

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

DUNEDIN (FLA.) HOUSING AUTHORITY
Small PHA Plan Update

Annual Plan for Fiscal Year: 2001
of Agency 2000 – 2004 5-Year Plan

Final Submission Copy*

As approved by Board of Commissioners on April 4, 2001

*(as prepared and submitted by the Pinellas County (Fla.) Housing Authority)

PHA Plan Agency Identification

PHA Name: Dunedin (Fla.) Housing Authority

PHA Number: FL061

PHA Fiscal Year Beginning: 07/2001

PHA Plan Contact Information:

Name: Jim Schaedler

Phone: 727/443-7684

TDD: 800-955-8770

Email (if available): Jschaedler@pin-cha.org

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:

- 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 2001
 [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.

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- Others:
 - Attachment H: Performance & Evaluation Reports for Modernization grants on which DHA has not spent all budgeted funds at 12/31/00:

FFY 2000 Capital Fund Program (CFP)

Attachment I: Implement Deconcentration and Income Mixing Requirements

ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

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

The Pinellas County Housing Authority (PCHA), which manages the Dunedin Housing Authority (DHA)'s only property will be in the process of completing sweeping operational and procedural changes that were undertaken during calendar year 2000. Additionally, it will seek to enhance a family self-sufficiency program that was kicked off in late 2000 and establish partnerships with appropriate community providers by leveraging Public Housing Drug Elimination Program (PHDEP) funds. The DHA and PCHA will continue to strive for ways to best utilize federal modernization dollars, now available on an annual basis, to further improve the quality of living at Highlander Village.

iii. Annual Plan Information

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.

1. As permitted by HUD, the DHA will contribute \$25.00 per unit every year from its operating budget towards resident activities, such as picnics, information nights, outreaches and other events to promote better communication between Highlander Village residents and the DHA.
2. CHANGE IN PUBLIC HOUSING ADMISSIONS PREFERENCES WITHIN AGENCY ADMISSIONS AND CONTINUED OCCUPANCY POLICY - ACOP)

Background: The Pinellas County Housing Authority (PCHA), manages Highlander Village Apts. for the DHA. The DHA has mirrored the PCHA's policies since the inception of the 1980 management agreement and incorporates the following admissions preference into the shared ACOP:

In response to public comment associated with its own FY 2001 submission (of its FY 2000-2004 Agency 5-Year Plan process) the PCHA has modified its Admissions Preference to include homeless applicants at the first and highest preference level as described below and approved at the PCHA's March 28, 2001 Board of Commissioners meeting:

"PCHA defines Natural Disaster/Displacement/Homelessness Preference to include applicants who can document one of the following: they have been displaced by natural disaster declared by the President of the United States; or they have been displaced, through no fault of their own, by governmental action; **or they are residing in a homeless shelter at the time of certification of housing.**"

3. Change Obligation and Expenditure dates within the FFY 2000 Capital Fund Implementation Schedule and succeeding grant program years

The DHA inadvertently submitted its obligation date as the quarter ending **18 months** and expenditure within **36 months** from the date of execution of the amendment to the Annual Contributions Contract for the FFY 2000 Capital Fund grant. However, the revised Capital Fund Program rules allow housing authorities a total of **24 months** to obligate a grant year's allocation and **48 months** to spend them.

While the DHA fully intends to expend these funds as expeditiously as possible, it nonetheless appreciates, and elects to avail itself, of this additional contracting/procurement latitude for the current FFY 2000 Capital Fund and all modernization grant programs that may follow as permitted by law.

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? \$ 85,000

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 C

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B

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

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)	
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 down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment 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? \$ ____25,000_____
- 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 D

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 G.
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 G.
 - 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: (City of Dunedin, Fla.)
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:
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

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 5-year 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:

OVERVIEW

The 5-Year Plan is a living document. The DHA may need to amend or modify certain policies, rules, regulations or other aspects within it from time to time. Such changes to “The Plan” will be subject to formal adoption by the DHA Board of Commissioners in a publicly-held meeting and approval by the U.S. Department of Housing and Urban Development (HUD). The following represent the DHA’s general criteria that could trigger changes to “The

Plan.”

1. STATUTORY MANDATES

The DHA will comply with all changes required by law. Formal modifications to “The Plan” will be undertaken when so required by these mandates.

2. COMPLEXITY OF ISSUE

The DHA serves up to 49 households in Dunedin. Each resident and applicant concern is worthy of consideration. Most issues can and will be resolved directly by staff with the involved person(s). Matters that cannot will be referred to higher-level staff for review and action. Additionally, appropriate outside sources will be consulted as necessary to further resolve ongoing issues when necessary. The DHA Grievance Policy will be followed, as circumstances dictate and possibly require further DHA review and action as described in the following category.

3. REACH OF ISSUE

An issue that might substantially impact existing DHA policies, or result in a different outcome for, or treatment of, residents, participants and applicants within any DHA program will first be analyzed by DHA staff for adherence to the DHA Agency Plan and then brought before the DHA Board of Commissioners, then trigger a public hearing and precipitate final DHA Commission action on such an issue. The Florida State Office of HUD will be consulted as necessary during this process and receive the final DHA Board of Commissioners resolution for review and possible action as necessary.

4. IMPACT ON THE COMMUNITY

As a public servant, the DHA remains sensitive about matters that may affect any member of the community. Staff will attempt to deal with such matters informally, when possible, and then proceed accordingly, as described above.

B. Significant Amendment or Modification to the Annual Plan:

As noted above, the 5-Year Plan may require periodic updates. As such, there may be instances when an issue “substantially deviates” from existing DHA policy, as described above. Notwithstanding federal mandates or obvious minor concerns with day-to-day operating policies (which can best be addressed through the existing Grievance Policy), the DHA will be expected to seek guidance from appropriate community resources and/or HUD to resolve these matters.

If such attempts are unsuccessful, then management staff will notify DHA Board of Commissioners about the matter, seek their guidance, then proceed with a proper public hearing. The results of such hearing will be brought back to the DHA Commission for review and action. Any amendment that results from such DHA Commission action will be presented for Florida State HUD review and approval, as necessary and the Annual Plan document modified accordingly thereafter.

ATTACHMENT E

Required Attachment E:

Resident Member on the DHA Governing Board

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

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

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

- Elected
 Appointed

C. The term of appointment is (include the date term expires):

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

- the DHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- the DHA 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): The City of Dunedin appoints all governing board members. However, the most recent appointee is a Dunedin resident that receives Section 8 housing assistance at a nearby development.

B. Date of next term expiration of a governing board member: 2/28/01 (Shirley James)

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Mayor Tom Anderson, City of Dunedin

ATTACHMENT B - DHA FY 2001 ANNUAL STATEMENT

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

PHA Name: Dunedin Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL14P06150101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$4,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$74,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$7,000.00			
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	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2– 20)	\$85,000.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security– Soft Costs				
25	Amount of Line 21 Related to Security– Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name:		Grant Type and Number Capital Fund Program Grant No: : FL14P06150101 Replacement Housing Factor Grant No:			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 Work
				Original	Revised	Funds Obligated	Funds Expended	
Highlander Village (FL61-1)	A/E Costs and Fees	1430		\$4,000.00				
	Repaint Building Exteriors	1460		\$40,000.00				
	Replace Windows (Seniors Side)	1460		\$12,000.00				
	Replace Air Conditioners (Senior Side)	1460		\$10,000.00				
	Replace Air Conditioners/Air Handlers (Family Side)	1460		\$7,000.00				
	Refurbish Bathrooms	1460		\$5,000.00				
	Replace Ranges, Refrigerators and Water Heaters	1465		\$7,000.00				

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

PHA Name:		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:			Federal FY of Grant:		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Highlander Village (FL61-1)	9/02			9/04			

ATTACHMENT C – DHA FY 2001 – 2005 CFP ACTION PLAN

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Dunedin Housing Authority				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2002 PHA FY: 2002	Work Statement for Year 3 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 2005
Highlander Village (FL61-1)	Annual Statement	\$83,000.00	\$85,000.00	\$85,000.00	\$83,000.00
CFP Funds Listed for 5-year planning		\$83,000.00	\$85,000.00	\$85,000.00	\$83,000.00
Replacement Housing Factor Funds					

ATTACHMENT D

Dunedin (Fla.) Housing Authority FFY 2001 Public Housing Drug Elimination Program (PHDEP) Plan

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

Section 1: General Information/History

A. Amount of PHDEP Grant \$25,000

B. Eligibility type (Indicate with an "x") N1 x N2 _____ R _____

C. FFY in which funding is requested 2001

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

The Dunedin Housing Authority participated in the PHDEP ongoing funding allocations for the first time as part of its 5Year Agency Plan in FFY 2000. This commitment was in response to DHA Resident Advisory Group's concern about security and the quality of life. The DHA developed a 3-phase PHDEP Plan that focused on 1) physical improvements (i.e., security fencing and exterior lighting at the apartments), 2) creating a Family Self-Sufficiency program, and 3) collaborate with the Pinellas County Sheriff and communitypartners to provide needed supportive services and expand educational/recreational programs. The DHA will accomplish this substantial undertaking by utilizing a combination of PHDEP, Capital Fund Program and Operating Budget funds.

E. Target Areas

Complete following table by indicating PHDEP Target Area (development or site where activities will be conducted), the total number of units in PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area. Unit count information should be consistent with that available in PIC.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Highlander Village	50	79

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

12 Months _____ **18 Months** _____ **24 Months** X

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. The Fund Balances should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Date should include any HUD-approved extensions or waivers. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Grant Start Date	Grant Term End Date
FY 1996	00	N/A	00	---	---	---
FY 1997	00	N/A	00	---	---	---
FY 1998	00	N/A	00	---	---	---
FY 1999	00	N/A	00	---	---	---
FY 2000	\$25,000	FL14DEP0610100	\$25,000	---	9/30/00	9/30/02

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

IMPORTANT NOTE: The DHA installed security fencing at key locations at Highlander Village perimeter with an unanticipated operating budget surplus in late 2000. Additional fencing may be required after additional review of the property on north side of elderly section with FFY 2000 PHDEP grant funds. It will therefore direct those unobligated funds to pay for a security lighting project that was previously anticipated to be spent from the current FFY 2001 PHDEP funds. The result of this shift allows the DHA to commence developing servicebased activities a year earlier than originally planned within the FFY 2000-2004 PHDEP Action Plan.

ACTIVITY No. 1 – Due to its diminutive size (50 total units), geographic location and limited resources, the DHA has been unable to develop any meaningful economic uplift programs to date. However, by partnering with the Pinellas County Housing Authority (which has initiated its own Public Housing Family Self-Sufficiency program) in late 2000, the DHA can now leverage a modest level of FSS and related services to benefit a greater segment of the Highlander Village community. The FSS program, which kicked off in November 2000 can be expanded with FFY 2001 PHDEP funds. This DHA will share in the costs of FSS case management and other expenses related to the expansion of supportive services which will benefit the entire Highlander Village community.

ACTIVITY No. 2 - The DHA will work with the Pinellas County Sheriff’s Office and other community partners to create a drug prevention educational/recreational program for the benefit of Highlander Village residents and the adjoining community.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FFY 2001 PHDEP Budget Summary	
Original statement	
Revised statement dated:	
Budget Line Item	Total Funding
9110 – Reimbursement of Law Enforcement	
9115 - Special Initiative	
9116 - Gun Buyback TA Match	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	25,000
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	\$25,000

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities. PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9160 - Drug Prevention					Total PHDEP Funding: \$25,000		
Goal(s)	Enhance resident quality of life and enhance self-esteem						
Objectives	Enhance economic uplift program (Family Self-Sufficiency)						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
Develop social services programs to supplement self-sufficiency & assist elderly	10 families	45 families	11/1/01	12/30/03	\$25,000	00	1. Establish case management system. 2. Develop partnerships within community to deliver services.
Work with police to create prevention/ educational/ recreational programs	10 families	45 families	11/1/01	12/30/03			Have drug prevention/education/ recreational program in place for residents and adjoining community.

REVISED PHDEP ACTION PLAN FOR FFY 2000– 2004 (as of 1/5/01)

Grant Program Year	Activity	Milestone	Goal	Completion
SCHEDULE PREDICATED ON ACCESS TO PHDEP FUNDING BY NOVEMBER 1st OF EACH PROGRAM YEAR				
2000	Install improved lighting and additional Fence at Highlander Village	Bid Project		7/01
		Award Project		8/01
		Install complete	12/30/01	
	Conduct Resident Surveys		Complete Survey	10/1/01
	Implement Program changes		Changes Done	2/1/02
2001	Establish/Contract for Enhanced Resident Services and Educational/Recreational Programs/Activities	Enhance FSS Case Management System	Enhancements in place	4/1/02
		Develop new social services partnerships	New agreements in place	4/1/02
		Create educational/recreational drug awareness programs	Program(s) in place	4/1/02
	Conduct Resident Surveys		Complete Survey	10/1/02
	Implement Program changes		Changes Done	2/1/03
2002	Contract for and <u>Continue</u> Enhanced Resident Services/Programs/Activities	TBD	TBD	TBD
	Conduct Resident Surveys		Complete Survey	10/1/03
	Implement Program changes		Changes Done	2/1/04
2003	Contract for and <u>Continue</u> Enhanced Resident Services/Programs/Activities	TBD	TBD	TBD
	Conduct Resident Surveys		Complete Survey	10/1/04
	Implement Program changes		Changes Done	2/1/05
2004	Contract for and <u>Continue</u> Enhanced Resident Services/Programs/Activities	TBD	TBD	TBD
	Conduct Resident Surveys		Complete Survey	10/1/05
	Implement Program changes		Changes Done	2/1/06

ATTACHMENT A

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.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
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 <u>(not required for this update)</u>	5 Year and Annual Plans
X	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
	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

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
X	Public housing rent determination policies, including the method for setting public housing flat rents <input 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 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 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
	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 checked="" 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

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
X	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
	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
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	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
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
	<p>PHDEP-related documentation:</p> <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · 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); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · 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. 	Annual Plan: Safety and Crime Prevention
X	<p>Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G)</p> <p><input type="checkbox"/> check here if included in the public housing A & O Policy</p>	Pet Policy
X	<p>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</p>	Annual Plan: Annual Audit
	<p>Troubled PHAs: MOA/Recovery Plan</p>	Troubled PHAs
	<p>Other supporting documents (optional) (list individually; use as many lines as necessary)</p>	(specify as needed)

ATTACHMENT F

Required Attachment F: 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.)

<u>Highlander Village Resident</u>	<u>Apartment Number</u>
Gwendolyn Blanks	Apt. 311
Peggie Downie	Apt. 15
Juan Martin (deceased)	Apt. 17
Carol Morrison	Apt. 4
Latrell Thurman	Apt. 419
Jackie Wilson	Apt. 213

ATTACHMENT G

RESIDENT ADVISORY GROUP COMMENTS AND DHA RESPONSES

(through March 5, 2001)

Participation in the Resident Advisory Group was open to all Highlander Village residents. Six responded, but a disappointing number attended the meetings held in November and December of 2000 to prepare the DHA's Year 2 (2001 Fiscal Year) Update of its 2000–2004 Five-Year Agency Plan ("The Plan"). Those new to the group were informed about their role in the "Plan's" development. Participants were reminded of the two key federal programs that the DHA uses to improve the overall quality of life at Highlander Village- the Capital Fund Program and the Public Housing Drug Elimination Program. They were also briefed on DHA progress during Year One of the Plan (FY 2000) and proposed key items for Year Two (FY 2001).

SUMMARY OF RESIDENT COMMENTS AND ISSUES RAISED:

Residents would like to see DHA action on the following items. They are grouped by category:

SECURITY IMPROVEMENTS

- Improved lighting is needed without any more delays
- Need to label parking blocks as "Resident" or "Visitor"
- Start Parking ID Stickers Program and start a Crimewatch Program
- Complete existing boundary fencing work.
- Install speed bumps

QUALITY OF LIFE

- Explore the possibility of all-electric appliances on the elderly side.
- Look at more washer/dryers for the elderly side Laundromat (it has room)
- Consider a play area at the western end of family side to keep younger kids out of streets
- Provide more supportive services by working with City of Dunedin and or community providers
- Create self-sufficiency and homeownership opportunities for residents
- Improve on response to emergency work orders
- Repaint buildings sooner than scheduled
- Resolve gutter problems on elderly side.

COMMUNICATIONS

- Residents feel apathetic, forgotten. Want to see more DHA action and better communications.
- Find a way to improve resident relations (more gettogethers, picnics, information nights, more food)
- They would like to see the Community Building used for activities other than just Head Start.

DHA COMMENTS TO RESIDENT CONCERNS:

Size, geographical location and limited DHA resources have resulted in a shortage of supportive services and physical improvements at Highlander Village. On behalf of the DHA, the PCHA pledges to work harder to improve in all areas of concern to Highlander Village residents. The PCHA/DHA are looking to expand relationships with the Pinellas County Sheriff Office, the City of Dunedin and community organizations to address resident security-based concerns, quality of life concerns and create educational/recreational programs. Additionally, the DHA will participate in the Pinellas County Housing Authority's self-sufficiency and home ownership programs.

ATTACHMENT H – Performance & Evaluation Reports for Active Grants

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

PHA Name: DUNEDIN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: FL14P06150100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 1)
 Evaluation Report for Period Ending: 12-31-00
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$5,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$27,128.00			
10	1460 Dwelling Structures	\$50,000.00			
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	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2– 20)	\$82,128.00		0	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security– Soft Costs				
25	Amount of Line 21 Related to Security– Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: DUNEDIN HOUSING AUTHORITY		Grant Type and Number FL14P06150100 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Highlander Village	Gutters/downspouts (Senior Side)	1460		\$30,000.00				
	Additional Railing Throughout Complex	1450		\$14,544.00				
	Landscaping (soil erosion correction)	1450		\$12,584.00				
	Security Lighting	1460		20,000	0			
	Architectural/ Engineering Fees	1430		\$5,000.00				
	Roofing	1460		0	\$20,000.00			

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

PHA Name: DUNEDIN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: FL14P06150100 Replacement Housing Factor No:			Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Highlander Village	09-21-02			09-21-04			

ATTACHMENT I

IMPLEMENT FEDERAL DECONCENTRATION AND INCOME MIXING REQUIREMENTS

The U. S. Department of HUD Public and Indian Housing Public Notice 2001-4 (HA), exempts public housing authorities with less than 100 units from the Rule to Deconcentrate Poverty and Promote Integration of Public Housing – Final Rule (the “deconcentration rule”,) as published in the Federal Register (65 FR 81214) on December 22, 2001. Additionally, this issue is further moot for this Fiscal Year 2001 Agency Plan submission because HUD published an extension of the pertinent requirements for housing authorities, such as the DHA, that have fiscal years beginning on July 1, 2001. However, the DHA, while recognizing HUD’s intent to minimize the practical and administrative burden on small housing authorities wishes to comply with “Deconcentration Rule” on a proactive basis as will be discussed below.

Since Highlander Village, the sole public housing development of the Dunedin Housing Authority (DHA) has only 50 units, it is not subject to the above federal requirements. However, the DHA’s initial Fiscal Year 2000 Annual Plan submission reflected its intention of complying with the “Deconcentration Rule”.

From a historical perspective, the Pinellas County Housing Authority (PCHA) has managed Highlander Village since 1980. The DHA has mirrored all PCHA policies and procedures, including sharing a common public housing waiting list. The DHA’s list was separated from the PCHA in the spring of 2000, which the PCHA continues to manage. Furthermore, the deconcentration and income mixing requirements have had no appreciable impact on the resident composition. Therefore, in the interest of consistent administration of the agencies’ shared Admission and Continued Occupancy Policy, the DHA elects to continue its adherence to the “deconcentration rule”.

However, consistent with PIH Notice 2000-43 (dated September 18, 2000) qualified small Public Housing Authorities, such as the DHA, are eligible to submit an abbreviated submission in years 2 and/or 4 of the Fiscal Years 2000 – 2004 Agency 5-Year Plan. But this format does not feature Component **3, (6) Deconcentration and Income Mixing,** which is

incorporated into the Annual “Plan” full-version template for this submission cycle.

Therefore, the DHA hereby addresses its intentions to meet the requirements of the Deconcentration Rule by supplementing its current Fiscal Year 2001 submission with the following excerpt from the full-version “Plan” template:

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Highlander Village	50	Above citation not available from Code of Federal Regulations at the time of submission. Will be addressed as quickly as possible.	Above citation not available from Code of Federal Regulations at the time of submission. Will be addressed as quickly as possible