

DUNEDIN(FLA.)HOUSINGAUTHORITY
SmallPHAPlanUpdate

AnnualPlanforFiscalYear:2002
ofAgency2000 –20045 -YearPlan*

FINALSUBMISSION

(asapproved byDunedinHousingAuthorityonApril10,2002)

*(preparedandsubmittedbythePinellasCounty(Fla.)HousingAuthority)

PHAPlan
AgencyIdentification

SmallPHAPlanUpdate

PHAName: Dunedin(Fla.)HousingAuthority

PHANumber: FL061

PHAFiscalYearBeginning :07/2002

PHAPlanContactInformation:

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PublicAccessToInformation

Informationregardinganyactivitiesoutlinedinthisplancanbeobtainedbyco ntacting:

- MainadministrativeofficeofthePinellasCountyHousingAuthority
- PHAdevelopmentmanagementoffices

DisplayLocationsForPHAPlansandSupportingDocuments

ThePHAPlans(includingattachments)areavail ableforpublicinspectionat:(selectallthatapply)

- MainadministrativeofficeofthePHA
- PHAdevelopmentmanagementoffices
- Mainadministrativeofficeofthelocal,countyorStategovernment
- Publiclibrary
- PHAwebsite
- Other(PinellasCountyHousingAuthority -TheDeanS.RobinsonAdministration Building,11479UlmertonRd.,Largo,FL33778)

PHAPlanSupportingDocumentsareavail eforinspectionat:(selectallthatapply)

- MainbusinessofficeofthePHA
- PHAdevelopmentmanagementoffices
- Other(PinellasCountyHousingAuthority -TheDeanS.RobinsonAdministration Building,11479UlmertonRd.,Largo,FL33778)

PHAProgramsAdministered :

- PublicHousingandSection8
- Section8Only
- PublicHousingOnly

Annual PHA Plan

Fiscal Year 2001

[24CFR 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 filename in parentheses in the space to the right of the title.

| Contents | Page# |
|---|-------|
| Annual Plan | |
| i. Table of Contents | 1 |
| ii. Executive Summary (optional) | 2 |
| iii. Annual Plan Information | 2 |
| 1. Summary of Policy and Program Changes for the Upcoming Fiscal Year | 2 |
| 2. Capital Improvement Needs | 2- 3 |
| 3. Demolition and Disposition | 3 |
| 4. Homeownership: Voucher Homeownership Program | 4 |
| 5. Crime and Safety: | 4 |
| 6. Other Information | 4- 6 |
| A. Resident Advisory Board Consultation Process | |
| B. Statement of Consistency with Consolidated Plan | |
| C. Criteria for Substantial Deviations and Significant Amendments | |

Attachments

- Attachment A: Supporting Documents Available for Review
 - Attachment B: Capital Fund Program Annual Statement
 - Attachment C: Capital Fund Program 5 -Year Action Plan
 - Attachment __: Capital Fund Program Replacement Housing Factor Annual Statement
 - Attachment D: Public Housing Drug Elimination Program (PHDEP) Plan
 - Attachment E: Resident Membership on PHA Board or Governing Body
 - Attachment F: Membership of Resident Advisory Board or Boards
 - Attachment G: Comments of Resident Advisory Board & DHA Response
 - Others:
- Attachment H: Performance & Evaluation Reports for Modernization grants on which DHA has not spent all budgeted funds at 12/31/01:
1. FFY 2000 Capital Fund Program (CFP)
 2. FFY 2001 Capital Fund Program (CFP)

- Attachment I: Implement Deconcentration and Income Mixing Requirements
- Attachment J: Voluntary Assessment of Conversion of Public Housing Developments
- Attachment K: Results of Flat Rent Study (9/4/01)

ii. Executive Summary

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, received input in late 2001 from its maintenance staff that the condition of Highlander Village's roof system is deteriorating at an alarming rate. The cost of such a construction project, plus any related abatement costs, would be an enormous expense for an agency of the DHA's size and revenues. The PCHA is in the process of performing a comprehensive cost analysis that will be completed by mid 2002. The PCHA and DHA will value engineer this project and determine how best to mitigate this situation and balance the far-reaching impact on other modernization plans in the immediate and distant future. The agency will also investigate any and all available community and federal resources and options, (upto, and including demolition and disposition of Highlander Village) for the best possible long-range solution(s) for the Highlander Village development and its residents.

The DHA will also support drug elimination grant projects and activities as much as possible with the limited funds available after federal cuts of October 2001. It remains committed to its family self-sufficiency program that kicked off in early 2001 and to establishing partnerships with appropriate community providers through the PCHA.

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.

As described in the Executive Summary, the DHA will focus its planning, construction, researching and capacity building resources towards solid, long-term solution(s) to significant modernization and livability challenges that it presently cannot fund.

2. Capital Improvement Needs

[24CFRPart903.79(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 2. 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

3.D Demolition and Disposition

[24CFR Part 903.79(h)]

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.)

* As noted in Executive Summary, the DHA is investigating solutions to major construction and construction-related issues at the time of this submission. Revision to the Agency Plan will be undertaken in a timely manner as circumstances dictate.

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: (DD/MM/YY) |
| 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

[24CFR Part 903.79(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 24CFR 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.CapacityofthePHAtoAdministeraSection8HomeownershipProgram

ThePHAhasdemonstrateditscapacitytoadministertheprogramby(selectallthatapply):

- Establishingaminimumhomeownerdownpaymentrequirementofatleast3percentand requiringthatatleast1percentofthedownpaymentcomesfromthefamily'sresources
- Requiringthatfinancingforpurchaseofahomeunder itssection8homeownershipwillbe provided,insuredorguaranteedbythestateorFederalgovernment;complywithsecondary mortgagemarketunderwritingrequirements;orcomplywithgenerallyacceptedprivate sectorunderwritingstandards
- Demonstratingthatithasorwillacquireotherrelevantexperience(listPHAexperience,or anyotherorganizationtobeinvolvedanditsexperience,below):

5.SafetyandCrimePrevention:PHDEPPlan

[24CFRPart903.7(m)]

ExemptionsSection8Only PHAsmayskip tothenextcomponentPHAseligibleforPHDEPfundsmustprovidea PHDEPPlanmeetingspecifiedrequirementspriortoreceiptofPHDEPfunds.

*** CONGRESS DISCONTINUED PHDEP FUNDING FOR FFY 2002 ***

A. Yes No :IsthePHAeligibletoparticipateinthePHDEPinthefiscalyearcoveredbythis PHAPlan?

B.WhatistheamountofthePHA'sestimatedoractual(ifknown)PHDEPgrantfortheupcoming year? \$ ____ 25,000 _____

C. Yes No Does the PHA planto 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.OtherInform ation

[24CFRPart903.79(r)]

A. ResidentAdvisoryBoard(RAB)RecommendationsandPHAResponse

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 reattached 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 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: On behalf of the Dunedin Housing Authority, the Pinellas County Housing Authority has made preliminary contacts with the City of Dunedin and Pinellas County Community Development Department to seek assistance in identifying available resources to address issues noted in Executive Summary of this submission.

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)

Pending at time of this submission.

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 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.)

Highlander Village Resident

Apartment Number

Tina Carter

Apt. 418

Deborah Danker

Apt. 6

Edwin Settles

Apt. 510

Jackie Wilson

Apt. 213

ATTACHMENT B -DHAFY2002ANNUALSTATEMENT

AnnualStatement/PerformanceandEvaluationReport CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI:Summary

| | | |
|---------------------------------|---|---------------------------|
| PHAName:DunedinHousingAuthority | GrantTypeandNumber CapitalFundProgramGrantNo:FL14P06150102 ReplacementHousingFactorGrantNo: | FederalFYofGrant: 2002 |
|---------------------------------|---|---------------------------|

OriginalAnnualStatement
 ReserveforDisasters/Emergencies
 RevisedAnnualStatement(revisionno:)
 PerformanceandEvaluationReportforPeriodEnding: FinalPerformanceandEvaluationReport

| Line No. | SummarybyDevelopmentAccount | TotalEstimatedCost | | TotalActualCost | |
|----------|---|--------------------|---------|-----------------|----------|
| | | Original | Revised | Obligated | Expended |
| 1 | Totalnon -CFPFunds | | | | |
| 2 | 1406Operations | | | | |
| 3 | 1408ManagementImprovements | | | | |
| 4 | 1410Administration | | | | |
| 5 | 1411Audit | | | | |
| 6 | 1415LiquidatedDamages | | | | |
| 7 | 1430FeesandCosts | \$4,000.00 | | | |
| 8 | 1440SiteAcquisition | | | | |
| 9 | 1450SiteImprovement | | | | |
| 10 | 1460DwellingStructures | \$72,000.00 | | | |
| 11 | 1465.1DwellingEquipment —Nonexpendable | \$7,000.00 | | | |
| 12 | 1470NondwellingStructures | | | | |
| 13 | 1475NondwellingEquipment | | | | |
| 14 | 1485Demolition | | | | |
| 15 | 1490ReplacementReserve | | | | |
| 16 | 1492MovingtoWorkDemonstration | | | | |
| 17 | 1495.1RelocationCosts | | | | |
| 18 | 1499DevelopmentActivities | | | | |
| 19 | 1501CollateralizationorDebtService | | | | |
| 20 | 1502Contingency | | | | |
| 21 | AmountofAnnualGrant:(sumoflines2 –20) | \$83,000.00 | | | |
| 22 | Amountofline21RelatedtoLBPActivities | | | | |
| 23 | Amountofline21RelatedtoSection504compliance | | | | |
| 24 | Amountofline21RelatedtoSecurity –SoftCosts | | | | |
| 25 | AmountofLine21RelatedtoSecurity – HardCosts | | | | |
| 26 | Amountofline 21RelatedtoEnergyConservation Measures | | | | |

AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)
PartII:SupportingPages

| PHAName: | | GrantTypeandNumber CapitalFundProgramGrantNo.:FL14P06150101 ReplacementHousingFactorGrantNo: | | | FederalFYofGrant: 2002 | | | |
|--|--|--|----------|--------------------|------------------------|--------------------|-------------------|------------------|
| Development Number Name/HA-Wide Activities | GeneralDescriptionofMajorWork Categories | Dev.Acct No. | Quantity | TotalEstimatedCost | | TotalActualCost | | Statusof Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| HighlanderVillage (FL61-1) | A/ECostsandFees | 1430 | | \$4,000.00 | | | | |
| | RepaintBuildingExteriors | 1460 | | \$30,000.00 | | | | |
| | ReplaceWindows(SeniorsSide) | 1460 | | \$10,000.00 | | | | |
| | ReplaceAirConditioners(SeniorSide) | 1460 | | \$10,000.00 | | | | |
| | ReplaceAirConditioners/AirHandlers (FamilySide) | 1460 | | \$7,000.00 | | | | |
| | RefurbishBathrooms | 1460 | | \$5,000.00 | | | | |
| | Environmental | 1460 | | \$10,000.00 | | | | |
| | ReplaceRanges,Refrigs. &WaterHeaters | 1465 | | \$7,000.00 | | | | |

AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)
PartIII:ImplementationSchedule

| PHAName: | | GrantTypeandNumber CapitalFundProgramNo: ReplacementHousingFactorNo: | | | FederalFYofGrant: 2002 | | |
|---|---|--|--------|--|------------------------|--------|------------------------------|
| DevelopmentNumber Name/HA-Wide Activities | AllFundObligated (QuarterEndingDate) | | | AllFu ndsExpended (QuarterEndingDate) | | | ReasonsforRevisedTargetDates |
| | Original | Revised | Actual | Original | Revised | Actual | |
| HighlanderVillage (FL61-1) | 9/03 | | | 9/05 | | | |

ATTACHMENT C ñ DHA FY 2002 ñ 2006 CFP ACTION PLAN

| CapitalFundProgramFive -YearActionPlan | | | | | |
|---|---------------------|--|--|---|---|
| PartI:Summary | | | | | |
| PHANameDunedinHousing Authority | | | | XOriginal5 -YearPlan <input type="checkbox"/> RevisionNo: | |
| Development Number/Name/HA- Wide | Year1 | WorkStatementforYear2 FFYGrant:2003 PHAFY:2003 | WorkStatementforYear3 FFYGrant:2004 PHAFY:2004 | WorkStatementforYear4 FFYGrant:2005 PHAFY:2005 | WorkStatementfo rYear5 FFYGrant:2006 PHAFY:2006 |
| HighlanderVillage (FL61-1) | Annual Statement | \$85,000.00 | \$85,000.00 | \$83,000.00 | \$83,000.00 |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| CFPFundsListed for5 -yearplanning | | \$85,000.00 | \$85,000.00 | \$83,000.00 | \$83,000.00 |
| | | | | | |
| Replacement HousingFactor Funds | | | | | |

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: 2/28/05 (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 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 jurisdiction 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 checked="" type="checkbox"/> check here if included in the public housing A&O Policy | Annual Plan: Rent Determination |
| X | Schedule of flat rents offered 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 |
| 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 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, PIH99 -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 |
|------------------------------------|--|--|
| X | PHDEP-related documentation: <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 | Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input 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) |

ATTACHMENT G

RESIDENT ADVISORY GROUP COMMENTS AND DHA RESPONSES

(through April 1, 2002)

BACKGROUND

All Highlander Village residents were invited to participate on the Resident Advisory Board for the 2002 Annual Plan Update. Four responded. In light of lack of general interest in participating directly on the Advisory Board, the DHA Commission suggested that staff distribute resident surveys in order to obtain their input in the process. However, level of survey responses was disappointing. Board members were educated about HUD funding programs intended to improve the overall quality of life at Highlander Village and were further advised that Congress has discontinued the Public Housing Drug Elimination Program at the present time. They were also briefed on DHA progress during the first two years of the plan and informed of the problems with the roofing system and its major impact on all foreseeable DHA budgets.

SUMMARY OF RESIDENT COMMENTS AND ISSUES RAISED:

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

GENERAL COMMENTS

- Appreciative of the housing provided at Highlander Village. Supportive of the DHA, but realize that some improvement is needed and challenged DHA to continue to perform work in Capital Fund Plan
- Generally pleased with the quality of service. Increased maintenance staffing has improved appearance of Highlander Village and speed up work order response time

SECURITY IMPROVEMENTS

- A second deadbolt for entrance doors would mean added sense of security.
- Lighting additions in resident cluster is great, but need to enhance lighting along sidewalks. Better lighting in front of the seniors side laundry area also.
- Need to see stronger police presence. Too many non-resident kids "hanging out" at Highlander Village.

QUALITY OF LIFE

- Need more resident involvement in their apartment complex.
- They would like to see the Community Building used for activities other than just Head Start. Consider converting on-site space, such as an elderly side efficiency apartment, into a recreational/meeting room as an alternative, and find a way to create better recreational programs for the families.
- Residents would welcome an upgrade/improvement of playground area/equipment.
- Contact Head Start to see if they can provide extended hours (after-school care) for working mothers.

COMMUNICATIONS

- Residents feel apathetic, forgotten. Want to see more DHA action and better communications.
- Some of Board members are in process of transferring to PCHA's Section 8 program. They challenged other residents to pick up the torch and get involved in their apartment complex. They suggested staging picnics and on-site fair to get the others to "come on out".

POSSIBLE IMPROVEMENTS

- Carpeting all but kitchen and bath areas would be preferred over present vinyl floor tiles
- Anyway to deaden the sound between apartments?
- Central Heat/Air on seniors side would be a good improvement
- Overall lawn care has improved, but needs more landscaping improvements on seniors side
- Explore the possibility of adding another washing machine to seniors side laundry mat
- Improve the landscaping around the front of the units
- Repainting of building exteriors remains a popular idea (choose a more child-friendly color this time)
- Replace worn screen doors in the future, when possible.
- Repair the sidewalk on family side and concrete at the office entrance way.

DHA COMMENTS TO RESIDENT CONCERNS:

The DHA appreciates the number of meaningful suggestions that have emerged from the Resident Advisory Board. Many of these suggestions are already incorporated into the Capital Fund Program. However, concerns about the direct costs to replace the current roofing system, and the potential for other related repairs, at Highlander Village remain the highest priority. The roofing system work alone will put a major burden on the financial resources of the DHA. The Pinellas County Housing Authority staff, on behalf of the DHA is placing a high priority on solving and addressing these matters (all of which obviously impact other future improvements) in the most cost-effective, beneficial manner possible.

As stressed before, size, geographical location and limited DHA resources have resulted in a shortage of supportive services and physical improvements at Highlander Village. The DHA continues to seek out community partners to cooperate in addressing the "quality-of-life" issues. The DHA believes that the improved fencing and lighting features have helped deter unwanted foot traffic. It will strive to get better cooperation from the Pinellas County Sheriff's Office to address security concerns.

ATTACHMENT H ñ 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 |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Evaluation Report for Period Ending: 12 -31-01 <input type="checkbox"/> 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 | \$5,000.00 | \$5,000.00 | \$839.00 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | \$27,128.00 | \$27,128.00 | \$27,128.00 | \$12,004.39 |
| 10 | 1460 Dwelling Structures | \$50,000.00 | \$50,000.00 | \$50,000.00 | \$38,020.05 |
| 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 | \$82,128.00 | \$82,128.00 | \$50,863.44 |
| 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

| PHAName: 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

| PHAName: 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 | | | |
| | | | | | | | |

| Annual Statement/Performance and Evaluation Report | | | | | | |
|--|---|---|-------------|-------------------|-------------------------------------|--|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary | | | | | | |
| PHAName: DUNEDIN HOUSING AUTHORITY | | Grant Type and Number Capital Fund Program Grant No: FLP06150101 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2001 | |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/01 <input type="checkbox"/> 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 Soft Costs | | | | | |
| | Management Improvements Hard Costs | | | | | |
| 4 | 1410 Administration | | | | | |
| 5 | 1411 Audit | | | | | |
| 6 | 1415 Liquidated Damages | | | | | |
| 7 | 1430 Fees and Costs | \$4,000.00 | \$9,000.00 | | | |
| 8 | 1440 Site Acquisition | | | | | |
| 9 | 1450 Site Improvement | | | | | |
| 10 | 1460 Dwelling Structures | \$72,463.00 | \$67,463.00 | | | |
| 11 | 1465.1 Dwelling Equipment — Nonexpendable | \$7,000.00 | \$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 Expenses or Debt Service | | | | | |
| 20 | 1502 Contingency | | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$83,463.00 | \$83,463.00 | | | |
| 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

| PHAName: DUNEDIN HOUSING AUTHORITY | | Grant Type and Number Capital Fund Program Grant No: FL14P06250101 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/ECosts and Fees | 1430 | | \$4,000.00 | \$9,000.00 | | | |
| | Building Exteriors | 1460 | | \$38,463.00 | \$33,463.00 | | | |
| | Replace Windows (Seniors Side) | 1460 | | \$12,000.00 | \$12,000.00 | | | |
| | Replace Air Conditioners (Seniors Side) | 1460 | | \$10,000.00 | \$10,000.00 | | | |
| | Replace Air Conditioners/Air Handlers (Family Side) | 1460 | | \$7,000.00 | \$7,000.00 | | | |
| | Refurbish Bathrooms | 1460 | | \$5,000.00 | \$5,000.00 | | | |
| | Replace Ranges, Refrigerators and Water Heaters | 1465 | | \$7,000.00 | \$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

| PHAName: DUNEDIN HOUSING AUTHORITY | | Grant Type and Number Capital Fund Program No: FL14P06150101 Replacement Housing Factor No: | | | Federal FY of Grant: 2001 | | |
|---|---|---|--------|---|---------------------------|--------|----------------------------------|
| 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) | 09/02 | 06/03 | | 09/04 | 06/05 | | |

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 intention 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 |
| | | | |
| | | | |

ATTACHMENT J

ASSESSMENT FOR VOLUNTARY CONVERSION OF PUBLIC HOUSING DEVELOPMENTS TO TENANT -BASED VOUCHER ASSISTANCE*

*(as required by Public & Indian Housing Notice 2001 -26)

| TBA Conversion Assessment Questionnaire | DHA Response | | | | | | | | | | | | | | | | |
|---|---------------------|-----------------|-----|-----|--|--|--|--|--|--|--|--|--|--|--|--|----------|
| How many of the PHA's developments are subject to the Required Initial Assessments? | 1 | | | | | | | | | | | | | | | | |
| How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? | 0 | | | | | | | | | | | | | | | | |
| How many Assessments were conducted for the PHA's covered developments? | 1 | | | | | | | | | | | | | | | | |
| <p style="text-align: center;">Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:</p> <table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse;"> <thead> <tr> <th style="padding: 5px;">Development Name</th> <th style="padding: 5px;">Number of Units</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; padding: 5px;">N/A</td> <td style="text-align: center; padding: 5px;">N/A</td> </tr> <tr><td style="height: 15px;"> </td><td> </td></tr> </tbody> </table> | Development Name | Number of Units | N/A | N/A | | | | | | | | | | | | | 0 |
| Development Name | Number of Units | | | | | | | | | | | | | | | | |
| N/A | N/A | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: | N/A | | | | | | | | | | | | | | | | |

ATTACHMENT K

Dunedin Housing Authority -

Report on Flat Rent Study

Background Statement.

Section 523 of the *Quality Housing and Work Responsibility Act* of 1998 (QHWRA) states that in the absence of HUD -approved ceiling rents established prior to 10/1/99, the PHA shall establish a schedule of *flat rents*. Either the *transitional ceiling rent* schedule or a *flat rent* schedule must be implemented with all certifications (*initial or annual*) **effective on or after 10/1/99** to afford the family a *choice of rent* pursuant to the public housing reform act of 1998. For PHA selecting to rely on their *ceiling rents* to afford the family's choice of rent (i.e., formula -based rent vs. ceiling rent), the PHA must perform a *market rent study* and establish a *schedule of flat rents* effective on or before 10/1/2002.

The flat rent schedule is to be based on the rental value of the unit, which HUD interprets to be the same as the *reasonable market value* of the unit which allows a PHA to remain competitive with the private rental market while remaining affordable and preserving the financial stability of the agency.

Under guidance of HUD Notice PIH98 -41; the March 15, 1989 PIH Notice on ceiling rents; and subsequent HUD guidance, the Dunedin Housing Authority established its *Flat Rents* based on the operating cost of its public housing units, private market rental value (*market value*) of these units, and DHA and QHWRA objectives for encouraging residents to work.

Statement of Methodology.

- The monthly cost to operate the housing of the DHA was defined as: one twelfth of the sum of all annual operating expenses reported on the Statement of Operating Receipts and Expenditures as of the end of the most recent fiscal year and the aggregate annual utility allowances for all tenant paid utilities, minus the sum of (1) excess utility charges and (2) annual cost associated with units approved for deprogramming. The following unit size adjustment factors were applied to the operating costs:

| | | | | | |
|-----------|-----------|-----------|-----------|-----------|-----------|
| OBR -0.70 | 1BR -0.85 | 2BR -1.00 | 3BR -1.25 | 4BR -1.40 | 5BR -1.61 |
|-----------|-----------|-----------|-----------|-----------|-----------|

- An adjustment was made to account for a deposit to replacement reserve in the amount of 10 percent of the monthly cost of operating the housing. Since such a reserve is not currently applicable to the public housing program, the DHA made a voluntary election to incorporate this imputed deposit to replacement reserve.

STEP ONE - CALCULATE TOTAL MONTHLY OPERATING COST

| | |
|---|-----------|
| Operating Expense (from Statement of Operating Receipts and Expenditures (FYE 6/30/01)) | \$120,867 |
| PLUS Cost of Utility Allowances for Tenant Paid Utilities | \$11,976 |
| MINUS Cost of Excess Utilities | -\$0 |
| MINUS Costs Associated with Approved Deprogrammed Units | -\$0 |
| PLUS Deposit to Replacement Reserve (10% of net operating expense) | \$31,464 |
| EQUALS Total Annual Operating Cost | \$164,307 |
| DIVIDED by 12 | 12 |
| EQUALS Total Monthly Operating Cost | \$13,692 |

STEP 2 - CALCULATE NUMBER OF UNITS SOWNED ADJUSTED FOR SIZE

| #BRs | #UNITS | FACTOR | ADJ.# |
|--------------|-----------|--------|-----------|
| 0 | 6 | 0.70 | 4 |
| 1 | 18 | 0.85 | 15 |
| 2 | 10 | 1.00 | 10 |
| 3 | 16 | 1.25 | 20 |
| TOTAL | 50 | | 49 |

STEP 3 - CALCULATE BASE TWO BEDROOM RENT

| | |
|--|----------|
| Total Monthly Operating Cost | \$13,692 |
| DIVIDED BY Adjusted Number of Units | 49 |
| EQUALS Base Two - Bedroom Rent | \$279 |

| #BR | 2BR RENT | FACTOR | Base Rent |
|-----|----------|--------|-----------|
| 0 | \$279 | 0.70 | \$196 |
| 1 | \$279 | 0.85 | \$238 |
| 2 | \$279 | 1.00 | \$279 |
| 3 | \$279 | 1.25 | \$349 |

Review of Area Comparable Rental Properties .

During the period of August 6 through August 9, 2001, the consultants surveyed the PCHA properties, in whole, and assessed each unit size and type by property. Rental value or market value of the DHA units was based on a market study of both the subsidized and unsubsidized market rents charged for units in comparable apartment complexes located near DHA's public housing.

| APARTMENT COMPLEX | 0BR | 1BR | 2BR | 3BR | 4BR |
|--|-----|--------------|--------------|--------------|-----|
| Country Club Villas -200 Country Club Dr. 33771 | | 560 | 710 | 810 | |
| Champions Point -3660 East Bay Dr. 33771 | | 530 | 555 | 580 | |
| Fernwood -301 Seacrest Dr . 33771 | | 595 | 700 | | |
| Silver Palms -221 Lake Ave. NE 33771 | | 585 | 730 | | |
| Sailwinds -10240 Sailwinds Blvd. 33773 | | 625 | 760 | 880 | |
| Winding Lane Apartments -301 Belcher Rd., NE 33771 | | 440 | 540 | | |
| | | | | | |
| Median Market Rents | | \$560 | \$700 | \$810 | |
| Average Market Rents | | \$556 | \$666 | \$757 | |
| | | | | | |
| Adjusted Median Rent | | \$449 | \$567 | \$659 | |
| Adjusted Average Rent | | \$445 | \$533 | \$605 | |

Note on Comparables: Most of the above properties have amenities not present in the PCHA's Public Housing. Such amenities include, but are not necessarily limited to:

- Wall to Wall Carpeting
- Clubhouse
- Automatic Dishwasher
- Swimming Pools

Therefore, the median and average rents for these comparable units were adjusted downward to take these amenities into consideration. An adjustment factor of 0.80 was used.

Schedule of Flat Rents .

DHA's objective is to set Flat Rents at a level to encourage residents to obtain work and/or to increase their incomes. Therefore, the flat rents are set at a level which exceeds operating cost but is competitive with median or average market rents for comparable units. The Flat Rents below are at least 73% higher than the PCHA "Break-Even" rent and/or equal to the adjusted average market rent.

| 0-BR | 1-BR | 2-BR | 3-BR |
|------------|----------------|----------------|----------------|
| \$340 | \$445 | \$533 | \$605 |
| 73% > Min. | Adj. Avg. Mkt. | Adj. Avg. Mkt. | Adj. Avg. Mkt. |