-3	09-30-03			09-30-04			
58-4	09-30-03			09-30-04			



Total Estimated Cost Over Next 5 Years		375,000
<b>Capital Fund Program 5-Year Action Plan</b>		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	
<b>FL058-2</b>	<b>Pine Street Village/Lemon Street Village</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>	<b>Estimated Cost</b>	<b>Planned Start D (HA Fiscal Year)</b>
<b>Unit Modernization</b>		
Replace appliances refrigerator/ stove/hot water		
Air conditioning Replace/service/redesign		
Window coverings		
Kitchen modernization family units		
Replace tile flooring		
Bathroom modernization		
<b>Exterior Repair</b>		
Elderly unit window replacement 35 units screens energy eff windows		
Deadbolts door handles Security		
Lighted unit address signs		
<b>Replace shingle roofs, soffits gutters facia 10 buildings</b>		
Replace Upgrade Electrical Panels		
Upgrade Electrical Panels 35units		
Individually meter water to each unit 35 units		
<b>Site Improvements</b>		
Fencing/Security		
Install Sprinklers & Sod & Landscaping		
	75,000	2002
	75,000	2003
	75,000	2004
	75,000	2005
	75,000	2006
<b>Total Estimated Cost Over Next 5 Years</b>	<b>375,000</b>	
<b>CFP 5-Year Action Plan</b>		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	
<b>FL058-3</b>	<b>Mango Circle</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>	<b>Estimated Cost</b>	<b>Planned Start D (HA Fiscal Year)</b>
<b>Unit Modernization</b>		
Replace appliances refrigerator/stove/hot water tanks		
Air conditioning Replace/service		
Window coverings		
Kitchen modernization family		
Replace tile flooring		
Rear screen doors		
Bathroom modernization		
<b>Exterior Repair</b>		
Window replacement 61 units energy efficient windows and screens		
Deadbolts door handles Security		
Lighted unit address signs		
Replace Upgrade Electrical Panels		

<b>Site Improvements</b>		
Fencing/Security*		
Install Sprinklers & Sod & Landscaping		
Entrance improvement installation of security gate and apartment system		
Replace playground equipment		
	75,000	2002
	75,000	2003
	75,000	2004
	75,000	2005
	75,000	2006
<b>Total Estimated Cost Over Next 5 Years</b>	<b>375,000</b>	

<b>CFP 5-Year Action Plan</b>			
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>		
<b>FL058-4</b>	<b>Walton Village and Scattered Sites</b>		
<b>Description of Needed Physical Improvements or Management Improvements</b>		<b>Estimated Cost</b>	<b>Planned Start D (HA Fiscal Year)</b>
<b>Unit Modernization</b>			
Replace appliances refrigerator/ stove/hot water heaters			
Air conditioning Replace/service			
Window coverings			
Kitchen modernization 50 family units			
Replace tile flooring			
Screen Doors			
Bathroom modernization			
<b>Exterior Repair</b>			
Individually meter water to each elderly unit 30 units Walton			
Window replacement 61 units energy eff and screens			
Replace shingle roofs, soffits gutters fascia 6 elderly buildings			
Replace shingle roofs, soffits gutters fascia 6 family buildings			
Deadbolts door handles Security			
Lighted unit address signs			
Replace Upgrade Electrical Panels			
<b>Site Improvements</b>			
Fencing/Security/Harrison entrance improvement			
Install Sprinklers & Sod & Landscaping			
		75,000	2002
		75,000	2003
		75,000	2004
		75,000	2005
		75,000	2006
<b>Total Estimated Cost Over Next 5 Years</b>		<b>375,000</b>	
<b>CFP 5-Year Action Plan</b>			
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>		
<b>HA Wide</b>	<b>Housing Authority Wide</b>		
<b>Description of Needed Physical Improvements or Management Improvements</b>		<b>Estimated Cost</b>	<b>Planned Start D (HA Fiscal Year)</b>

1406- Operations		
1470- Non Dwelling Structures Expand Maintenance Shop		
1450-Regrade, reseal, restripe parking/common areas		
	<b>80,000</b>	<b>2002</b>
	<b>80,000</b>	<b>2003</b>
	<b>80,000</b>	<b>2004</b>
	<b>80,000</b>	<b>2005</b>
	<b>80,000</b>	<b>2006</b>
<b>Total Estimated Cost Over Next 5 Years</b>	<b>400,000</b>	



## **PHA Public Housing Drug Elimination Program Plan**

**Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.**

**The Housing Authority of Tarpon Springs is not eligible and does not receive Public Housing Drug Elimination funds**



## Attachment f1058d01

### Resident Member on the PHA Governing Board

1.  Yes  No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: Ms. Annette Bass

B. How was the resident board member selected: (select one)?

Elected

Appointed

C. The term of appointment is (include the date term expires): 3 years, Expires 11/22/2003

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

B. Date of next term expiration of a governing board member:

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): Mayor of the City of Tarpon Springs, Mr. Frank DiDonato.

## **Attachment f1058e01**

### **Membership of the Resident Advisory Board or Boards**

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

The HA has made every effort in finding residents to serve on the Resident Advisory Board with no success. Therefore, as allowed by HUD PIH Notice 200036, the HA has appointed all its residents as the Resident Advisory Board. To assure that all residents had ample opportunity to comment on the Plan the HA held four resident meetings to discuss the proposed plan. Those meetings were held the following dates:

- November 9
- November 13
- November 17
- November 20

The meetings were held at differing times of the day and evening at different locations throughout the properties to insure that all residents could attend at least one meeting. A total of 14 residents attended one of the meetings listed above.

There were no written comments submitted by any residents at the above meetings or at any other time.



**Attachment f1058a01**  
**Supporting Documents Available for Review**

PHAs are to 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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: 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	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method 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
	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

**List of Supporting Documents Available for Review**

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
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	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input 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 any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership

**List of Supporting Documents Available for Review**

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E	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
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	PHDEP-related documentation: <ul style="list-style-type: none"> <li>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>· Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>· All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
X	The results of 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)





<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>				
<b>PHA Name:</b> Housing Authority of TarponSprings		<b>Grant Type and Number</b> Capital Fund Program: <b>FL14PO58-913-99</b> Capital Fund Program Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> <b>FFY 1999</b>
<input type="checkbox"/> <b>Original Annual Statement</b>		<input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b>		<input type="checkbox"/> <b>Revised Annual Statement</b>
<input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b>		<input checked="" type="checkbox"/> <b>Final Performance and Evaluation Report (already submitted to HUD and drawn down)</b>		
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost
23	Amount of line 20 Related to Security	0		
24	Amount of line 20 Related to Energy Conservation Measures	0		





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

PHA Name: Housing Authority of Tarpon Springs		Grant Type and Number Capital Fund Program: <b>FL14PO550100</b> Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: <b>FFY 2000</b>	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Final Performance and Evaluation Report		<input type="checkbox"/> Revised Annual Statement	
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non CFP Funds				
2	1406 Operations	<b>62,000</b>			
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	<b>30,000</b>			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	<b>286,940</b>			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	<b>378,940</b>			
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				

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

PHA Name: Housing Authority of Tarpon Springs		Grant Type and Number Capital Fund Program: FL14PO550100 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: <b>FFY 2000</b>	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
24	Amount of line 20 Related to Energy Conservation Measures				







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

PHA Name: Housing Authority of Tarpon Springs		Grant Type and Number Capital Fund Program: not yet assigned (estimated amount) Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: <b>2001</b>	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
24	Amount of line 20 Related to Energy Conservation Measures	0			

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

PHA Name: Housing Authority of Tarpon Springs		Grant Type and Number Capital Fund Program #: not yet assigned (estimated amount) Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Operations	1406		95,000				
HA Wide	Management Improvement	1408		30,000				
HA Wide	Fees and Costs	1430		20,000				
HA Wide	Non Dwelling Equipment	1475		55,000				
58-1	Appliance Replacement	1465.1		5,500				
	Establish proper grades at porches, foundations and eroded areas	1450		33,000				
	Dwelling Improvements	1460		30,250				
58-3	Appliance Replacement	1465.1		5,500				
	Establish proper grades at porches, foundations and eroded areas	1450		25,000				
	Dwelling Improvements	1460		30,250				
58-2	Establish proper grades at porches, foundations and eroded areas	1450		10,000				
	Dwelling Improvements	1460		30,250				
58-4	Establish proper grades at porches, foundations and eroded areas	1450		15,000				
	Dwelling Improvements	1460		30,250				

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

PHA Name: Housing Authority of Tarpon Springs		<b>Grant Type and Number</b> Capital Fund Program #: not yet assigned Capital Fund Program Replacement Housing Factor #:					Federal FY of Grant: <b>2001</b>
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide Activities							
58-1	09-30-03			09-30-04			
58-2	09-30-03			09-30-04			
58-3	09-30-03			09-30-04			
58-4	09-30-03			09-30-04			

Attachment fl058c01

**Capital Fund Program 5-Year Action Plan**

<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
<b>Development Number</b>	<b>Development Name</b> (or indicate PHA wide) PHA Wide	
FL 058-1	Walton and Scattered Sites	
<b>Description of Needed Physical Improvements or Management Improvements</b>	<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
<b>Unit Modernization</b>		
Replace appliances refrigerators, stove, hot water		
Air conditioning Replacement / service		
Window coverings		
Bathroom Modernization		
Kitchen modernization family		
<b>Exterior Repair</b>		
Elderly unit window replacement 30 units		
Deadbolts door handles Security		
Lighted unit address signs		
Replace shingle roofs, soffits gutters, fascia 11 buildings Ring		
Replace Upgrade Electrical Panels Harrison		
Convert 50 fam units from gas to elect hot water and cooking		
Upgrade Electrical Panels Ring 30 units		
Individually meter water to each elderly unit 30 units		
<b>Site Improvements</b>		
Fencing/Security		
Install Sprinklers & Sod & Landscaping		
	<b>75,000</b>	<b>2002</b>
	<b>75,000</b>	<b>2003</b>
	<b>75,000</b>	<b>2004</b>
	<b>75,000</b>	<b>2005</b>
	<b>75,000</b>	<b>2006</b>
<b>Total Estimated Cost Over Next 5 Years</b>	<b>375,000</b>	

## Capital Fund Program 5-Year Action Plan

<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
FL058-2	Pine Street Village/Lemon Street Village	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
<b>Unit Modernization</b>		
Replace appliances refrigerator/ stove/hot water		
Air conditioning Replace/service/redesign		
Window coverings		
Kitchen modernization family units		
Replace tile flooring		
Bathroom modernization		
<b>Exterior Repair</b>		
Elderly unit window replacement 35 units screens energy eff windows		
Deadbolts door handles Security		
Lighted unit address signs		
<b>Replace shingle roofs, soffits gutters facia 10 buildings</b>		
Replace Upgrade Electrical Panels		
Upgrade Electrical Panels 35units		
Individually meter water to each unit 35 units		
<b>Site Improvements</b>		
Fencing/Security		
Install Sprinklers & Sod & Landscaping		
	75,000	2002
	75,000	2003
	75,000	2004
	75,000	2005
	75,000	2006
<b>Total Estimated Cost Over Next 5 Years</b>	<b>375,000</b>	

<b>CFP 5-Year Action Plan</b>		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	
<b>FL058-3</b>	<b>Mango Circle</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>	<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
<b>Unit Modernization</b>		
Replace appliances refrigerator/stove/hot water tanks		
Air conditioning Replace/service		
Window coverings		
Kitchen modernization family		
Replace tile flooring		
Rear screen doors		
Bathroom modernization		
<b>Exterior Repair</b>		
Window replacement 61 units energy efficient windows and screens		
Deadbolts door handles Security		
Lighted unit address signs		
Replace Upgrade Electrical Panels		
<b>Site Improvements</b>		
Fencing/Security*		
Install Sprinklers & Sod & Landscaping		
Entrance improvement installation of security gate and apartment system		
Replace playground equipment		
	<b>75,000</b>	<b>2002</b>
	<b>75,000</b>	<b>2003</b>
	<b>75,000</b>	<b>2004</b>
	<b>75,000</b>	<b>2005</b>
	<b>75,000</b>	<b>2006</b>
<b>Total Estimated Cost Over Next 5 Years</b>	<b>375,000</b>	

<b>CFP 5-Year Action Plan</b>		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	
<b>FL058-4</b>	<b>Walton Village and Scattered Sites</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>	<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
<b>Unit Modernization</b>		
Replace appliances refrigerator/ stove/hot water heaters		
Air conditioning Replace/service		
Window coverings		
Kitchen modernization 50 family units		
Replace tile flooring		
Screen Doors		
Bathroom modernization		
<b>Exterior Repair</b>		
Individually meter water to each elderly unit 30 units Walton		
Window replacement 61 units energy eff and screens		
Replace shingle roofs, soffits gutters fascia 6 elderly buildings		
Replace shingle roofs, soffits gutters fascia 6 family buildings		
Deadbolts door handles Security		
Lighted unit address signs		
Replace Upgrade Electrical Panels		
<b>Site Improvements</b>		
Fencing/Security/Harrison entrance improvement		
Install Sprinklers & Sod & Landscaping		
	<b>75,000</b>	<b>2002</b>
	<b>75,000</b>	<b>2003</b>
	<b>75,000</b>	<b>2004</b>
	<b>75,000</b>	<b>2005</b>
	<b>75,000</b>	<b>2006</b>
<b>Total Estimated Cost Over Next 5 Years</b>	<b>375,000</b>	

<b>CFP 5-Year Action Plan</b>		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	
<b>HA Wide</b>	<b>Housing Authority Wide</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>	<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
1406- Operations		
1470- Non Dwelling Structures Expand Maintenance Shop		
1450-Regrade, reseal, restripe parking/common areas		
	<b>80,000</b>	<b>2002</b>
	<b>80,000</b>	<b>2003</b>
	<b>80,000</b>	<b>2004</b>
	<b>80,000</b>	<b>2005</b>
	<b>80,000</b>	<b>2006</b>
<b>Total Estimated Cost Over Next 5 Years</b>	<b>400,000</b>	



## Attachment f1058d01

### Resident Member on the PHA Governing Board

1.  Yes  No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: Ms. Annette Bass

B. How was the resident board member selected: (select one)?

- Elected  
 Appointed

C. The term of appointment is (include the date term expires): 3 years, Expires 11/22/2003

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

B. Date of next term expiration of a governing board member:

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): Mayor of the City of Tarpon Springs, Mr. Frank DiDonato.

## **Attachment f1058e01**

### **Membership of the Resident Advisory Board or Boards**

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

The HA has made every effort in finding residents to serve on the Resident Advisory Board with no success. Therefore, as allowed by HUD PIH Notice 200036, the HA has appointed all its residents as the Resident Advisory Board. To assure that all residents had ample opportunity to comment on the Plan the HA held four resident meetings to discuss the proposed plan. Those meetings were held the following dates:

- November 9
- November 13
- November 17
- November 20

The meetings were held at differing times of the day and evening at different locations throughout the properties to insure that all residents could attend at least one meeting. A total of 14 residents attended one of the meetings listed above.

There were no written comments submitted by any residents at the above meetings or at any other time.

**Attachment f1058f01**  
**Housing Authority of Tarpon Springs**  
**Fiscal Year Ending 2002**

**Resident Community Service Policy**

Community service is defined as performance of voluntary work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community service is not employment and may not include political activities.

Each adult resident and household member who is not exempt must perform a total of eight hours per month (96 hours per year) of community service.

Exempt individuals are defined as individuals who:

- (1) Is 62 years or older;
- (2) Is a blind or disabled person and who certifies that because of this disability she or he is unable to perform community service
- (3) is a primary caretaker of a blind or disabled person as described above
- (4) Is engaged in work activities;
- (5) Meets the requirements for being exempted from having to engage in a work activity under the State program funded under part A of title IV of the Social Security Act (42 U.S.C. 601 et seq.) or under any other welfare program of the State in which the PHA is located, including a State-administered welfare-to-work program; or
- (6) Is a member of a family receiving assistance, benefits or services under a State program funded under part A of title IV of the Social Security Act (42 U.S.C. 601 et seq.) or under any other welfare program of the State in which the PHA is located, including a State administered welfare-to-work program, and has not been found by the State or other administering entity to be in noncompliance with such a program.

The Housing Authority of Tarpon Springs will operate its community service requirement as a self-directed program. Residents will be allowed to define and locate any community service opportunity they desire, so long as it meets the above requirement and their particular interests. The resident will be responsible for submitting a request for approval of community service placement to the Housing Authority. Requests will be honored unless they do not meet the requirements as listed above and in the 24 CFR Parts 5, 880, et al. If a request is denied the resident will have grievance rights as stipulated with the Housing Authority grievance policy.

The Housing Authority will provide for interested residents a listing of partnering agencies that may serve as community service placement agencies. The resident will have the responsibility of contacting these agencies and arranging their service.

The Housing Authority will make available certain assignments on Housing Authority property that would fulfill a resident's requirement for community service. If the resident elects a placement on Housing Authority property the resident will be required to sign a release stating they are aware of legal requirements of volunteers.

Violation of the community service requirement is grounds for nonrenewal of the lease at the end of the twelve-month lease term, but not for termination of tenancy during the course of the twelve month lease term.

This policy and the implementation procedures accompanying it has been and will continue to be explained to every resident whom the Housing Authority determines is required to perform community service.

## Implementation Steps

### Change in Lease

The Housing Authority added the following Community Service Requirement to our Lease effective September 2000.

#### **COMMUNITY SERVICE REQUIREMENT**

A. All adult members of *Resident's* household, who are not specifically exempted as provided herein, must either contribute eight (8) hours per month of community service within the community in which *Resident's* dwelling is located, or must participate in an economic self-sufficiency program for eight (8) hours per month. Community service may be contributed to *TSHA* owned properties and/or projects or at other locations not owned by *TSHA* and/or programs or projects not run by *TSHA*, as determined by *TSHA*.

B. Members of *Resident's* household who are employed, sixty-two (62) years of age or older, blind or disabled, primary care givers for a blind or disabled member of *Resident's* household, exempted from work requirements pursuant to State law (as may be amended) and in compliance with the law, or a participant in good standing in a qualified economic self-sufficiency program are specifically exempted from the community service requirement.

C. *Resident* acknowledges and understands that *TSHA* has the right to not renew this Agreement and/or any renewals thereof if *Resident* and/or any member of *Resident's* household not specifically exempted as provided herein, fails to comply with the community service requirement. *TSHA* shall conduct a determination at least thirty (30) days prior to the end of this Agreement or any renewal thereof, to determine whether the adult members of *Resident's* household have fully complied with the total number of community hours required. *TSHA* may enter into an agreement prior to the end of this Agreement or any subsequent renewals thereof, with the *Resident* to become current or have an adult member of *Resident's* household not specifically exempted to become current in meeting the community service requirement in lieu of not renewing this Agreement and/or any renewals thereof.

D. Notice to *Resident* of failure to comply with the community service requirement is a notice of proposed adverse action (as defined herein), and *Resident* has the right to request a grievance hearing concerning such failure in accordance with *TSHA's* grievance procedure.

**Notification to Residents**

All residents were individually briefed on the community service requirement as they have signed new leases containing the above section.

A written description of the Community Service Requirement was included in the Agency Annual Plan and discussed with residents at the Resident Meetings and Public Hearing. On November 6, 2000 a notice was sent to residents who were deemed most probable to be required to perform community service beginning April 1, 2001. A special meeting was held for these residents.

**Notification of Residents and all household members requirement or exemption status**

Beginning March 2001 notices will go out to each resident and household member who the Authority has determined is required to perform community service. Individual appointments will be set up to discuss the residents compliance with the community service requirement.

**Cooperative Agreement with TANF agency for Verifying Resident Status**

The Housing Authority currently has a relationship with the local TANF office. A formal written cooperation Agreement with the office will be signed prior to April 1, 2001.

**Notice to Cure Non Compliance with Community Service Requirement**

See C and D above in lease.



**Attachment f1058g01**  
**Housing Authority of Tarpon Springs**

**Pet Policy and Procedures**

The purpose of this Pet Policy is to establish rules and guidelines governing the keeping of common household pets in federally-assisted rental housing owned by The Housing Authority of Tarpon Springs (HATS). This Pet Policy is also applicable to those living in HATS-owned properties that, because of a disability, must have a service animal. For this Pet Policy, the term "common household pet" includes domesticated animals such as dogs, cats, birds, fish, or turtles.

This Policy provides that HATS will not prohibit or prevent a resident from owning and/or keeping a common household pet in the resident's dwelling. HATS will not restrict or discriminate against any person regarding admission to or continued occupancy of such housing because the person keeps a pet in their dwelling unit.

Those residents who at the adoption date of this pet policy currently have an approved pet are grandfathered in under the old policy. If for any reason there is any type of problem with their pet they may then required to be governed by this new pet policy.

This Policy is deemed to be an Addendum to the tenant's lease.

**A. Ownership of Pets**

1. Each pet kept in a dwelling unit must be annually licensed and immunized to the extent required by state or local law.
2. Each pet must have current evidence of rabies and distemper inoculations or boosters as applicable.
3. Dogs and cats kept in dwelling units must be neutered or spayed and certified clean by a veterinarian.

**B. Types, Number and Size of Pets**

1. A resident may only have one four-legged pet of either the cat or dog species at a time.
2. No pet may exceed 25 pounds in weight at full growth. Animals used to assist the disabled are excluded from this size limitation.
3. No rodents, snakes or rabbits are allowed.
4. Fish and turtle tanks are limited to 20 gallons.
5. Vicious and/or intimidating dogs will not be allowed.

**C. Obligations of Pet Care**

1. Each pet owner must provide adequate daily care to maintain the pet in good health including immunization.
2. Damage to any property within the dwelling unit or common areas that is the direct result of a pet's behavior is the financial responsibility of the pet owner.
3. If an owner is incapacitated to the extent they cannot provide daily care for the pet, the owner will arrange to provide for the pet's care, either on a temporary or permanent basis, depending on the individual circumstances.

**D. Pet Registration**

1. All pets must be registered annually with the HATS property office.

Registration must include the following:

- a. For dogs and cats, a veterinary certificate of inoculation and copy of Pinellas County License
- b. The name, address and telephone number of the person who will care for the pet if the owner dies or becomes incapacitated.

2. The designated pet caretaker and the pet owner must sign the Lease Addendum for Pets indicating that they have read the Pet Policy and agree to comply with it.

3. HATS may refuse to register a pet if HATS reasonably determines that the pet owner, because of practices, habits, or physical condition, is unable to keep the pet according to the rules, or if the pet temperament is such that the rules will not be followed. HATS will notify the pet owner, either orally or in writing, within ten (10) business days if Registration of a pet is refused. The notice will state the basis for the refusal.

4. A resident keeping an unregistered pet is violating the Pet Policy rules and will be in violation of their lease.

5. No pet is allowed on the property prior to registration.

#### **E. Pet Deposit**

The pet deposit is \$200 and is nonrefundable. The pet deposit, in addition to the regular required apartment security deposit, must be paid upon registration of a cat or dog. A pet owner unable to pay this deposit in full may request a Repayment Agreement. A partial payment of \$100 will be required for the Repayment Agreement. The remaining \$100 must be paid in a maximum of four payments.

#### **F. Pet Restraints**

1. Pets must be restrained at all times when not inside the dwelling unit.
2. A pet may not roam loose. Each pet must be under the control of an adult while outside of a dwelling unit.
3. Tethering of unattended pets is not allowed.
4. Pets are not allowed in any common areas unless entering or exiting the dwelling unit.
5. Birds must be kept in a cage at all times. Only one cage per dwelling unit with no more than two birds per cage is allowed.

#### **G. Disposal of Pet Wastes**

1. Each pet owner is responsible for the immediate removal of all pet waste in a sanitary manner. Pet waste must be disposed of by being placed in a tied plastic bag and then placed in a refuse container.
2. Pet owners who fail to remove pet waste will be charged a cleanup fee of \$5 per occurrence. Repeated failures (as defined in Section K) to remove pet waste and/or pay cleanup fees are grounds for eviction.
3. Each cat owner must provide litter boxes for cat waste, which must be kept in the dwelling unit. Residents shall not permit refuse from litter boxes to accumulate nor to become unsightly or unsanitary. Residents must keep litter boxes so as to control odor. Litter box waste must be disposed of in refuse containers not on the grounds.

## **H. Pet Behavior**

1. Each pet owner is responsible for the behavior of his or her pet and must control behavior to ensure neighbors the peaceful enjoyment of the premises. Residents shall not permit their pet to disturb, interfere, or diminish the peaceful enjoyment of others. The terms, “disturb, interfere or diminish” shall include but not be limited to barking, howling, chirping, biting, scratching and other like activities.
2. If there are pet-related disturbances or damages, a notice of lease violation will be issued to the pet owner. If the pet owner fails to correct the condition or permits its reoccurrence after notification, HATS may terminate the resident's lease for good cause.
3. All pets must be housebroken.
4. If requested by tenant, maintenance staff will attempt to perform maintenance when tenant is not at home. If the pet behaves in a manner that is aggressive towards staff when they enter, they will not enter. The tenant will then be required to make other arrangements for the pet or to be at home to have maintenance performed.
5. The Housing Authority is not responsible for a pet if it leaves the apartment when Authority staff enters to perform requested maintenance or emergency maintenance. Authority staff will make every effort to insure that the pet remains in the apartment.

## **I. Visiting Pets**

1. Visitors are not allowed to bring pets.
2. Pet sitting is not allowed.

## **J. Miscellaneous**

1. In an emergency when it is necessary for the protection of the pet, other residents, residents' visitors, or HATS staff, HATS may immediately remove or have removed a pet from the premises.
2. Dogs may not be left unattended inside a dwelling unit for more than ten (10) hours. All other pets may not be left unattended for more than 24 hours.
3. Residents are prohibited from feeding or harboring stray animals. The feeding of any stray animals shall constitute having a pet without registration.
4. Should any pet give birth to a litter, the resident shall move from the premises all of said pets except the originally registered pet, which will then be neutered or spayed as per this pet policy in Section A.

## **K. Pet Rule Violation Procedures**

If HATS determines that a pet owner has violated a provision of this Pet Policy, a lease violation will be issued. Failure to cure any identified problem within ten (10) days, a repetition of a similar violation occurring within three months, or an accumulation of three violations within a six month period will constitute grounds for eviction. The privilege of maintaining a pet in a unit owned by Housing Authority shall be subject to the rules set forth in this Pet Policy. This privilege may be revoked at any time, subject to the Housing Authority Grievance Procedures, if the animal should become destructive, create a nuisance, represent a threat to the safety and security of other residents, or create a problem in the area of cleanliness and sanitation.

