

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

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# PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004  
Annual Plan for Fiscal Year 2003

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

**PHA Plan  
Agency Identification**

**PHA Name:** The Housing Authority of the City of Fort Lauderdale, Florida

**PHA Number:** FL010

**PHA Fiscal Year Beginning: (mm/yyyy)** 01/2003

**Public Access to Information**

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

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

**Display Locations For PHA Plans and Supporting Documents**

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

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

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

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

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2000 - 2004**  
[24 CFR Part 903.5]

**A. Mission**

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- X The PHA's mission is: (state mission here) The mission of The Housing Authority of the City of Fort Lauderdale (HACFL) is to assist low-income families with safe, decent and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives. HACFL is committed to operating in an efficient, ethical, and professional manner and will create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission.

**B. Goals**

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

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

- X PHA Goal: Expand the supply of assisted housing  
Objectives:
- X Apply for additional rental vouchers:
  - X Reduce public housing vacancies: to 2%
  - X Leverage private or other public funds to create additional housing opportunities: \$1,000,000 in private or other public funds to create additional housing opportunities
  - Acquire or build units or developments
  - X Other (list below) Maintain a program to assist at least 20 persons to use its tenant based program to become homeowners by December 21, 2004.
- X PHA Goal: Improve the quality of assisted housing

Objectives:

- X Improve public housing management: (PHAS score)
- X Improve voucher management: (SEMAP score)
- X Increase customer satisfaction:
  - Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)
  - Renovate or modernize public housing units:
  - Demolish or dispose of obsolete public housing:
  - Provide replacement public housing:
- X Provide replacement vouchers: Lakeview Gardens Apartments to be purchased by the City of Fort Lauderdale, we have applied for 100 replacement vouchers
  
- Other: (list below)

X PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- X Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- X Implement voucher homeownership program:
- X Implement public housing or other homeownership programs:
  - Implement public housing site-based waiting lists:
  - Convert public housing to vouchers:
  - Other: (list below)

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

X PHA Goal: Provide an improved living environment

Objectives:

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

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

X PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- X Increase the number and percentage of employed persons in assisted families: Family Self-Sufficiency Program
- X Provide or attract supportive services to improve assistance recipients' employability: Family Self-Sufficiency Program
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

X PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

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

**Other PHA Goals and Objectives: (list below)**

**Annual PHA Plan**  
**PHA Fiscal Year 2003**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

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

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan for 2003 all lead towards the accomplishment of our goals and objectives. This plan outlines a comprehensive approach towards our goals and objectives and are consistent with the Comprehensive Agency Plan and the Consolidated Plan for our jurisdiction. Here are some highlights of our Annual Plan for 2003:

1. The **Section 8 Homeownership Voucher Program** is anticipated to have its first homebuyer in the year 2003. The policy has been approved by the Board of Commissioners and submitted to HUD Miami for their review and comments. We are very excited about implementing this program as four (4) families interested in participating in this program previously resided in one of our public housing developments.
2. **Construction of 9 new single family homes:** Nine (9) low and very low income families were selected to become first time homeowners. The process to re-plat the lot has been exhaustive, however, we are confident we will break ground by the end of summer 2002 and have families move in by Christmas.
3. Significant **Modernization Program for Public Housing Vacancies.** These improvements are designed to reduce (long term) maintenance calls, establish favorable comparison of public housing units with other private rental housing properties and improve resident responsibility in the care and maintenance of their unit. This strategy is already paying dividends for the agency.
4. The **Sale of Lakeview Gardens Apartments** is anticipated to be complete by October 5, 2002. The proceeds of the sale will be used (with HUD's approval) to continue the extensive modernization of public housing vacancies and to increase the inventory of affordable housing within the Fort Lauderdale community. This community has been recently ravaged by an extensive scheme of "Mortgage Fraud" perpetuated by private individuals, thereby resulting in a tremendous shortage of affordable housing for low and very low income families.
5. Ongoing **Consultation with the Fort Lauderdale Chief of Police** and his department in securing funding and the "means" to replace the security details lost as a result of the nonrenewal of PHDEP funding for PHA's. Our United Resident Council is integrally involved in this process.

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

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#### **Attachments**

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

#### Required Attachments:

- X (A) Admissions Policy for Deconcentration (fl010a02)
- X (B) FY 2003 Capital Fund Program Annual Statement and 5 year action plan (fl010b02)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- X (C) Description of Pet Policy (fl010c02)
- X (D) Statement of progress in meeting 5-year plan mission and goals (fl010d02)
- X (E) Description of implementation of community service requirements (fl010e02)
- X (F) Resident Board Membership (fl010f02)

- X Comments from Resident Board (fl010g02)
  - X (H) Performance and Evaluation Reports 1999 (fl010h02)
    - (I) 2000 (fl010i02)
    - (J) 2001 (fl010j02)
  - X (K) Voluntary Conversion Assessment (fl010k02)
- Optional Attachments:
- X (L) PHA Management Organizational Chart (fl010l02)

**Supporting Documents Available for Review**

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial</i>	Annual Plan: Eligibility, Selection, and Admissions Policies

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	<i>Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	
X	Public housing rent determination policies, including the methodology 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
X	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	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	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
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8	Annual Plan: Homeownership

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	Administrative Plan	
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

## **1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

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

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

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
<b>Family Type</b>	<b>Overall</b>	<b>Afford-ability</b>	<b>Supply</b>	<b>Quality</b>	<b>Access-ibility</b>	<b>Size</b>	<b>Loca-tion</b>
Income <= 30% of AMI	5853	N/A	N/A	N/A	N/A	N/A	N/A
Income >30% but <=50% of AMI	4675	N/A	N/A	N/A	N/A	N/A	N/A
Income >50% but <80% of AMI	6658	N/A	N/A	N/A	N/A	N/A	N/A
Elderly	3515	N/A	N/A	N/A	N/A	N/A	N/A
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Race/Ethnicity	N/A	N/A	N/A	NA	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

- Consolidated Plan of the Jurisdiction/s  
Indicate year: 2001
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset 1990
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

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

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

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	291		
Extremely low income <=30% AMI			
Very low income (>30% but <=50%	291	100	

<b>Housing Needs of Families on the Waiting List</b>			
AMI)			
Low income (>50% but <80% AMI)			
Families with children	270	92.78	
Elderly families	18	6.19	
Families with Disabilities	2	.69	
Race/ethnicity (white)	87	30	
Race/ethnicity (Black)	149	51.20	
Race/ethnicity (hispanic)	55	18.90	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 23 months			
Does the PHA expect to reopen the list in the PHA Plan year? No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

<b>Housing Needs of Families on the Waiting List</b>
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### Housing Needs of Families on the Waiting List

Waiting list type: (select one)

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

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	550		
Extremely low income <=30% AMI	138	25.09	
Very low income (>30% but <=50% AMI)	275	50	
Low income (>50% but <80% AMI)	138	25.09	
Families with children	400	72.73	
Elderly families	150	27.27	
Families with Disabilities	N/A		
Race/ethnicity (Black)	275	50	
Race/ethnicity (White)	110	20	
Race/ethnicity (Hispanic)	55	10	
Race/ethnicity (other)	110	20	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	150	27.27	
2 BR	150	27.27	
3 BR	150	27.27	
4 BR	50	9.09	
5 BR	50	9.09	
5+ BR			

## Housing Needs of Families on the Waiting List

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

If yes:

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

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

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

### C. Strategy for Addressing Needs

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

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

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

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

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

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

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

Select if applicable

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

- X Funding constraints
- X Staffing constraints
- X Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- X Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- X Influence of the housing market on PHA programs

- X Community priorities regarding housing assistance
- X Results of consultation with local or state government
- X Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

**2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2000 grants)</b>		
a) Public Housing Operating Fund	1,293,052	
b) Public Housing Capital Fund	1,473,259	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	11,458,843	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant	250,000	
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
PHDEP	218,174	
<b>3. Public Housing Dwelling Rental Income</b>	1,495,269	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
<b>4. Other income</b> (list below)		
Interest income	30,000	
Other income	96,000	
<b>4. Non-federal sources</b> (list below)		
<b>Total resources</b>	16,314,597	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

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

##### **(1) Eligibility**

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

When families are within a certain number of being offered a unit: (state number)

X When families are within a certain time of being offered a unit: (when their name is at the top of the waiting list and a unit is available)

Other: (describe)

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

X Criminal or Drug-related activity

Rental history

Housekeeping

Other (describe)

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

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

**(2)Waiting List Organization**

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

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

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

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

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

1. How many site-based waiting lists will the PHA operate in the coming year?  
 None

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

3.  Yes  No: May families be on more than one list simultaneously  
 If yes, how many lists?

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

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

**(3) Assignment**

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

- One
- Two
- Three or More

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

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

**(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing

- Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

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

#### 1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

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

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

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

**(6) Deconcentration and Income Mixing**

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

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

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

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

X Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

- Employing new admission preferences at targeted developments

If selected, list targeted developments below:

- Other (list policies and developments targeted below)

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

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

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

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

X Not applicable: results of analysis did not indicate a need for such efforts

- List (any applicable) developments below:

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

X Not applicable: results of analysis did not indicate a need for such efforts

- List (any applicable) developments below:

## **B. Section 8**

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

### **(1) Eligibility**

- a. What is the extent of screening conducted by the PHA? (select all that apply)

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

**(2) Waiting List Organization**

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

**(3) Search Time**

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

If yes, state circumstances below:

1. In case of illness
2. Scarcity of required type units

**(4) Admissions Preferences**

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these

choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

- Date and time of application
- Drawing (lottery) or other random choice technique

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

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

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

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

**(5) Special Purpose Section 8 Assistance Programs**

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

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

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

- X Through published notices: Local newspapers
- Other (list below)

**4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

**A. Public Housing**

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

**(1) Income Based Rent Policies**

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

1. If resident chooses the flat rent policy

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

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

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

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

f. Rent re-determinations:

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

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

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

## **(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)
- X The section 8 rent reasonableness study of comparable housing
  - X Survey of rents listed in local newspaper
  - X Survey of similar unassisted units in the neighborhood
  - X Other (list/describe below) Multiple Listing Service

## B. Section 8 Tenant-Based Assistance

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

### (1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

- e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)
- Success rates of assisted families
  - Rent burdens of assisted families
  - Other (list below)

**(2) Minimum Rent**

- a. What amount best reflects the PHA’s minimum rent? (select one)
- \$0
  - \$1-\$25
  - \$26-\$50
- b.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

**5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

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

**A. PHA Management Structure**

Describe the PHA’s management structure and organization. (select one)

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

**B. HUD Programs Under PHA Management**

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

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	887	150

Section 8 Vouchers	1771	177
Section 8 Certificates		
Section 8 Mod Rehab	164	8
Special Purpose Section 8 Certificates/Vouchers HOPWA	650	130
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

### **C. Management and Maintenance Policies**

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

(1) Public Housing Maintenance and Management: (list below)

- Admissions and Occupancy Policy
- Public Housing Dwelling Lease
- Rules & Regulations
- Maintenance Policy (includes pest control)
- Personnel Policy
- Procurement Policy
- Disposition Policy

(2) Section 8 Management: (list below)

- Administrative Plan
- Housing Assistance Payment Contract

### **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

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

### **A. Public Housing**

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office  
 PHA development management offices  
 Other (list below)  
Contact the United Resident Council

### **B. Section 8 Tenant-Based Assistance**

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office  
 Other (list below)  
Section 8 Office

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

### **A. Capital Fund Activities**

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

#### **(1) Capital Fund Program Annual Statement**

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment B (fl010b01)

-or-

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

### **(2) Optional 5-Year Action Plan**

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment B (fl010b01)

-or-

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

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

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

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

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

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

If yes, list development name/s below:

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

If yes, list developments or activities below:

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

If yes, list developments or activities below:

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

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

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

### 2. Activity Description

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

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: Lakeview Gardens	Sunnyreach Acres
1b. Development (project) number: 10.6	10.71
2. Activity type: Demolition <input type="checkbox"/>	

Disposition X
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(07/26/01)</u>
5. Number of units affected: 100
6. Coverage of action (select one) X Part of the development – Sunnyreach Acres 24x200 ft utility easement, currently this parcel of land has no viable use to the Housing Authority X Total development – Lakeview Gardens
7. Timeline for activity: a. Actual or projected start date of activity: 7/2001 b. Projected end date of activity: 10/2002

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

Yes X No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

**Designation of Public Housing Activity Description**

1a. Development name: Sunnyreach Acres	Sailboat Bend
1b. Development (project) number: 10-7.1	10-5
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities X	
3. Application status (select one) Approved; included in the PHA's Designation Plan X Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: (09/01/92)	
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan X Revision of a previously-approved Designation Plan?	
6. Number of units affected: 200	
7. Coverage of action (select one) <input type="checkbox"/> Part of the development X Total development	

## **10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

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

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

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

#### 2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>
1a. Development name:
1b. Development (project) number:

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

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

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

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

- HUD ACA Agreement:** This agreement with the HACFL has been temporarily suspended pending a decision from the U.S. Congress on whether or not to resume, amend, or terminate the program. Notwithstanding, the HACFL plans to purchase homes from the Non-Profit HUD listing and renovate these homes using the nationally recognized Apprenticeship Program apprentices. The renovated homes will be made available for purchase by first time homebuyers participating in our Homeownership Program.
- Construction and Sale of Nine (9) Single-Family Homes:** The HACFL has been proceeding with the re-plat of the lot on which the nine (9) single-family homes will be built. This has been a slow and arduous process through the City of Fort Lauderdale and Broward County. The Nine low and very low income families have already been selected and pre-qualified through the Housing Finance

Agency of Broward County. Families have also selected homes and plans are to break ground as soon as the re-plat process is complete.

- **Section 8 Homeownership Program:** This program should become a reality in the year 2003 as there are as many as 6 families residing in Section 8 units renovated by our Step-Up Apprenticeship Program under a “lease to own” agreement. These families will use the first year of their lease to repair/build credit and save a down payment to be able to afford the purchase of a new home. Counseling continues through qualified credit counselors as families trek through this process on their way to becoming first time homeowners.
- **Joint Venture with Broward County:** We are developing a strategy to enter into an agreement with Broward County for them to assist in financing the purchase, renovation, and sale of foreclosed homes within the county. These properties will be made available for sale under our Homeownership Program to eligible first time homebuyers.

**A. Public Housing**

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

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

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

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

4. Date Homeownership Plan/Program approved, submitted, or planned for submission:  
(DD/MM/YYYY)

5. Number of units affected:

6. Coverage of action: (select one)

Part of the development

Total development

## B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

X 25 or fewer participants

26 - 50 participants

51 to 100 participants

more than 100 participants

b. PHA-established eligibility criteria

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

If yes, list criteria below:

## 12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

### A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

- Yes  No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following

table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use. )

<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Step-Up Apprenticeship</i>	27	<i>Waiting List</i>	<i>Dev. Office</i>	<i>Both</i>
<i>Afterschool Program</i>	100	<i>Grades K-6</i>	<i>Public Housing Sites</i>	<i>Public Housing</i>
<i>Family Self-Sufficiency Program</i>	60	<i>Spec. Criteria</i>	<i>Main Office</i>	<i>Both</i>
<i>Train &amp; Employ Residents</i>	24	<i>Spec. Criteria</i>	<i>Main Office</i>	<i>Both</i>
<i>Summer Youth Program</i>	200	<i>Grades K-8</i>	<i>Public Housing Sites</i>	<i>Public Housing</i>
<i>URC Cleaning</i>	4	<i>As Needed</i>	<i>URC Office</i>	<i>Public Housing</i>
URC Transportation	5	As Needed	URC Office	Public Housing
URC Housing Inspections	4	As Needed	URC Office	Public Housing
URC Teen Youth	4	As Needed	URC Office	Public Housing
URC Resident Emergency Assistance Program	4	As Needed	URC Office	Public Housing
URC Computer Training	1	As Needed	URC Office	Public Housing
URC After School Care	3	As Needed	URC Office	Public Housing
URC Seniors Immediate Response Services (SIRS)	4	As Needed	URC Office	Public Housing

URC-United Resident Council (URC numbers represent employees)

**(2) Family Self Sufficiency program/s**

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2003 Estimate)	Actual Number of Participants (As of: 08/07/02)
Public Housing	25	17
Section 8	35	43

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

If no, list steps the PHA will take below:

### C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- X Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
  - X Informing residents of new policy on admission and reexamination
  - X Actively notifying residents of new policy at times in addition to admission and reexamination.
  - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
  - Establishing a protocol for exchange of information with all appropriate TANF agencies
  - Other: (list below)

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

### 13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)
- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
  - X High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
  - X Residents fearful for their safety and/or the safety of their children
  - Observed lower-level crime, vandalism and/or graffiti

- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

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

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

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

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

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

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

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

Oak Park  
Dixie Court

**C. Coordination between PHA and the police**

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

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

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

Dixie Court  
 Oak Park  
 Sunnyreach Acres

**D. Additional information as required by PHDEP/PHDEP Plan**

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

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

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

Yes  No: This PHDEP Plan is an Attachment.

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

An attachment to this agency plan.

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

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

**16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1. X Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
 (If no, skip to component 17.)

2. X Yes  No: Was the most recent fiscal audit submitted to HUD?

3.  Yes  No: Were there any findings as the result of that audit?
4.  Yes  No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_\_\_\_
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)
3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1. Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)  
Attached at Attachment (fl010g01) **Comments from the United Resident Council**
- Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments  
List changes below:
- Other: (list below)

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

- 1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
- 2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

- a. Nomination of candidates for place on the ballot: (select all that apply)
  - Candidates were nominated by resident and assisted family organizations
  - Candidates could be nominated by any adult recipient of PHA assistance
  - Self-nomination: Candidates registered with the PHA and requested a place on ballot
  - Other: (describe)
- b. Eligible candidates: (select one)
  - Any recipient of PHA assistance
  - Any head of household receiving PHA assistance
  - Any adult recipient of PHA assistance
  - Any adult member of a resident or assisted family organization
  - Other (list)
- c. Eligible voters: (select all that apply)
  - All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
  - Representatives of all PHA resident and assisted family organizations
  - Other (list)

**C. Statement of Consistency with the Consolidated Plan**

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

1. Consolidated Plan jurisdiction: City of Fort Lauderdale
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)
  - X 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.
  - X The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
  - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
  - Other: (list below)
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

**D. Other Information Required by HUD**

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

**Certification of Drug Free Workplace**  
**Civil Rights Certification**  
**Certification of Payments to Influence Federal Transactions**

## **Attachments**

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

Admissions Policy for Deconcentration  
FY2003 Capital Fund Annual Statement and 5 Year Plan  
Pet Policy  
Statement of Progress in Meeting 5-Year Plan Mission and Goals  
Community Service Requirements  
Resident Board Membership  
Comments From Resident Board (if applicable)  
Performance and Evaluation Reports 1999, 2000 and 2001  
PHA Management Organizational Chart

**Table Library**

## ATTACHMENT A

July 1, 1999

### **DECONCENTRATION POLICY**

It is Fort Lauderdale Housing Authority's policy to provide for de-concentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The Fort Lauderdale Housing Authority will affirmatively market our housing to all eligible income groups. Lower income people will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments, the income levels of census tracts in which our developments are located, and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and de-concentration incentives to implement.

### **DECONCENTRATION INCENTIVES**

The Fort Lauderdale Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet the de-concentration goals of a particular development.

Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner.

### **OFFER OF A UNIT**

When the Fort Lauderdale Housing Authority discovers that a unit will become available, we will contact the first family on the waiting list who has the highest priority for this type of unit or development and whose income category would help to meet the de-concentration goal and/or the income targeting goal.

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: The Housing Authority of the City of Fort Lauderdale, FL	Grant Type and Number Capital Fund Program Grant No: <b>FL 14-P01050103</b> Replacement Housing Factor Grant No:	Federal FY of Grant:  <b>2003</b>
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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	294,652			
3	1408 Management Improvements	294,652			
4	1410 Administration	147,326			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	25,000			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	110,000			
10	1460 Dwelling Structures	415,000			
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Nondwelling Structures	186,629			
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	<b>Amount of Annual Grant: (sum of lines 2 - 20)</b>	<b>1,473,259</b>			
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	75,000			
25	Amount of Line 21 Related to Security-- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	90,000			

Signature of Executive Director \_\_\_\_\_ Date \_\_\_\_\_

Signature of Public Housing Director \_\_\_\_\_ Date: \_\_\_\_\_

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

Non Dwelling

PHA Name: The Housing Authority of the City of Fort Lauderdale		Grant Type and Number Capital Fund Program Grant No: FL 14-P01050103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
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	
FL 10-1	Rehab Community Center (ND)	1470	1 Bldg.	50,000				
Dixie Court	Renovate Units	1460	30 Units	40,000				
				90,000				
FL 10-2								
Dr. Kennedy Homes	Security Lighting	1450	44 Bldgs.	20,000				
	Renovate Units	1460	26 Units	50,000				
	Building Management Bldg. (ND)	1470	1 Bldg.	96,629				
				166,629				
FL 10-3								
Sunnyland Homes	Security Lighting	1450	42 Bldgs.	15,000				
	Renovate Units	1460	17 Units	45,000				
				60,000				
FL 10-4								
Suncrest Court	Renovate Units	1460	13 Units	40,000				
FL 10-5								
Sailboat Bend	New Roof	1460	1 Bldg.	90,000				
	Renovate Units	1460	21 Units	40,000				
				130,000				
FL 10-7.1								
Sunnyreach Acres	Renovate Units	1460	26 Units	50,000				
	Renovate Comm. Center (town houses)	1470	1 Bldg.	20,000				
				70,000				
FL 10-7.2								
Sistrunk Gardens	Renovate Comm. Center	1470	1 Bldg.	20,000				
	Renovate Units	1460	8 Units	35,000				
				55,000				

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

**Non Dwelling**

PHA Name: The Housing Authority of the City of Fort Lauderdale		Grant Type and Number Capital Fund Program Grant No: FL 14-P01050103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
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	
FL 10-8								
Oakpark Apts..	Renovate Units	1460	17 Units	25,000				
H.A. Wide	Tree Trimming/Landscaping/Irrigation	1450		40,000				
	Repave Parking/Driveways	1450		35,000				
				75,000				
H.A. Wide - Mgmt.	Step-Up Program	1408		119,652				
Improvements	Service Aids/Tenant Management	1408	7	125,000				
	Drug Free Comm. Program	1408		50,000				
				294,652				
H.A. Wide								
Administration	Partial Salary & Fringe Benefits for Administrative Staff	1410	4	147,326				
Fees & Cost	A & E Services	1430	2	25,000				
Operations	Agency Wide	1406		294,652				

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

PHA Name: The Housing Authority of the City of Fort Lauderdale		Grant Type and Number Capital Fund Program No: <b>FL 14-P01050103</b> Replacement Housing Factor No:				Federal FY of Grant: 2003  <b>2003</b>	
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	
FL 10-1 Dixie Court	5/31/2005			5/31/2007			
FL 10-2 Dr. Kennedy Homes	5/31/2005			5/31/2007			
FL 10-3 Sunnyland Homes	5/31/2005			5/31/2007			
FL 104 Suncrest Court	5/31/2005			5/31/2007			
FL 10-5 Sailboat Bend	5/31/2005			5/31/2007			
FL 10-7.1 Sunnyreach Acres	5/31/2005			5/31/2007			
FL 10-7-2 Sistrunk Gardens	5/31/2005			5/31/2007			
FL 10-8 Oakpark Apartments	5/31/2005			5/31/2007			
H.A. Wide	5/31/2005			5/31/2007			
H.A. Wide Management Improvements	5/31/2005			5/31/2007			

**Capital Fund Program Five-Year Action Plan**  
**Part I: Summary**

PHA Name : Housing Authority City of Fort Lauderdale, FL		<input type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>			
Development Number/Name/HA-Wide	Year 1 <b>2003</b>	Work Statement for Year 2 FFY Grant: FL 14 P01050103 PHA FY: <b>2004</b>	Work Statement for Year 3 FFY Grant: FL 14 P01050103 PHA FY: <b>2005</b>	Work Statement for Year 4 FFY Grant: FL 14 P01050103 PHA FY: <b>2006</b>	Work Statement for Year 5 FFY Grant: FL 14 P01050103 PHA FY: <b>2007</b>
10-1 Dixie Court	Annual Statement	100,000	35,000	125,000	170,000
10-2 Dr. Kennedy Homes		331,000	320,000	135,000	113,000
10-3 Sunnyland Homes		30,000	30,000	55,000	97,500
10-4 Suncrest Court		30,000	30,000	30,000	85,000
10-5 Sailboat Bend		30,000	25,000	25,000	25,000
10-7.1 Sunnyreach Acres		30,000	25,000	118,000	55,000
10-7.2 Sistrunk Gardens		25,000	29,000	0	30,000
10-8 Oakpark Apts.		25,000	155,000	105,000	70,000
H.A. Wide		110,629	62,629	118,629	66,129
Physical Improvements Subtotal			546,000	392,629	503,629
Management Improvements		294,652	294,652	294,652	294,652
HA-Wide Non Dwelling Structure & Equipment		165,629	319,000	208,000	164,129
Administration		147,326	147,326	147,326	147,326
Other- Fees & Costs		25,000	25,000	25,000	25,000
Operations		294,652	294,652	294,652	294,652
Total CFP Funds (Est.)					
Total Replacement Housing Factor Funds					
<b>Grand Total</b>		<b>1,473,259</b>	<b>1,473,259</b>	<b>1,473,259</b>	<b>1,473,259</b>

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages—Work Activities

N.D. = Non Dwelling

Activities for Year 1 2003	Activities for Year : 2004 FFY Grant: FL 14 P01050103 PHA FY:			Activities for Year: 2005 FFY Grant: FL 14 P01050103 PHA FY:		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	10-1 Dixie Court			10-1 Dixie Court		
	Doors/Locks	150 Units	50,000	Renovate Units	30 Units	35,000
	Renovate Units	30 Units	50,000			
<b>See</b>	10-2 Dr. Kennedy Homes			10-2 Dr. Kennedy Homes		
<b>Annual</b>	Build Management Building (ND)	1 Bldg.	110,000	Repair/Replace Sewer Lines	44 Bldgs.	150,000
<b>Statement</b>	Replace Roof	45 Bldgs.	181,000	Build Management Building (ND)	1 Bldg.	130,000
	Renovate Units	26 Units	40,000	Renovate Units	26 Units	40,000
	10-3 Sunnyland Homes			10-3 Sunnyland Homes		
	Renovate Units	17 Units	30,000	Renovate Units	17 Units	30,000
	10-4 Suncrest Court			10-4 Suncrest Court		
	Renovate Units	13 Units	30,000	Renovate Units	13 Units	30,000
	10-5 Sailboat Bend			10-5 Sailboat Bend		
	Renovate Units	21 Units	30,000	Renovate Units	21 Units	25,000
	10-7.1 Sunnyreach Acres			10-7.1 Sunnyreach Acres		
	Renovate Units	26 Units	30,000	Renovate Units	26 Units	25,000
	10-7.2 Sistrunk Gardens			10-7.2 Sistrunk Gardens		
	Renovate Units	8 Units	25,000	Exterior Lighting (ND)	8 Bldgs.	9,000
				Renovate Units	8 Units	20,000
	10-8 Oakpark Apts.			10-8 Oakpark Apts.		
	Renovate Units	17 Units	25,000	Build Duplexes	2 Bldgs.	125,000
				Renovate Units	17 Units	30,000
	H.A Wide - Appliances	100	55,000	H.A. Wide -		
	Tree Trimming/ Landscaping		40,000	Maint. Vehicles	2	30,000
	Repave Parking/Driveways		15,629	Appliances	70	32,629
	Subtotal of Estimated Cost		711,629	Subtotal of Estimated Cost		711,629

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages—Work Activities

N.D. = Non Dwelling

Activities for Year 1 2003	Activities for Year : 2006 FFY Grant: FL 14 P01050103 PHA FY:			Activities for Year: 2007 FFY Grant: FL 14 P01050103 PHA FY:		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	10-1 Dixie Court -			10-1 Dixie Court		
	Upgrade Playground (ND)	1	10,000	Air Conditioners	150 Units	100,000
	Fence Community Center (ND)	1 Bldg.	5,000	Range Hoods	150 Units	30,000
	Paint Exterior	58 Bldgs.	60,000	Renovate Units	30 Units	40,000
<b>See</b>	Install Back flow Diverter (ND)	1	25,000			
<b>Annual</b>	Renovate Units	30 Units	25,000			
<b>Statement</b>	10-2 Dr. Kennedv Homes			10-2 Dr. Kennedv Homes		
	Exterior Doors	132 Units	40,000	Exterior Rear Door Guards	132 Units	5,000
	Install Mail box Shelter (ND)	1	15,000	Air Conditioners	60 Units	40,000
	Paint Exterior	45 Bldgs.	50,000	New Screen Doors	132 Units	20,000
	Renovate Units	26 Units	30,000	Renovate Community Room (ND)	1 Bldg.	8,000
				Renovate Units	26 Units	40,000
	10-3 Sunnvland Homes			10-3 Sunnvland Homes		
	Replace Screen Doors	84 Units	15,000	Sprinkler System (ND)	43 Bldgs.	20,000
	Renovate Playground (ND)	1	10,000	Range Hoods	84 Units	12,500
	Renovate Units	17 Units	30,000	Back Flow Diverters (ND)	1	25,000
				Renovate Units	17 Units	40,000
	10-4 Suncrest Court			10-4 Suncrest Court		
	Renovate Units	13 Units	30,000	Back Flow Diverters (ND)	1	25,000
				Sprinkler System (ND)	34 Bldgs.	20,000
				Renovate Units	13 Units	40,000
	10-5 Sailboat Bend -			10-5 Sailboat Bend		
	Renovate Units	21 Units	25,000	Renovate Units	21 Units	25,000
	10-7.1 Sunnreach Acres - Replace Soffets	5 Bldgs	8,000	10-7.1 Sunnvreach Acres		
	Upgrade Interior Waste Lines	1 Bldg..	40,000	Back Flow Diverter (ND)	1	25,000
	Replace Range Hoods	129 Units	25,000	Renovate Units	26 Units	30,000
	Renovate Laundry Rooms (ND)	2	5,000	10-7.2 Sistrunk Gardens		
	Renovate Units	26 Units	40,000	Renovate Units	8 Units	30,000
	10-8 Oakpark Apts.			10-8 Oakpark Apartments		
	Build Comm. Center/Laundry (ND)	1 Bldg.	75,000	Meter Room Doors (ND)	20Bldgs.	40,000
	Renovate Units	17 Units	30,000	Renovate Units	17 Units	30,000
	H.A Wide - Appliances	100	55,629	H.A Wide -		
	Maint. Vehicles	2	36,000	Tree Trimming/ Landscaping		40,000
	Tree Trimming/Landscaping		15,000	Repave Parking/Driveway		26,129
	Repave Driveways/Parking		12,000			
	Subtotal of Estimated Cost		711,629	Subtotal of Estimated Cost		711,629







## **Attachment C**

### **Pet Policy**

Effective January 1, 2001 the Housing Authority of the City of Fort Lauderdale will amend it's current pet policy to include all families in all Public Housing Sites in accordance with 24 CFR Part 960.

The pet policy will permit Public Housing residents to own a pet, one pet per household not to exceed 25 lbs. Any Public Housing resident requesting to own a pet must comply with the following:

- \*Complete application and pay \$25.00 application fee
- \*Pay a security deposit of \$200.00 (payment arrangements will be available)
- \*Bring the pet into the office to have picture taken and on file at the management and site offices
- \*The pet must be licensed with the County and have all applicable vaccinations required by the law.
- \*At every annual recertification provide valid County license for pet
- \*All pets must be spayed or neutered. (proof from Veterinarian)
- \*Any cat or dog must be leashed while on the property
- \*No pets are permitted to defecate on the HACFL's property
- \*All pet defecation must be picked as required by the law enforced by the City of Fort Lauderdale
- \*Failure to comply can lead to the removal of the pet from the premises or eviction

A notice will be delivered with a copy of the pet policy to all Public Housing residents upon final approval from the Housing Authority's Board of Commissioners.

## ATTACHMENT D

### PROGRESS OF 5-YEAR PLAN MISSION AND GOALS

- HACFL applied for and was awarded 350 Housing Choice Vouchers (HCV) in 2001. We have also applied for and received 100 replacement vouchers for assisting families living in Lakeview Gardens (100 units) being sold to the City of Fort Lauderdale. In addition, we are awaiting notification that we will receive the additional 441 HCV applied for in 2002.
- Public Housing vacancies stands at 2.6% today as we are well on our way to achieve our target of 2% vacancy.
- Leveraged funding from the Housing Finance Agency of Broward County to assist in development of the proposed construction of 9 new single family homes.
- Conducted two joint 'Landlord Outreach Seminars' in past year in conjunction with the BCHA.
- The local preference to house working families in Public Housing has helped to promote our income mixing objective in Public Housing.

## **Attachment E**

### **Community Service Requirement**

Effective January 1, 2001 the Housing Authority of the City of Fort Lauderdale will implement the Community Service Requirement for all applicable Public Housing Residents.

Every Public Housing Resident eighteen (18) years and older who are currently not employed or disabled as defined by the Social Security Administration or elderly are required to perform eight (8) hours of community service hours per month. Community Service hours may be replaced with proof of attendance of a job training program, vocational program or proof of enrollment and attendance in a self-sufficiency initiative program.

We, the Housing Authority of the City of Fort Lauderdale in collaboration with the Broward County Human Services Department's Family Success Center will coordinate the required community service hours activities, as well as, the monitoring of the compliance of Public Housing Residents with regards to the community service hours. Public Housing Residents will not be allowed to perform tasks for the Housing Authority to meet the community service hours requirement.

Each month by the 5<sup>th</sup> of the month each applicable Public Housing Resident is to provide written proof of their completion of the community service hours requirement or certification of exemption of the community service hours to our Central Office.

**ATTACHMENT F**

**The United Resident Council of the Housing Authority of the City  
of Fort Lauderdale, Inc.**

**Mercedes Brown, “President”  
Sunnyreach Townhomes**

**Darlene Burton, “Vice President”  
Sunnyland Homes**

**Kathy Fisher, “Treasurer”  
Sunnyreach Towers**

**Shirley Carson, “Secretary”  
Sistrunk Gardens**

**Tom Curnin  
Sailboat Bend**

**Mae Calloway  
Suncrest Homes**

**Stella Marshall  
Dr. Kennedy Homes**

**Catherine Harley  
Dixie Court**

**Cassandra Carey  
Oak Park Apartments**

The Housing Authority of the City of Fort Lauderdale (HACFL) acknowledges the United Resident Council of the Housing Authority of the City of Fort Lauderdale, Inc. (a non-profit organization) as the sole authorized designated representative of the HACFL’s residents.

Attachment G

The Housing Authority  
*of the*  
City of Fort Lauderdale, FL

**PUBLIC HEARING AGENDA**

Thursday, October 10, 2002

6:00 PM

Sailboat Bend Apartments

425 SW 4<sup>th</sup> Avenue

Fort Lauderdale, Florida

1. Call to order
2. Open discussion – PHA Agency Plan 2003
3. Adjournment

A public hearing was held on Thursday October 10, 2002, to receive commentary and answer questions on the Annual Agency Plan for FY 2003. The Hearing was held in the community room at the Sailboat Bend Apartments, 425 SW 4 Avenue, Fort Lauderdale, Florida, commencing at 6:00 PM.

Present were:	Commissioners -	Tam English – Chairman George Trodella Ruby Slaton Reesa Watson Virginia Miller
	Non- resident Staff -	Philip Goombs – Executive Director Nick Clark Andrea Walen
	Staff and/or Residents -	Pamela Brunson Shirley Carson Alfrieda Sampson Calmeta Challenger Mae Williams Bud Brown Sabrina Allen Barbara Williams Tom Curnin

The Chairman of the Board of Commissioners, Mr. Tam English, called the hearing to order. The Executive Director, Philip Goombs, welcomed everyone and explained that the purpose of the hearing was to receive comments and answer questions on the Agency Plan. Mr. Goombs also stated that there had been ongoing communication through meetings with the United Resident Council and Site Associations and many of their questions were addressed and their comments, especially on site improvements, were reflected in the 5-year Plan.

**Questions:**

1. **5-Year Plan:** Alfrieda Sampson asked if budgeted items on the 5-year plan could be transferred from one year to the next. Mr. Goombs explained that provisions were made in the system to accommodate changes under fungibility, where work items from the 5-year plan can be revised into the current budget.
2. **Dr. Kennedy Homes - Painting:** Pamela Brunson asked if there was any painting (exterior) in the budget for Dr. Kennedy Homes. Mr. Clark explained that painting for Dr. Kennedy Homes was not in the current budget, but was included in the 5-year plan.
3. **Budget:** Some one asked if the budget was based mainly on the reports from the site. Mr. Clark explained that the budget was based mainly on the “wish list” from each site. However, if there were something urgent it would be addressed and put into the plan. Mr. Clark and his staff examine all sites and decide what is more important and the items on the list are prioritized based on urgency and available funds.
4. **In Reference to the Wish List:** Barbara Williams wanted to know what part of the year the wish list was normally sent out. Mr. Goombs explained that the wish lists were discussed at the site association meetings held in April or May of each year and that items were prioritized based on the best information received from the residents attending the meetings.

There being no further discussion, the Chairman thanked everyone for coming and the hearing was adjourned at 6:30 PM.



Annual Statement \ Performance and Evaluation Report  
**7/31/98)**  
 Comprehensive Grant Program (CGP) **Part 1: Summary**  
**3/31/2002)**

US Department of Housing  
 and Urban Development  
 Office of Public and Indian Housing

OMB **Approval No. 2577-0157 (Exp.**  
**(Exp.**

HA Name: The Housing Authority of the City of Fort Lauderdale, Florida	Comprehensive Grant Number FL 14-P010-708-99	FFY of Grant Approval: 1999
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Original Annual Statement    Reserve for Disasters/ Emergencies    Revised Annual Statement/Revision Number \_\_    Performance and Evaluation Report for Report for Program Year Ending \_ 6/30/02  
 Final Performance and Evaluation Report

Line No	Summary by Development Account	Total Estimated Costs		Total Actual Costs	
		Original	Revised 1	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)				
3	1408 Management Improvements	<b>282,104</b>	<b>282,104</b>	282,104	220,129.30
4	1410 Administration	<b>141,052</b>	<b>141,052</b>	141,052	141,052.00
5	1411 Audit			0	0
6	1415 Liquidated Damages			0	0
7	1430 Fees and Costs	<b>25,000</b>	<b>25,000</b>	25,000	25,000
8	1440 Site Acquisition			0	0
9	1450 Site Improvement	<b>136,000</b>	<b>134,727</b>	134,727	146,507.26
10	1460 Dwelling Structures	<b>708,363</b>	<b>729,854</b>	729,854	484,221.95
11	1465.1 Dwelling Equipment - Non-expendable	<b>73,000</b>	<b>52,782</b>	52,782	52,645.25
12	1470 Non-dwelling Structures	<b>10,000</b>	<b>10,000</b>	10,000	0
13	1475 Non-dwelling Equipment	<b>35,000</b>	<b>35,000</b>	35,000	34,105.80
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1498 Mod Used for Development				
18	1502 Contingency (may not exceed 8% of line 19)				
19	<b>Amount of Annual Grant (Sum of Lines 2-18)</b>	<b>1,410,519</b>	<b>1,410,519</b>	<b>1,410,519</b>	<b>1,103,661.56</b>
20	Amount of line 19 Related to LBP Activities				
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security	44,978			
23	Amount of Line 19 Related to Energy Conservation Measures	42,000			

Signature of Executive Director & Date:  
 X

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:  
 X

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

Development Number /Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
FL 10-1 Dixie Court	Appliances	1465.1	150 Units	45,000	34,782	34,782	34,645.25	Complete
	Smoke Alarms/Fire Ext.	1460	150 Units	20,000	10,000	10,000	0	
	Drainage/Catch Basin	1450	57 Bldgs.	30,000	20,745	20,745	20,745	
	Upgrade Electric	1460	57 Bldgs.	100,000	177,000	177,000	29,363.66	
	Sidewalk Repair	1450	12 Bldgs.	10,000	10,000	10,000	9,801.33	
				205,000	252,527	252,527	94,555.24	
FL 10-2 Dr. Kennedy Homes	Replace Meter Room Doors	1460	44 Bldgs.	13,200	31,398	31,398	31,398.63	Complete
	Upgrade Electric	1460	44 Bldgs.	77,000	0	0	0	
					90,200	31,398	31,398	
FL 10-3 Sunnyland Homes	Interior Doors	1460	84 Units	20,000	10,000	10,000	10,749.31	Complete
	Smoke Detectors	1460	84 Units	8,000	8,000	8,000	10,601.96	
	Appliance	1465.1	84 Units	28,000	18,000	18,000	18,000	
	Interior Painting	1460	84 units	30,000	30,000	30,000	4,276.59	
					86,000	66,000	66,000	
FL 10-4 Suncrest Ct.	Sidewalk Repairs	1450	9 Bldgs.	5,000	5,000	5,000	3,889.00	On going
FL 10-5 Sailboat Bend	Replace Roof	1460	1 Bldg.	90,000	0			Complete
	Renovate Common Areas	1460	1 Bldg.	25,000	13,414	13,414	13,414.26	
	Hall Exhaust Fans	1460	1 Bldg.	14,000	14,000	14,000	451.70	
	Bathroom Lights/Med. Cabinets	1460	105 Units	19,685	19,685	19,685	10,667.50	
					148,685	47,099	47,099	
FL 10-6 Lakeview Gardens	Front Doors	1460	100 Units	20,000	500	500	304.88	Complete
	Paint Exterior	1460	18 Bldgs.	25,000	36,201	36,201	36,201.00	
	Rehab Bathrooms	1460	20 Units	40,000	11,632	11,632	11,631.70	
				85,000	48,333	48,333	48,137.58	

Signature of Executive Director

X

Date:

Signature of Public Housing Director

Date:

Annual Statement \ Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part 11: Supporting Pages**

**US Department of Housing  
 and Urban Development**  
 Office of Public and Indian Housing

OMB Approval No: 2577-0157  
 (exp. 3/31/2002)

FL14 P010-708-99

Number /Name HA - Wide Activities	General Description of Major Work Categories	Developmen Account Number	Quantity	Total Estimated Cost		Total Cost		Status of Proposed Work 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
FL 10-7.1 Sunnyreach Acres	Kitchen Renovation	1460	100 Units	36,000	93,636	93,636	93,710.88	Complete
	Door Locks	1460	129 Units	16,978	16,978	16,978	14,875.60	On going
	Pave Rear Parking Area	1450	1 Bldg	30,000	32,030	32,030	32,029.50	Complete
	Repair Sidewalks	1450	4 Bldgs	2,000	2,000	2,000	1,777.71	On going
	Paint Property Wall	1450	1 Bldg	2,000	7,952	7,952	7,952.65	Complete
	Renovate Mgmt. Trailer	1470	1 Bldg	10,000	10,000	10,000	0	
	Replace Medicine Cabinet	1460	129 Units	5,000	0	0	0	
	Replace Roof	1460		0	136,000	136,000	123,435.10	Complete
				101,978	298,596	298,596	273,781.44	
FL 10-7.2 Sistrunk Gardens	Renlace Glass Front Doors	1460	38 Units	12,000	12,000	12,000	5,652.43	On going
	New Roofs	1460	9 Bldgs	94,000	67,683	67,683	67,683.16	Complete
	Exterior Rear Doors	1460	38 Units	30,000	15,000	15,000	1,425.00	On going
	Emergency	1460	1 Unit	0	14,227	14,227	14,226.42	Complete
				136,000	108,910	108,910	88,987.01	
FL 10-8 Oak Park	Screen Doors	1460	84 Units	12,500	12,500	12,500	4,152.17	On going
	Landscaping	1450	20 Bldgs	12,000	0	0		
					24,500	12,500	12,500	4,152.17
H.A. Wide	Maintenance Vehicles	1475	2	35,000	35,000	35,000	34,105.80	Complete
	Tree Trimming	1450	9 Sites	45,000	57,000	57,000	70,312.07	Complete
					80,000	92,000	92,000	104,417.87
H.A. Wide Management Improvements	Service Aids/Tenant Mgmt.	1408	7	40,000	40,000	40,000	40,000.00	Complete
	Y2K Computer Compliance	1408		45,000	45,000	45,000	44,403.40	Complete
	Step-Up Training Program	1408		197,104	197,104	197,104	135,725.90	On going
H.A. Wide Administration	Partial Salaries & Fringe Benefits For Admin Officers, Step-Up Administrator & Comptroller	1410	4	141,052	141,052	141,052	141,052	Complete
Fees & Costs	A & E Services	1430	2	25,000	25,000	25,000	25,000.00	Complete

Signature of Executive Director & Date:  
 X

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

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

Annual Statement \ Performance and Evaluation Report  
**Part 111: Implementation Schedule**  
 Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157  
 (exp. 3/31/2002)

FL14P010-708-99

Number /Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates 2
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
FL 10-1 Dixie Court	4/1/2001			9/30/2002			
FL 10-2 Dr. Kennedy Homes	4/1/2001			9/30/2002			
FL 10-3 Sunnyland Homes	4/1/2001			9/30/2002			
FL 10-4 Suncrest Ct.	4/1/2001			9/30/2002			
FL 10-5 Sailboat Bend	4/1/2001			9/30/2002			
FL 10-6 Lakeview Gardens	4/1/2001			9/30/2002			
FL 10-7.1 Sunnyreach	4/1/2001			9/30/2002			
FL 10-7.2 Sistrunk	4/1/2001			9/30/2002			
FL 10-8 Oak Park	4/1/2001			9/30/2002			
FLHA Wide	4/1/2001			9/30/2002			
Management Improvements	4/1/2001			9/30/2002			
Signature of Executive Director and Date X				Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

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



Annual Statement \ Performance and Evaluation Report  
**0157**  
**Comprehensive Grant Program (CGP) Part 1: Summary**  
**3/31/2002)**

US Department of Housing  
 and Urban Development  
 Office of Public and Indian Housing

OMB **Approval No. 2577-**

**(Exp.**

HA Name: The Housing Authority of the City of Fort Lauderdale, Florida	Comprehensive Grant Number FL 14P010501-00	FFY of Grant Approval: 2000
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement/Revision Number \_\_\_  Performance and Evaluation Report for Report for Program Year Ending\_06/30/02  
 Final Performance and Evaluation Report

Line No	Summary by Development Account	Total Estimated Original	Costs Revised 1	Total Actual Obligated	Costs 2 Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)	282,104	282,104	282,104	129,944.68
3	1408 Management Improvements	282,104	282,104	282,104	79,262.94
4	1410 Administration	141,052	141,052	141,052	19,781.03
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25,000	25,000	25,000	11,707.94
8	1440 Site Acquisition				
9	1450 Site Improvement	97,363	243,363	159,000	33,251.00
10	1460 Dwelling Structures	427,896	474,099	358,854	57,087.68
11	1465.1 Dwelling Equipment - Non-expendable	35,000			
12	1470 Non-dwelling Structures	192,203	35,000	35,000	0
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency (may not exceed 8% of line 20)				
20	<b>Amount of Annual Grant (Sum of Lines 2-19)</b>	<b>\$1,482,722</b>	<b>\$1,482,722</b>	<b>\$1,283,114</b>	<b>\$331,035.27</b>
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security	35,363			
24	Amount of line 20 Related to Energy Conservation Measures	90,000			

Signature of Executive Director & Date:  
 X

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:  
 X

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

Annual Statement \ Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part 11: Supporting Pages**

**US Department of Housing  
 and Urban Development**  
 Office of Public and Indian Housing

ND = Non Dwelling

Development Number /Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total	Estimated	Cost	Total	Actual	Cost	Status of Proposed Work 2
				Original		Revised 1	Funds Obligated 2	Funds Expended 2		
FL 10-3 Sunnyland Homes	Irrigation	1450	42 Bldgs.	0		23,000	23,000		0	
	Fencing (ND)	1450		35,000		35,000	0	0		
	Renovate Bathrooms	1460		0		75,000	75,000	0		
	Renovate Community Center	1470		0		15,000	15,000	0		
				35,000		148,000	113,000	0		
FL 10-4 Suncrest Court	Replace Windows	1460	66 Units	55,000		0			0	
	Exterior Lighting	1450	33 Bldgs.	20,363		20,363	0		0	
	Fencing	1450		0		10,000	0		0	
	Drainage/Catch Basin/Landscape	1450		0		70,000	70,000		0	
	Renovate Community Center	1470		0		20,000	20,000		0	
	Kitchen Renovation	1460		0		55,000	55,000		0	
				75,363		175,363	145,000		0	
FL 10-5 Sailboat Bend	Door Locks	1460	105 Units	23,000		0	0		0	
	Upgrade Elevator	1460		0		75,000	0	0		
	Trash Compactor	1460		0		15,000	0	0		
				23,000		90,000	0	0		
FL 10-6 Lakeview Gardens	Paint Interior	1460	100 Units	12,896		0	0		0	
	Closet Doors	1460	100 Units	25,000		104	104		103.70	
	Screen Doors	1460	100 Units	20,000		1,750	1,750		1,750.44	
	Appliances	1465.1	100 Units	35,000		0	0		120.00	
	Emergency	1450		0		20,000	1,000		0	
				92,896		21,854	2,854		1,974.14	
FL 107.1 Sunnyreach Acres	Paint Common Areas	1460	1 Bldg.	10,000		10,000	10,000		3,117.06	
	Replace Roofs	1460	6 Bldgs.	125,000		0	0		0	
	Hall Exhaust Fans (ND)	1460	1 Bldg.	14,000		14,000	14,000		0	
	Project Lighting (ND)	1450	1 Bldg.	15,000		15,000	15,000		0	
	Upgrade Elevator Cabs	1460		0		25,245	0		0	
				164,000		64,245	39,000		3,117.06	

Signature of Executive Director

Date:

X

Signature of Public Housing Director

Date:

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Annual Statement \ Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part 11: Supporting Pages**

Page 2 of 4  
**US Department of Housing  
 and Urban Development**  
 Office of Public and Indian Housing

ND = Non Dwelling

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
FL 10-7.2 Sistrunk Gardens	Bath Renovation	1460	38 Units	35,000	35,000	35,000	4,508.53	
	Kitchen Renovation	1460	38 Units	25,000	25,000	25,000	9,051.66	
	Convert Gas to Electric	1460		0	60,000	60,000	22,010.85	
				60,000	120,000	120,000	35,571.04	
FL 10-8 Oak Park	Kitchen Renovation	1460	84 Units	63,000	63,000	63,000	16,245.44	
	Replace Flooring	1460	84 Units	20,000	20,000	20,000	300.00	
				83,000	83,000	83,000	16,545.44	
H.A. Wide	Maintenance/Mgmt. Facility (ND)	1470	1 Bldg.	192,203	0			
	Tree Trimming (ND)	1450		27,000	50,000	50,000	33,131	
				219,203	50,000	50,000	33,131	
H.A. Wide Management Improvement	Step-Up Program	1408	7	227,104	127,104	127,104	0	
	Drug Free Communities Program	1408		15,000	15,000	15,000	2,971.50	
	Service Aids/Tenant Management	1408		40,000	140,000	140,000	76,291.44	
H.A. Wide Admin.	Partial Salaries and Fringe Benefits For Admin. Officers, Step-Up Administrator and Comptroller	1410	4	141,052	141,052	141,052	19,781.03	
Fees & Costs	A&E Services	1430	2	25,000	25,000	25,000	11,707.94	
	Operations	1406		282,104	282,104	282,104	129,944.68	

Signature of Executive Director  
 X

Date:

Signature of Public Housing Director  
 Date:

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Annual Statement \ Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part 111: Implementation Schedule**

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

Development Number /Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates 2
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
FL 10-3 Sunnyland Homes	4/1/2002			9/30/2003			
FL 10-4 Suncrest Court	4/1/2002			9/30/2003			
FL 10-5 Sail Boat	4/1/2002			9/30/2003			
FL 10-6 Lakeview Gardens	4/1/2002			9/30/2003			
FL 10-7.1 Sunnyreach Acres	4/1/2002			9/30/2003			
FL 10-7.2 Sistrunk Gardens	4/1/2002			9/30/2003			
FL 10-8 Oak Park	4/1/2002			9/30/2003			
H.A. Wide	4/1/2002			9/30/2003			
Management Improvements	4/1/2002			9/30/2003			
Signature of Executive Director X				Signature of Public Housing Director			Date

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Annual Statement \ Performance and Evaluation Report  
**0157**  
**Comprehensive Grant Program (CGP) Part 1: Summary**  
**3/31/2002)**

US Department of Housing  
 and Urban Development  
 Office of Public and Indian Housing

OMB **Approval No. 2577-**  
**(Exp.**

HA Name: The Housing Authority of the City of Fort Lauderdale, Florida	Comprehensive Grant Number FL14-P010-501-01	FFY of Grant Approval: 2001
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- Original Annual Statement    Reserve for Disasters/ Emergencies    Revised Annual Statement/Revision Number \_\_\_    Performance and Evaluation Report for Report for Program Year Ending - 6/30/02  
 Final Performance and Evaluation Report

Line No	Summary by Development Account	Total Estimated Original	Costs Revised 1	Total Actual Obligated	Costs 2 Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)	152,720		0	0
3	1408 Management Improvements	305,441		205,441	40,000.00
4	1410 Administration	152,720		152,720	3,861.24
5	1411 Audit	0		0	0
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	25,000		0	0
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	176,323		0	0
10	1460 Dwelling Structures	441,670		70,670	4,277.56
11	1465.1 Dwelling Equipment - Non-expendable	179,000		0	0
12	1470 Non-dwelling Structures	0			
13	1475 Non-dwelling Equipment	80,000		0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency (may not exceed 8% of line 20)				
20	<b>Amount of Annual Grant (Sum of Lines 2-19)</b>	<b>1,512,874</b>		<b>428,831</b>	<b>48,138.80</b>
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security	55,000			
24	Amount of line 20 Related to Energy Conservation Measures	179,000			

Signature of Executive Director & Date:  
 X

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:  
 X

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Annual Statement \ Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part 11: Supporting Pages**

**US Department of Housing  
 and Urban Development**  
 Office of Public and Indian Housing

ND = Non Dwelling

FL14-P010-501-01

Number /Name HA - Wide Activities	General Description of Major Work Categories	Developmen Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
FL 10-1 Dixie Court	Upgrade Lighting (ND) Replace Roofing	1450	57 Bldgs.	30,000		0	0	On going
		1460	57 Bldgs.	207,000		0	0	
				237,000		0	0	
FL 10-2 Dr. Kennedy Homes	Door Locks Additional Parking (ND)	1460	132 Units	25,000		25,000	1,052.56	
		1450	20 Bldgs.	40,000		0	0	
				65,000		25,000	1,052.56	
FL 10-3 Sunnyland Homes	Lock Guards Bath Renovation	1460	84 Units	15,000		0	0	
		1460	84 Units	45,670		45,670	3,225	
				60,670		45,670	3,225	
FL 10-4 Suncrest Ct.	Appliances Shut-off Valves	1465.1	66 Units	56,000		0	0	
		1450	33 Bldgs.	23,323		0	0	
				79,323		0	0	
FL 10-5 Sailboat Bend	HVAC/AC Trash Compactor (ND) Security Fencing/Parking Lot (ND)	1465.1	105 Units	65,000		0	0	
		1475	1 Bldg.	15,000		0	0	
		1450	1 Bldg.	30,000		0	0	
				110,000		0	0	
FL 107.I Sunnyreach Acres	Trash Compactor (ND) Range Hoods Exterior Painting HVAC/AC Carpet Office Area Replace Project Signs (ND)	1475	1 Bldg.	15,000		0	0	
		1460	129 Units	22,000		0	0	
		1460	6 Bldgs.	35,000		0	0	
		1465.1	100 Units	58,000		0	0	
		1460	1 Bldg.	2,000		0	0	
		1450	6 Bldgs.	3,000		0	0	
		135,000		0	0			

Signature of Executive Director

Date:

Signature of Public Housing Director

Date:

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Annual Statement \ Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part 11: Supporting Pages**

**US Department of Housing  
 and Urban Development**  
 Office of Public and Indian Housing

FL14-P010-501-01

Number /Name HA - Wide Activities	General Description of Major Work Categories	Developmen Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
FL 107.II Sistrunk Gardens	Repair/Replace Exterior Stairs	1460	8 Bldgs.	40,000		0	0	Complete
	Exterior Painting	1460	8 Bldgs.	30,000		0	0	
					70,000		0	
HA Wide	Tile Floors	1460	60 Units	20,000		0	0	
	Maintenance Vehicles	1475	3	50,000		0	0	
	Tree Trimming/landscaping/Irrigation	1450		50,000		0	0	
				120,000		0	0	
HA Wide Management Improvement	Computer Equipment	1408		100,000		0		
	Step-Up Program	1408		165,441		165,441	0	
	Service Aids/Tenant Mgmt.	1408	7	40,000		40,000	40,000	
				305,441		205,441	40,000	
HA Wide Admin.	Partial Salaries and Fringe Benefits for Admin. Officer, Step-Up Administrators and Comptroller	1410	4	152,720		152,720	3,861.24	On going
Fees & Costs	A & E Services	1430	2	25,000		0	0	
	Operations	1406		152,720		0	0	

Signature of Executive Director  
 X  
 Date:

Signature of Public Housing Director  
 Date:

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Annual Statement \ Performance and Evaluation Report  
**Part 111: Implementation Schedule**  
 Comprehensive Grant Program (CGP)

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

710

Number /Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates 2
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
FL 10-1 Dixie Court	4/1/2003			9/30/2004			
FL 10-2 Dr. Kennedy Homes	4/1/2003			9/30/2004			
FL 10-3 Sunnyland Homes	4/1/2003			9/30/2004			
FL 10-4 Suncrest Ct.	4/1/2003			9/30/2004			
FL 10-5 Sailboat Bend	4/1/2003			9/30/2004			
FL 10-7.I Sunnyreach Acres	4/1/2003			9/30/2004			
FL 10-7.II Sistrunk Gardens	4/1/2003			9/30/2004			
HA Wide	4/1/2003			9/30/2004			
HA Wide Management Improvements	4/1/2003			9/30/2004			
Signature of Executive Director and Date X				Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

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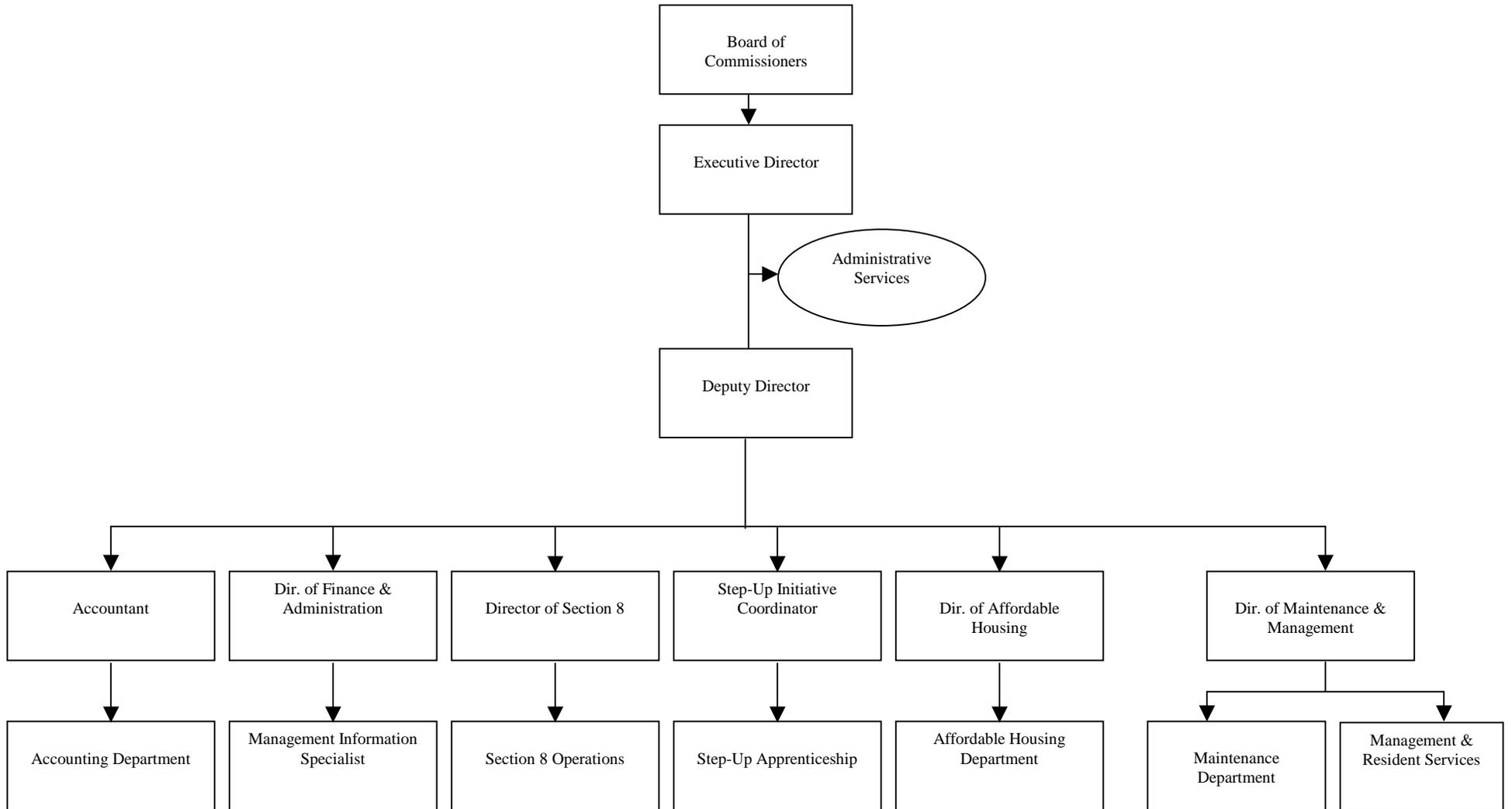


ATTACHMENT K

Voluntary Conversion Assessment

- a. How many of the PHA's developments are subject to the Required Initial Assessment? 6
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions? 3
- c. How many assessments were conducted for the PHA's covered developments? 6
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: There are no developments that are appropriate for conversion.
- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments. N/A

THE HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE  
ORGANIZATION CHART



Revised 8/17/01





