

# PHAPlans

5-YearPlanforFiscalYears2003 -2007

AnnualPlanforFiscalYear2003

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

## PHA Plan Agency Identification

**PHAName:** Pahokee Housing Authority

**PHANumber:** FL021

**PHAFiscalYearBeginning:** 07/2003

### 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)

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**  
**PHAF ISCAL YEARS 2003 -2007**  
 [24CFRPart903.5]

**A.Mission**

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

***The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.***

The PHA's mission is: (state mission here)

**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.) PHA should identify these measures in the space to the right of below the stated objectives.

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

PHA Goal: Expand the supply of assisted housing  
 Objectives:

- Apply for additional rental vouchers:
- Reduce public housing vacancies:
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments
- Other (list below)

PHA Goal: Improve the quality of assisted housing  
 Objectives:

- Improve public housing management: (PHAS score) **High Performer**
- Status  Improve voucher management: (SEMAP score) **High Performer Status**
- Increase customer satisfaction:

- Concentrate one effort to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

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

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

PHA Goal: Provide an improved living environment

Objectives:

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

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistancerecipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other:(listbelow)

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

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

**Other PHA Goals and Objectives:(listbelow)**

## AnnualPHAPlan PHAFiscalYear2003

[24CFRPart903.7]

### **i. AnnualPlanType:**

Selectwhich typeofAnnualPlanthePHAwillsubmit.

**StandardPlan**

#### **StreamlinedPlan:**

- HighPerformingPHA**
- SmallAgency(<250PublicHousingUnits)**
- AdministeringSection8Only**

**TroubledAgencyPlan**

### **ii. ExecutiveSummaryoftheAnnualPHAPlan**

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiatives anddiscretionarypoliciessthePHAhasincludedintheAnnualPlan.

The purpose of the Agency Plan is to empower and equip the PHA to exercise optimum flexibility in meeting local housing needs within the community while meeting its own needs. The Agency Plan contains a FY 2003-FY-2007 Five -Year Plan that includes the Authority's mission and long -range goals and objectives. The FY 2003 Annual Plan addresses the Authority's immediate operations, current policies, program participants, programs and services, and the PHA's strategy for handling operational concerns, resident concerns and needs, and programs and services for the upcoming fiscal year. The Agency Plan outlines the PHA's efforts in meeting the needs of the low and very -low income population in its community as well as serves as a management, operational and accountability tool for the PHA.

The Authority's residents, community leaders and organizations, and State and local authorities communicated with the Authority during the development of the Agency Plan to ensure that the needs of the residents and community were addressed. The Agency Plan is consistent with the Consolidated Plan for Palm Beach County.

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

A substantial deviation from the Five -Year Plan is defined as a change to the mission statement or the goals and objectives that would cause a change in the service provided to PH residents or to Section 8 Program participants including a significant change in the Authority's financial situation. We did not experience a substantial deviation from the 5 -year plan nor do we anticipate a substantial deviation during this fiscal year.

### **Significant Amendment or Modification to the Annual Plan:**

The Housing Authority considers the following actions to be Significant Amendments or Modifications:

- (1) Change to rent or admissions policies;
- (2) Organization of the waiting list;
- (3) Change to the lease; and
- (4) Any change with regard to home ownership programs.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; HUD does not consider such changes significant amendments.

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

[24CFR Part 903.79(r)]

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

#### **Table of Contents**

|   | <u>Page#</u> |
|---|--------------|
| <b>Annual Plan</b>  |              |
| Executive Summary   | 1            |
| Table of Contents   | 3            |
| 1. Housing Needs  | 7            |
| 2. Financial Resources  | 13           |
| 3. Policies on Eligibility, Selection and Admissions                    | 14           |
| 4. Rent Determination Policies  | 21           |
| 5. Operations and Management Policies                                   | 24           |
| 6. Grievance Procedures   | 25           |
| 7. Capital Improvement Needs  | 26           |
| 8. Demolition and Disposition   | 28           |
| 9. Designation of Housing   | 28           |
| 10. Conversions of Public Housing                                       | 29           |
| 11. Homeownership   | 31           |
| 12. Community Service Programs  | 33           |
| 13. Crime and Safety  | 35           |
| 14. Pets  | 37           |
| 15. Civil Rights Certifications (included with PHA Plan Certifications) | 37           |
| 16. Audit   | 37           |
| 17. Asset Management  | 38           |
| 18. Other Information   | 38           |

## 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 filename in parentheses in the space to the right of the title.

### Required Attachments:

- Admissions Policy for Deconcentration
- FY2003 Capital Fund Program Annual Statement (fl021a01)
- FY2003 Capital Fund Program 5 Year Action Plan (fl021b01)
- P&E Reports [fl021c01(2002), fl021d01(2001), fl021e&f012000]
- Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY ) N/A
- Statement of Progress -Goals and Objectives
- Resident Customer Service Survey Action Plan
- Resident Advisory Board Members/Resident Commissioner

### Optional Attachments:

- PHA Management Organizational Chart
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

## Supporting Documents Available for Review

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

| List of Supporting Documents Available for Review |   |  |
|---|---|--|
| Applicable & On Display                           | Supporting Document   | Applicable Plan Component                                    |
| X   | PHA Plan Certification 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:<br>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                                   |
|   | 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:<br>1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and<br>2. Documentation of the required deconcentration and income mixing analysis   | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X   | Public housing rent determination policies, including the methodology for setting public housing flat rents<br><input checked="" type="checkbox"/> check here if included in the public housing A&O Policy  | Annual Plan: Rent Determination                              |
| X   | Schedule of flat rents offered at each public housing   | Annual Plan: Rent  |

| <b>List of Supporting Documents Available for Review</b> |   |   |
|--|---|---|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>  | <b>Applicable Plan Component</b>                    |
|  | development<br><input checked="" type="checkbox"/> check here if included in the public housing A&O Policy  | Determination                                       |
| X  | Section 8 rent determination (payment standard) policies<br><input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan   | Annual Plan: Rent Determination                     |
| X  | Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)                          | Annual Plan: Operations and Maintenance             |
| X  | Public housing grievance procedures<br><input checked="" type="checkbox"/> check here if included in the public housing A&O Policy  | Annual Plan: Grievance Procedures                   |
| X  | Section 8 informal review and hearing procedures<br><input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan   | Annual Plan: Grievance Procedures                   |
| X  | The HUD - approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year  | Annual Plan: Capital Needs                          |
|  | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant   | Annual Plan: Capital Needs                          |
| X  | Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)  | Annual Plan: Capital Needs                          |
|  | Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing                           | Annual Plan: Capital Needs                          |
|  | Approved or submitted applications for demolition and/or disposition of public housing  | Annual Plan: Demolition and Disposition             |
|  | Approved or submitted applications for designation of public housing (Designated Housing Plans)   | Annual Plan: Designation of Public Housing          |
|  | Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act | Annual Plan: Conversion of Public Housing           |
|  | Approved or submitted public housing home ownership programs/plans  | Annual Plan: Homeownership                          |
|  | Policies governing any Section 8 Homeownership program<br><input type="checkbox"/> check here if included in the Section 8 Administrative Plan  | Annual Plan: Homeownership                          |
|  | Any cooperative agreement between the PHA and the TANF agency   | Annual Plan: Community Service & Self - Sufficiency |
| X  | FSS Action Plan/s for public housing and/or Section 8   | Annual Plan: Community Service & Self - Sufficiency |
|  | Most recent self - sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports  | Annual Plan: Community Service & Self - Sufficiency |

| <b>List of Supporting Documents Available for Review</b> |   |  |
|--|---|--|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>  | <b>Applicable Plan Component</b>         |
|  | The most recent Public Housing Drug Elimination Program (PHDEP) 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 903.79(a)]

### **A. Housing Needs of Families in the Jurisdiction on/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  | 971            | 5                     | 3             | 3              | 3                     | 2           | 3                |
| Income > 30% but <= 50% of AMI                                      | 0              | 0                     | 0             | 0              | 0                     | 0           | 0                |
| Income > 50% but < 80% of AMI                                       | NA             | NA                    | NA            | NA             | NA                    | NA          | NA               |
| Elderly   | 187            | 5                     | 5             | 3              | 4                     | 1           | 3                |
| Families with Disabilities  | NA             | NA                    | NA            | NA             | NA                    | NA          | NA               |
| Race/Ethnicity  | NA             | NA                    | NA            | NA             | NA                    | NA          | NA               |
| Race/Ethnicity  | NA             | NA                    | NA            | NA             | NA                    | NA          | NA               |
| Race/Ethnicity  | NA             | NA                    | NA            | NA             | NA                    | NA          | NA               |
| Race/Ethnicity  | NA             | NA                    | NA            | NA             | NA                    | NA          | NA               |

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: 2002
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

**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.

| Housing Needs of Families on the Waiting List   |               |                     |                 |
|---|---------------|---------------------|-----------------|
| Waiting list type: (select one)   |               |                     |                 |
| <input checked="" type="checkbox"/> Public Housing  |               |                     |                 |
| <input type="checkbox"/> Section 8 tenant -based assistance   |               |                     |                 |
| <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  | 182           |                     | 46              |
| Extremely low income <= 30% AMI   | 154           | 98                  |                 |
| Very low income (> 30% but <= 50% AMI)  | 2             | 1                   |                 |
| Low income (> 50% but < 80% AMI)  | 1             | < 1                 |                 |
| Families with children  | 131           | 72                  |                 |
| Families w/ no children   | 51            | 28                  |                 |
| Elderly families  | 11            | 6                   |                 |
| Families w/ Disabilities  | 20            | 4                   |                 |
| Race/ethnicity B  | 177           | 97                  |                 |
| Race/ethnicity H  | 4             | 2                   |                 |
| Race/ethnicity W  | 1             | < 1                 |                 |
| Characteristics by B/R Size (PH Only)   |               |                     |                 |
| 1BR   | 48            | 26                  | 9               |
| 2BR   | 79            | 43                  | 22              |
| 3BR   | 39            | 21                  | 11              |
| 4BR   | 14            | 8                   | 4               |
| 5BR   | 2             | 1                   | 0               |
| 5+BR  | 0             | 0                   | 0               |
| Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes  |               |                     |                 |
| If yes:   |               |                     |                 |
| How long has it been closed (# of months)?  |               |                     |                 |
| Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes   |               |                     |                 |
| Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes |               |                     |                 |

| <b>Housing Need 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   | 57            |                     | 14              |
| Extremely low income <= 30% AMI  | 46            | 81                  |                 |
| Very low income (> 30% but <= 50% AMI)   | 11            | 19                  |                 |
| Low income (> 50% but < 80% AMI)   | 0             | 0                   |                 |
| Families with children   | 55            | 96.49               |                 |
| Elderly families   | 1             | 1.81                |                 |
| Families w/ Disabilities   | 1             | 1.81                |                 |
| Race/ethnicity B   | 55            | 96.49               |                 |
| Race/ethnicity H   | 0             | 0                   |                 |
| Race/ethnicity W   | 2             | 3.50                |                 |
| Characteristics by BR Size (PH Only)   |               |                     |                 |
| 1BR  | NA            | NA                  |                 |
| 2BR  | NA            | NA                  |                 |
| 3BR  | NA            | NA                  |                 |
| 4BR  | NA            | NA                  |                 |
| 5BR  | NA            | NA                  |                 |
| 5+BR   | NA            | NA                  |                 |
| Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes   |               |                     |                 |
| If yes:  |               |                     |                 |
| How long has it been enclosed (# of months)? three months  |               |                     |                 |
| Does the PHA expect to open the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes   |               |                     |                 |
| Does the PHA permit specific categories of families on the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes |               |                     |                 |

### C.StrategyforAddressingNeeds

ProvideabriefdescriptionofthePHA'sstrategyforaddressingthehousingneedsoffamiliesin the jurisdictionandonthewaitinglist **INTHEUPCOMINGYEAR** ,andtheAgency'sreasonsfor choosingthisstrategy.

#### (1)Strategies

#### **Need:Shortageofaffordablehousingforalleligiblepopulations**

#### **Strategy1.Maximizethenumberofaffordableunits availabletothePHAwithin itscurrentresourcesby:**

Selectallthatapply

- Employeffectivemaintenanceandmanagementpoliciestominimizethenumberof publichousingunitsoff -line
- Reduceturnovertimeforvacated publichousingunits
- Reducetimetorenovatepublichousingunits
- Seekreplacementofpublichousingunitslosttotheinventorythroughmixedfinance development
- Seekreplacementofpublichousingunitslosttotheinventorythroughsection8 replacementhousingresources
- Maintainorincreasesection8lease -upratesbyestablishingpaymentstandards that willenablefamielstorentthroughoutthejurisdiction
- Undertakemeasuresoensureaccesstoaffordablehousingamongfamiliesassisted bythePHA,regardlessofunitsizerequired
- Maintainorincreasesection8lease -upratesbymarketingtheprogramtoowners, particularlythoseoutsideofarea sofminorityandpovertyconcentration
- Maintainorincreasesection8lease -upratesbyeffectivelyscreeningSection8 applicantstoincreaseowneracceptanceofprogram
- ParticipateintheConsolidatedPlandevelopment processtoensurecoordinationwith broadercommunitystrategies
- Other(listbelow)

#### **Strategy2:Increasethenumberofaffordablehousingunitsby:**

Selectallthatapply

- Applyforadditionalsection8unitsshouldtheybecomeavailable
- Leverageaffordablehousingresourcesinthecommunitythroughthecreationof mixed -financehousing
- PursuehousingresourcesotherthanpublichousingorSection8tenant -based assistance.
- Other:(listbelow)

**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)  
Strive to meet targeting requirements in Public Housing and Section 8 Programs

**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 voucher targeted to the elderly, should they become available
- Other: (list below)

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

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

Select all that apply

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

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

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

Select if applicable

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

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

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

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

## 2. Statement of Financial Resources

[24CFR Part 903.79(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 support services, Section 8 tenant-based assistance, Section 8 support services or other.

| <b>Financial Resources:<br/>Planned Sources and Uses</b>                      |                   |                     |
|---|-------------------|---------------------|
| <b>Sources</b>  | <b>Planned \$</b> | <b>Planned Uses</b> |
| <b>1. Federal Grants (FY 2003 grants)</b>                                     |                   |                     |
| a) Public Housing Operating Fund  | \$1,241,933       |                     |
| b) Public Housing Capital Fund  | \$1,077,099       |                     |
| c) HOPEVI Revitalization  | 0                 |                     |
| d) HOPEVI Demolition  | 0                 |                     |
| e) Annual Contributions for Section 8<br>Tenant-Based Assistance              | \$220,846         |                     |
| f) PHDEP  | 0                 |                     |
| g) ROSS Grants  | 0                 |                     |
| h) CDBG   | 0                 |                     |
| i) HOME   | 0                 |                     |
| Other Federal Grants (list below)   |                   |                     |
|   |                   |                     |
| <b>2. Prior Year Federal Grants<br/>(unobligated funds only) (list below)</b> |                   |                     |
| CFP501 -02  | \$1,024,102       |                     |
|   |                   |                     |
|   |                   |                     |
| <b>3. Public Housing Dwelling Rental<br/>Income</b>                           | \$821,578         | PH Operations       |
| <b>4. Other income (list below)</b>   |                   |                     |
| Excess Utilities  | \$28,238          | PH Operations       |
|   |                   |                     |
| <b>4. Non-federal sources (list below)</b>                                    |                   |                     |
|   |                   |                     |
|   |                   |                     |
| <b>Total resources</b>  | <b>4,386,558</b>  |                     |
| *Based on prior year estimates  |                   |                     |
|   |                   |                     |

### **3.PHAPoliciesGoverningEligibility,Selection,andAdmissions**

[24CFRPart903.79(c)]

#### **A.PublicHousing**

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesubcomponent 3A.

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

a. WhendoesthePHAverifyeligibilityforadmissiontopublichousing?(selectallthat apply)

- Whenfamiliesarewithinacertainnumberofbeingofferedaunit:(statenumber)
- Whenfamiliesarewithinacertaintimeofbeingofferedaunit:( statetime)
- Other:(describe)Attimeofapplication.

b. Whichnon -income(screening)factorsdoesthePHAusetoestablisheligibilityfor admissiontopublichousing(selectallthatapply)?

- CriminalorDrug -relatedactivity
- Rentalhistory
- Housekeeping
- Other(describe)

c.  Yes  No:DoesthePHArequestcriminalrecordsfromlocallawenforcement agenciesforscreeningpurposes?

d.  Yes  No:DoesthePHArequestcriminalrecordsfromStatelawenforcement agenciesforscreeningpurposes?

e.  Yes  No:DoesthePHAaccessFBIcriminalrecordsfromtheFBIfor screening purposes?(eitherdirectlyorthroughanNCIC -authorizedsource)

##### **(2)WaitingListOrganization**

a. WhichmethodsdoesthePHAplantoorganizeitstopublichousingwaitinglist(select allthatapply)

- Community-widelist
- Sub-jurisdictionallists
- Site-basedwaitinglists
- Other(describe)

b. Wheremayinterestedpersonsapplyforadmissiontopublichousing?

- PHAmainadministrativeoffice
- PHAdevelopmentssitemanagementoffice
- Other(listbelow)

c. IfthePHAplanstooperateoneormoresite -basedwaitinglistsinthecomingyear,answer eachofthefollowingquestions;ifnot,skiptosubsection **(3)Assignment**

1. Howmanysite -basedwaitinglistswillthePHAoperateinthecomingyear?

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-approvedsitebasedwaitinglistplan)?

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

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

**(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- Substandard housing
- 2 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)

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

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

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

**(6) Deconcentration and Income Mixing**

a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b.  Yes  No: Do any of the above covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

| <b>Deconcentration Policy for Covered Developments</b> |                        |   |   |
|--|------------------------|---|---|
| <b>Development Name:</b>                               | <b>Number of Units</b> | <b>Explanation (if any)</b><br>[see step 4 at §903.2(c)(1)(iv)] | <b>Deconcentration policy (if no explanation)</b> [see step 5 at §903.2(c)(1)(v)] |
| NA   |                        |   |   |
|  |                        |   |   |
|  |                        |   |   |

**B. Section 8**

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

**(1) Eligibility**

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

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

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

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

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

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
- Other (describe below) Only that required by HUD

**(2) Waiting List Organization**

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

**(3) Search Time**

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

If yes, state circumstances below:

If family is having difficulty locating a unit and has evidence of attempts to locate units, also in the case of disabled families needing accessible units.

**(4) Admissions Preferences**

a. Income targeting

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

b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant based assistance? (other than date and time of application) (if no, skip to **subcomponent (5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

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

Other preferences (select all that apply)

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

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

DateandTime

FormerFederalpreferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence  
Substandard housing
- 2 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)

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

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

- Through published notices
- Other (list below)

**4. PHA Rent Determination Policies**

[24CFR Part 903.79(d)]

**A. Public Housing**

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

**(1) Income Based Rent Policies**

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent -setting policy)  
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent -setting policy)  
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments
- No

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

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

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

- Market comparability study
- Fair market rents (FMR)
- 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.)

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

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

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

**(1) Payment Standards**

Describe the voucher payment standards and policies .

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

## **(2) Minimum Rent**

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

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

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

## **5. Operations and Management**

[24CFR Part 903.79(e)]

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

**Pahokee Housing Authority is a designated High Performer under PHAS and is exempt from reporting this component.**

### **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  |   |                          |
| Section 8 Vouchers  |   |                          |
| Section 8 Certificates  |   |                          |
| Section 8 Mod Rehab   |   |                          |
| Special Purpose Section 8 Certificates/Vouchers (list individually) |   |                          |
| 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)

(2) Section 8 Management: (list below)

**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.

**Pahokee Housing Authority is a designated High Performer under PHAS and is not required to complete component 6.**

**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 addition to federal requirements below:

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

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

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

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

If yes, list addition to federal requirements below:

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

- PHA main administrative office
- Other (list below)

**7. Capital Improvement Needs**

[24 CFR Part 903.79(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: PHA 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 (**Attachment: fl021a01**).

-or-

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

**(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 **Attachment # 021b01**

-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 there)

**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 Plans 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 -financed 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 and Program Annual Statement? If yes, list developments or activities below:

**8. Demolition and Disposition**

[24CFR Part 903.79(h)]

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

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

2. Activity Description

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

| <b>Demolition/Disposition Activity Description</b>                  |   |
|---|---|
| 1a. Development name:   | Fremd Village   |
| 1b. Development (project) number:                                   | FL021 -004  |
| 2. Activity type:   | Demolition <input type="checkbox"/><br>Disposition <input checked="" type="checkbox"/>  |
| 3. Application status (select one.)                                 | Approved <input type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/><br>Planned application <input checked="" type="checkbox"/> <b>PHA is in the initial stage of this project. The proposed project is under discussion only. Application has not yet been completed.</b> |
| 4. Date application approved, submitted, or planned for submission: |   |
| 5. Number of units affected:  | <b>Undermined at this time</b>  |
| 6. Coverage of action (select one)                                  | <input checked="" type="checkbox"/> Part of the development<br><input type="checkbox"/> Total development   |
| 7. Timeline for activity:   | a. Actual or projected start date of activity: <b>To be determined based on application.</b><br>b. Projected end date of activity:  |

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

[24CFR Part 903.79(i)]

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

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

2. Activity Description

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

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

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

[24 CFR Part 903.79(j)]

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

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

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

2. Activity Description

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

| <b>Conversion of Public Housing Activity Description</b>   |  |
|--|--|
| 1a. Development name:  |  |
| 1b. Development (project) number:  |  |
| 2. What is the status of the required assessment?  | <input type="checkbox"/> Assessment underway<br><input type="checkbox"/> Assessment results submitted to HUD<br><input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)<br><input type="checkbox"/> Other (explain below)  |
| 3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to | block 5.)  |
| 4. Status of Conversion Plan (select the statement that best describes the current status)                                       | <input type="checkbox"/> Conversion Plan in development<br><input type="checkbox"/> Conversion Plans submitted to HUD on: (DD/MM/YYYY)<br><input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY)<br><input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway   |
| 5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)                | <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: )<br><input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: )<br><input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: )<br><input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent<br><input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units<br><input type="checkbox"/> Other: (describe below) |
| <b>B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937</b>  |  |

|  |                                     |
|--|-------------------------------------|
| <b>C. Reserved for Conversions pursuant to Section 33 of</b> | <b>the U.S. Housing Act of 1937</b> |
|--|-------------------------------------|

## INITIAL VOLUNTARY CONVERSION ASSESSMENT

1. How many of the PHA's developments are subject to the Required Initial Assessments? **Four**
2. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy developments)? **None**
3. How many Assessments were conducted for the PHA's covered developments?  
**Four**
4. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments. **None at this time, however, we do understand that this is a non-binding assessment and the Housing Authority is pursuing the development of a complete asset management plan at this time and will report on any progress in the next agency plan submittal.**

## 11. Homeownership Programs Administered by the PHA

[24CFR Part 903.79(k)]

### **A. Public Housing**

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

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

2. Activity Description

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

| <b>Public Housing Homeownership Activity Description<br/>(Complete one for each development affected)</b> |   |
|---|---|
| 1a. Development name:   |   |
| 1b. Development (project) number:   |   |
| 2. Federal Program authority:   | <input type="checkbox"/> HOPEI<br><input type="checkbox"/> 5(h)<br><input type="checkbox"/> Turnkey III<br><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<br><input type="checkbox"/> Submitted, pending approval<br><input type="checkbox"/> Planned application |
| 4. Date Homeownership Plan/Program approved, submitted, or planned for submission:                        | <u>(DD/MM/YYYY)</u>   |
| 5. Number of units affected:  |   |
| 6. Coverage of action: (select one)   | <input type="checkbox"/> Part of the development<br><input type="checkbox"/> Total development  |

**B. Section 8 Tenant Based Assistance**

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 98.2? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

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

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

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

b. PHA -established eligibility criteria

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

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

[24CFR Part 903.79(1)]

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 .

**Pahokee Housing Authority is a designated High Performer under PHAS and is exempt from completing this component.**

### **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 support 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 the demonstration program
- Other (describe)

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

#### **(1) General**

a. Self -Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

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

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

a. Participation Description

| Family Self Sufficiency (FSS) Participation |  |  |
|---|--|--|
| Program                                     | Required Number of Participants<br>(start of FY 2000 Estimate) | Actual Number of Participants<br>(As of: DD/MM/YY) |
| Public Housing                              |  |  |
| Section 8                                   |  |  |

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 plan to take to achieve at least the minimum program size? If no, list steps the PHA will take below:

**C. Welfare Benefit Reductions**

- The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
  - Adopting appropriate changes to the PHA's public housing rent determination policies and training staff to carry out those policies

- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

**13. PHA Safety and Crime Prevention Measures**

[24CFR Part 903.79(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.

**Pahokee Housing Authority is a designated high performer under PHAS.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_)

### **13. RESERVED FOR PET POLICY**

[24CFR Part 903.79(n)]

**Pet Policy submitted with FFY 2001/2002 submittal and is included in the attachments section of this template.**

### **15. Civil Rights Certifications**

[24CFR Part 903.79(o)]

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

### **16. Fiscal Audit**

[24CFR Part 903.79(p)]

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

## **17.PHA Asset Management**

[24CFR Part 903.79(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.

**Pahokee Housing Authority is a designated high performer under PHAS and is 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**

[24CFR Part 903.79(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 as Attachment (Filename)  
 Provided below:
3. In what manner did the PHA address the 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 assistance)-based
- 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: Palm Beach County

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below) The county includes the HA in the review of the consolidated plan and the PHA provides input to identify housing needs in the community.

**D. Other Information Required by HUD**

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

## Attachments

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

### **Statement of Progress: Goals and Objectives**

#### **Goal Number One**

**The Pahokee Housing Authority (PHA) will strive to increase the availability of decent, safe, and affordable housing.**

As an ongoing process, the Executive Director has applied for and will strive to expand the supply of assisted housing by applying for additional rental vouchers. PHA received an allocation of 7 vouchers in the last fair share funding cycle. PHA has reduced public housing vacancies and turnaround time. PHA also purchased two single-family homes and is renting them as affordable housing thus increasing the affordable housing stock in Pahokee. PHA will continue to seek out these opportunities.

#### **Goal Number Two**

**The PHA will strive to improve community quality of life and economic viability.**

As an ongoing process, the Executive Director will implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments. In addition, the PHA has established a local preference for working families to attempt to provide stability in the community.

#### **Goal Number Three**

**The PHA will promote self-sufficiency and asset development of families and individuals.**

The Executive Director and the staff work with local agencies to provide or attract supportive services to improve employability, and provide services for persons with disabilities. This is an ongoing process. Staff attends meetings in the community to network with service providers.

#### **Goal Number Four**

**The PHA shall strive to ensure Equal Opportunity in Housing for all people.**

The PHA has undertaken affirmative measures to ensure access to assisted housing and to provide a suitable living environment for all families regardless of race, color, religion, national origin, sex, familial status, and disability. PHA has reviewed its policies and procedures to ensure there are no discriminatory practices. Residents and staff receive training in Fair Housing on an annual basis and offers assistance to applicants and residents who believe they may be victims of discrimination.

**RESIDENT CUSTOMER SERVICE AND SATISFACTION SURVEY  
FOLLOW-UP PLAN**

The Pahokee Housing Authority (PHA) is required to develop an action plan for any of the five areas included in the Resident Customer Service Survey that fall below 75 percent. As a result of the RASS, the PHA must respond in the following areas: communication; safety; and neighborhood appearance.

**Communication:** The PHA shall continue its efforts in communicating and improving relations with residents and building rapport with communities in the following manner:

- Notifying all resident leaders, in writing, of all commissioners' meetings;
- Advertise meetings via local media
- Hold regular meetings with the Resident Advisory Board, as well as individuals, to solicit their concerns and input.
- Initiate informative sessions with residents to discuss programmatic issues, residents concerns, policies, procedures, etc.
- Print monthly newsletters to keep residents apprised of program functions and changes
- Plan other activities, as necessary, to enhance rapport with residents, e.g. getting residents involved with goal setting and problem solving.
- Continue to engage in community functions, civic clubs, Chamber of Commerce and local government meetings, to enhance rapport with the community.
- Provide staff training on customer service and community interaction.

**Safety:** Public Safety is a priority to the PHA. It is the goal of the PHA to offer to residents safe, hazard-free, and crime-free neighborhoods. In meeting this challenge, the PHA has implemented the following security management functions:

- PHA has on-site community policing with arrest power on the site sponsored by the Palm Beach County Sheriff Office. The unit is located at Padgett Island Homes. The unit offers educational activities to youth to curtail mischief and criminal acts. This has proven to be effective in combating crime. PHA will maintain an alliance with PBSO.
- PHA has on-site Community Observer Policing Program through the PBSO at Fremd Village. Because of community involvement, this program is quite effective in combating crime. The Executive Director and Occupancy Specialist and resident leaders are volunteers in this program.

**Neighborhood Appearance :** The PHA will continue to take the following measures to improve and maintain curb appeal and good neighborhood appearance:

- Extend its lawn maintenance contract to various complexes to manicure and maintain curb appeal in common areas.
- Enforce the dwelling lease and/or other policies that govern property upkeep.
- Continue to seek Neighborhood Partnership Grants to encourage cohesive community improvement.
- Solicit residents' concerns and input on neighborhood appearance issues.
- Perform routine development patrol, debris removal and trash pickup.
- Continue to recognize residents for upkeep of the property.

**PahokeeHousingAuthorityResidentAdvisoryBoard**

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**ResidentontheBoardofCommissioners**

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

|   |   |                                     |
|---|---|-------------------------------------|
| PHAName:<br><b>PAHOKEE HOUSING AUTHORITY, INC</b> | Grant Type and Number<br>FL14PO2150103<br>Capital Fund Program Grant No:<br>CFP501-03<br>Replacement Housing Factor Grant No: | Federal FY of Grant:<br><b>2003</b> |
|---|---|-------------------------------------|

Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no. )  
 Performance and Evaluation Report for Period Ending **06/30/2003**     
  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   | #REF!                | #REF!   | #REF!             | #REF!    |
| 3        | 1408 Management Improvements                              | #REF!                | #REF!   | #REF!             | #REF!    |
| 4        | 1410 Administration                                       | #REF!                | #REF!   | #REF!             | #REF!    |
| 5        | 1411 Audit  | #REF!                | #REF!   | #REF!             | #REF!    |
| 6        | 1415 Liquidated Damages                                   | #REF!                | #REF!   | #REF!             | #REF!    |
| 7        | 1430 Fees and Costs                                       | #REF!                | #REF!   | #REF!             | #REF!    |
| 8        | 1440 Site Acquisition                                     | #REF!                | #REF!   | #REF!             | #REF!    |
| 9        | 1450 Site Improvement                                     | #REF!                | #REF!   | #REF!             | #REF!    |
| 10       | 1460 Dwelling Structures                                  | #REF!                | #REF!   | #REF!             | #REF!    |
| 11       | 1465.1 Dwelling Equipment-Nonexpendable                   | #REF!                | #REF!   | #REF!             | #REF!    |
| 12       | 1470 Nondwelling Structures                               | #REF!                | #REF!   | #REF!             | #REF!    |
| 13       | 1475 Nondwelling Equipment                                | #REF!                | #REF!   | #REF!             | #REF!    |
| 14       | 1485 Demolition   | #REF!                | #REF!   | #REF!             | #REF!    |
| 15       | 1490 Replacement Reserve                                  | #REF!                | #REF!   | #REF!             | #REF!    |
| 16       | 1492 Moving to Work Demonstration                         | #REF!                | #REF!   | #REF!             | #REF!    |
| 17       | 1495.1 Relocation Costs                                   | #REF!                | #REF!   | #REF!             | #REF!    |
| 18       | 1499 Development Activities                               | #REF!                | #REF!   | #REF!             | #REF!    |
| 19       | 1501 Collateralization or Debt Service                    | #REF!                | #REF!   | #REF!             | #REF!    |
| 20       | 1502 Contingency  | #REF!                | #REF!   | #REF!             | #REF!    |
| 21       | Amount of Annual Grant (Sum of lines 2-20)                | #REF!                | #REF!   | #REF!             | #REF!    |
| 22       | Amount of line 21 Related to LBP Activities               | -                    | -       | -                 | -        |
| 23       | Amount of line 21 Related to Section 504 Compliance       | 10,000.00            | -       | -                 | -        |
| 24       | Amount of line 21 Related to Security-Soft Costs          | -                    | -       | -                 | -        |
| 25       | Amount of line 21 Related to Security-Hard Costs          | -                    | -       | -                 | -        |
| 26       | Amount of line 21 Related to Energy Conservation Measures | -                    | -       | -                 | -        |

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

| PHAName:   |   | Grant Type and Number                           |          |                      | Federal FY of Grant: |                    |                   |                   |
|--|---|---|----------|----------------------|----------------------|--------------------|-------------------|-------------------|
| <b>PAHOKEE HOUSING AUTHORITY, INC</b>            |   | Capital Fund Program Grant No: <b>CFP501-03</b> |          |                      | <b>2003</b>          |                    |                   |                   |
|  |   | Replacement Housing Factor Grant No:            |          |                      |                      |                    |                   |                   |
| Development Number<br>Name/HA-Wide<br>Activities | General Description of Major Work<br>Categories | Dev.<br>Acct<br>No.                             | Quantity | Total Estimated Cost |                      | Total Actual Cost  |                   | Status of<br>Work |
|  |   |   |          | Original             | Revised              | Funds<br>Obligated | Funds<br>Expended |                   |
| FL021-01<br>STUCKEY                              | SOD&LANDSCAPING                                 | 1450.00   |          | 5,000.00             |                      |                    |                   |                   |
| FL021-02<br>McCLURE                              | SOD&LANDSCAPING                                 | 1450.00   |          | 5,000.00             |                      |                    |                   |                   |
| FL021-03<br>PADGETT<br>ISLAND                    | REPAIR STOLIFT STATION                          | 1450.00   |          | 15,000.00            |                      |                    |                   |                   |
|  | REPLACE EXTERIOR DOORS                          | 1460.00   |          | 140,000.00           |                      |                    |                   |                   |
|  | REPLACE SECURITY LIGHTING                       | 1460.00   |          | 40,000.00            |                      |                    |                   |                   |
|  | REPLACE CLOTHES LINES                           | 1450.00   | 100      | 10,000.00            |                      |                    |                   |                   |
|  | INSTALL DUMPSTER PADS                           | 1450.00   | 22       | 4,400.00             |                      |                    |                   |                   |
|  | INTERIOR PAINTING                               | 1460.00   |          | 40,000.00            |                      |                    |                   |                   |
| FLO21-04<br>FREMD<br>VILLAGE                     | INSTALL HVAC-STEP III                           | 1460.00   | 52       | 520,000.00           |                      |                    |                   |                   |
|  | CONVERT ONE UNIT TO 504                         | 1460.00   | 1        | 10,000.00            |                      |                    |                   |                   |
|  | IN THE EMPOWERMENT CENTER                       |   |          |                      |                      |                    |                   |                   |
| PHA-WIDE   | OPERATIONS-ROUTINE                              | 1406.00   |          | 47,600.00            |                      |                    |                   |                   |
|  | OPERATIONS-CONSULTING                           | 1406.00   |          | 25,000.00            |                      |                    |                   |                   |
|  | RESIDENT TRAINING                               | 1408.00   |          | 10,000.00            |                      |                    |                   |                   |
|  | STAFF PROF. DEVELOPMENT                         | 1408.00   |          | 10,000.00            |                      |                    |                   |                   |
|  | CRIME PREVE&SECURITY                            | 1408.00   |          | 20,000.00            |                      |                    |                   |                   |
|  | ADMINSALARIES                                   | 1410.00   |          | 65,000.00            |                      |                    |                   |                   |
|  | A&E SERVICES                                    | 1430.00   |          | 55,000.00            |                      |                    |                   |                   |
|  | ADVERTISEMENT                                   | 1430.00   |          | 3,000.00             |                      |                    |                   |                   |
|  |   |   |          |                      |                      |                    |                   |                   |
|  |   |   |          |                      |                      |                    |                   |                   |
|  |   |   |          |                      |                      |                    |                   |                   |





**CapitalFundProgramFive-YearActionPlan  
PartI:Summary**

| PHAName<br><b>PAHOKEEHOUSINGAUTHORITY,INC</b> |                      | <input checked="" type="checkbox"/> Original 5-Year<br><input type="checkbox"/> Revision No. |   |   |   |
|---|----------------------|--|---|---|---|
| Development<br>Number/Name/HA-<br>Wide        | Year1<br>FFY<br>2003 | WorkStatementforYear2<br>FFY Grant: <b>2004</b><br>PHA FY: <b>6/30/2004</b>                  | WorkStatementforYear3<br>FFY Grant: <b>2005</b><br>PHA FY: <b>6/30/2005</b> | WorkStatementforYear4<br>FFY Grant: <b>2006</b><br>PHA FY: <b>6/30/2006</b> | WorkStatementforYear5<br>FFY Grant: <b>2007</b><br>PHA FY: <b>6/30/2007</b> |
|   | Annual<br>Statement  |  |   |   |   |
| <b>PHYSICALIMPROVEMENTS</b>                   |                      | 2,878,500.00   | 2,964,900.00  | 1,702,850.00  | 957,500.00  |
| <b>MANAGEMENTIMPROVEMENTS</b>                 |                      | 430,000.00   | 400,000.00  | 265,000.00  | 285,000.00  |
|   |                      |  |   |   |   |
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|   |                      |  |   |   |   |
|   |                      |  |   |   |   |
| CFPFundsListedfor<br>5-yearplanning           |                      | 3,308,500.00   | 3,364,900.00  | 1,967,850.00  | 1,242,500.00  |
| ReplacementHousing<br>FactorFunds             |                      |  |   |   |   |

Annual Statement/Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

| Development Number/Name<br>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)     |                            |
| FL021-001                                     | INSTALL CENTRAL A/C                          | 1460.00                    | 40         | -                    | 251,377.00 | 251,377.00         | 226,023.30            |                            |
|   | FENCING AROUND A/C                           | 1450.00                    | 40         | -                    | -          |                    |                       |                            |
|   | EXTERIOR PAINTING                            | 1460.00                    | 40         | -                    | 39,500.00  | 39,500.00          |                       |                            |
|   | ADDITION TO ADMIN BUILDING                   | 1470.00                    | 1          | -                    | 26,809.04  | 26,809.04          | 26,809.04             | (brought forward from      |
| FL021-002                                     | OFFICE FURNITURE                             | 1475.00                    |            | -                    | 10,728.42  | 10,728.42          | 10,728.42             | (brought forward from      |
|   | SECURITY FENCING                             | 1450.00                    | 1          | 153,000.00           | 48,670.00  | 48,670.00          |                       |                            |
| FL021-003                                     | RESURFACE BROKEND/W                          | 1450.00                    | 1          |                      | 5,397.80   | 5,397.80           | 5,397.80              | (brought forward from      |
|   | CONVERT I UNIT 504                           | 1460.00                    | 1          | -                    | 9,592.30   | 9,592.30           | 9,592.30              | (brought forward from      |
| FL021-004                                     | REPLACE/REP. LIFT STATION                    | 1460.00                    | 1          | 120,000.00           | -          |                    |                       | (move to 50101)            |
|   | INSTALL H/W SMOKE DETECTOR                   | 1450.00                    | 200        | 25,000.00            | 91,865.00  | 91,865.00          | 53,279.82             |                            |
|   | REPAIR U/G UTILITY IS                        | 1460.00                    | 1          | 120,000.00           | -          |                    |                       |                            |
|   | RENOVATE COMM CENTER                         | 1470.00                    | 1          | -                    | 10,069.80  | 10,069.80          | 10,069.80             | (brought forward from      |
|   | SOD & LANDSCAPING                            | 1450.00                    |            | 20,646.00            | -          |                    |                       |                            |
|   | RENOVATE BATHROOMS                           | 1460.00                    | 200        | 200,000.00           | -          |                    |                       | (move to 50101)            |
|   | RESURFACE PLAY COURT                         | 1460.00                    | 1          | 15,000.00            | 2,980.00   | 2,980.00           | 2,980.00              | (brought forward from      |
|   | REPLACE VENT. FAN                            | 1460.00                    | 200        | 5,000.00             | -          |                    |                       | (move to 50101)            |
|   | WALKWAY/DRIVEWAY RES                         | 1450.00                    |            | -                    | 255,507.00 | 255,507.00         | 167,727.69            |                            |
|   | CONVERT I UNIT 504                           | 1460.00                    | 1          | 36,000.00            | -          |                    |                       | (move to 50101)            |
| RESURFACE PLAY COURT                          | 1460.00                                      | 1                          | 15,000.00  | 3,950.00             | 3,950.00   | 3,950.00           | (brought forward from |                            |
| KITCHEN CABINET REP                           | 1460.00                                      | 200                        | 100,000.00 | 53,856.00            | 53,856.00  | 53,856.00          | (completed in 708)    |                            |
| IMPROVE PLUBU/B. ROOM                         | 1450.00                                      |                            | 50,000.00  | -                    |            |                    | (move to 50101)       |                            |
| CEILING REPAIRS                               | 1450.00                                      |                            | 50,000.00  | -                    |            |                    | (move to 50101)       |                            |
| TERMITE ERADICATION                           | 1450.00                                      | 45                         | -          | 86,967.00            | 86,967.00  | 81,873.70          |                       |                            |

Signature of Executive Director \_\_\_\_\_ Date **06/30/03** X

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

(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.

Previous Edition is obsolete

Annual Statement/Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

| Development Number/Name<br>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) |                             |
| PHAWIDE                                       | A&E SERVICES  | 1430.00                    | N/A      | 46,000.00            | 56,900.00   | 56,900.00           | 56,900.00          |                             |
|   | A&E SERVICES  | 1430.00                    | N/A      | -                    | 6,255.00    | 6,255.00            | 6,255.00           | (brought forward fror       |
|   | ADVERTISEMENT   | 1430.00                    | N/A      | 1,500.00             | 2,363.00    | 2,363.00            | 2,198.24           |                             |
|   | ADMIN. SALARIES   | 1410.00                    | N/A      | -                    | 11,778.63   | 11,778.63           | 11,778.63          | (brought forward fror       |
|   | ADMIN. SALARIES   | 1410.00                    | N/A      | 60,000.00            | 13,979.68   | 13,979.68           | 13,979.68          |                             |
|   | RESIDENT TRAINING/<br>PROMOTE HOME-<br>OWNERSHIP AND SELF<br>IMPROVEMENT        | 1408.00                    | N/A      | 5,000.00             | 24,500.00   | 24,500.00           | 24,500.00          |                             |
|   | STAFF PROFESSIONAL<br>DEVELOPMENT   | 1408.00                    | N/A      | 3,500.00             | 3,500.00    | 3,500.00            |                    |                             |
|   | COMPUTER, PRINTERS<br>AND SOFTWARE FOR<br>ADULT AND YOUTH<br>ENRICHMENT PROGRAM | 1475.00                    | N/A      | 30,000.00            | -           |                     |                    | (move to operations)        |
| RELOCATION COSTS                              | 1495.10   | N/A                        | -        | 30,000.00            | 30,000.00   |                     |                    |                             |
| OPERATIONS                                    | 1406.00   | N/A                        |          | 9,100.00             | 9,100.00    | 10,505.00           |                    |                             |

Signature of Executive Director

Date

Signature of Public Housing Director

Date

X

06/30/03 X

Annual Statement/Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) Part I: Summary

U.S. Department of Housing  
 and Urban Development

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

Office of Public and Indian Housing

|   |  |                                      |
|---|--|--------------------------------------|
| HAName<br><b>PAHOKEE HOUSING AUTHORITY, INC</b> | Comprehensive Grant Number<br><b>FL14PO2150100</b> | FFY of Grant Approval<br><b>2000</b> |
|---|--|--------------------------------------|

- Original Annual Statement   
  Reserve for Disasters/Emergencies   
  Revised Annual Statement/Revision Number **ONE**  
 Performance and Evaluation Report for Program Year Ending **12/31/2002**   
  Final Performance and Evaluation Report

| Line No. | Summary by Development Account                            | Total Estimated Cost   |                      | Total Actual Cost <sup>2</sup> |                      |
|----------|---|------------------------|----------------------|--------------------------------|----------------------|
|          |   | Original               | Revised <sup>1</sup> | Obligated                      | Expended             |
| 1        | Total Non-CGPF Funds                                      |                        |                      |                                |                      |
| 2        | 1406 Operations (May not exceed 10% of line 19)           | -                      | 9,100                | 9,100                          | -                    |
| 3        | 1408 Management Improvements                              | 8,500.00               | 28,000               | 28,000                         | 24,500.00            |
| 4        | 1410 Administration                                       | 60,000.00              | 25,758               | 25,758                         | 25,758.31            |
| 5        | 1411 Audit  | -                      | -                    | -                              | -                    |
| 6        | 1415 Liquidated Damages                                   | -                      | -                    | -                              | -                    |
| 7        | 1430 Fees and Costs                                       | 47,500.00              | 65,518               | 65,518                         | 65,353.24            |
| 8        | 1440 Site Acquisition                                     | -                      | -                    | -                              | -                    |
| 9        | 1450 Site Improvement                                     | 323,646.00             | 488,407              | 488,407                        | 308,279.01           |
| 10       | 1460 Dwelling Structures                                  | 466,000.00             | 361,255              | 361,255                        | 296,401.60           |
| 11       | 1465.1 Dwelling Equipment-Nonexpendable                   | -                      | -                    |                                |                      |
| 12       | 1470 Nondwelling Structures                               | 120,000.00             | 36,879               | 36,879                         | 36,878.84            |
| 13       | 1475 Nondwelling Equipment                                | 30,000.00              | 10,728               | 10,728                         | 10,728.42            |
| 14       | 1485 Demolition   | -                      | -                    | -                              | -                    |
| 15       | 1490 Replacement Reserve                                  | -                      | -                    | -                              | -                    |
| 16       | 1492 Moving to Work Demonstration                         | -                      | -                    | -                              | -                    |
| 17       | 1495.1 Relocation Costs                                   | -                      | 30,000               | 30,000                         | 10,505.00            |
| 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>\$ 1,055,646.00</b> | <b>1,055,646</b>     | <b>\$ 1,055,646</b>            | <b>\$ 778,404.42</b> |
| 21       | Amount of line 19 Related to LBP Activities               | -                      | -                    | -                              | -                    |
| 22       | Amount of line 19 Related to Section 504 Compliance       | 36,000.00              | 36,000.00            | -                              | -                    |
| 23       | Amount of line 19 Related to Security                     | -                      | -                    | -                              | -                    |
| 24       | Amount of line 19 Related to Energy Conservation Measures | -                      | -                    | -                              | -                    |

|   |                         |  |      |
|---|-------------------------|--|------|
| Signature of Executive Director<br><b>X</b> | Date<br><b>06/30/03</b> | Signature of Public Housing Director<br><b>X</b> | Date |
|---|-------------------------|--|------|

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Previous edition is obsolete

form HUD-52837(9/98)

<sup>2</sup> To be completed for the Performance and Evaluation Report.

ref Handbook 7485.3



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

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

| Development Number/Name<br>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) |                                      |
| FL021-001                                     | 7/1/2001                                  |             |            |  |             |            |                                      |
| FL021-002                                     | 7/1/2001                                  |             |            |  |             |            |                                      |
| FL021-003                                     | 7/1/2001                                  |             |            |  |             |            |                                      |
| FL021-004                                     | 7/1/2001                                  |             |            |  |             |            |                                      |

|                                 |          |                                      |      |
|---------------------------------|----------|--------------------------------------|------|
| Signature of Executive Director | Date     | Signature of Public Housing Director | Date |
| X                               | 06/30/03 | 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  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

|  |   |   |
|--|---|---|
| PHAName:<br><br><b>PAHOKEE HOUSING AUTHORITY</b> | Grant Type and Number<br>Capital Fund Program Grant No: <span style="float: right;"><b>FL14PO2150102</b></span><br>Replacement Housing Factor Grant No: | Federal FY of Grant:<br><br><b>2002</b> |
|--|---|---|

Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no. **ONE**)  
 Performance and Evaluation Report for Program Year Ending **03/31/2003**     
  Final Performance and Evaluation Report

| Line No. | Summary by Development Account                            | Total Estimated Cost |         | Total Actual Cost |          |
|----------|---|----------------------|---------|-------------------|----------|
|          |   | Original             | Revised | Obligated         | Expended |
| 1        | Total Non-CGPF Funds                                      |                      |         |                   |          |
| 2        | 1406 Operations   | #REF!                | #REF!   | #REF!             | #REF!    |
| 3        | 1408 Management Improvements                              | #REF!                | #REF!   | #REF!             | #REF!    |
| 4        | 1410 Administration                                       | #REF!                | #REF!   | #REF!             | #REF!    |
| 5        | 1411 Audit  | #REF!                | #REF!   | #REF!             | #REF!    |
| 6        | 1415 Liquidated Damages                                   | #REF!                | #REF!   | #REF!             | #REF!    |
| 7        | 1430 Fees and Costs                                       | #REF!                | #REF!   | #REF!             | #REF!    |
| 8        | 1440 Site Acquisition                                     | #REF!                | #REF!   | #REF!             | #REF!    |
| 9        | 1450 Site Improvement                                     | #REF!                | #REF!   | #REF!             | #REF!    |
| 10       | 1460 Dwelling Structures                                  | #REF!                | #REF!   | #REF!             | #REF!    |
| 11       | 1465.1 Dwelling Equipment-Nonexpendable                   | #REF!                | #REF!   | #REF!             | #REF!    |
| 12       | 1470 Nondwelling Structures                               | #REF!                | #REF!   | #REF!             | #REF!    |
| 13       | 1475 Nondwelling Equipment                                | #REF!                | #REF!   | #REF!             | #REF!    |
| 14       | 1485 Demolition   | #REF!                | #REF!   | #REF!             | #REF!    |
| 15       | 1490 Replacement Reserve                                  | #REF!                | #REF!   | #REF!             | #REF!    |
| 16       | 1492 Moving to Work Demonstration                         | #REF!                | #REF!   | #REF!             | #REF!    |
| 17       | 1495.1 Relocation Costs                                   | #REF!                | #REF!   | #REF!             | #REF!    |
| 18       | 1499 Development Activities                               | #REF!                | #REF!   | #REF!             | #REF!    |
| 19       | 1501 Collateralization or Debt Service                    | #REF!                | #REF!   | #REF!             | #REF!    |
| 20       | 1502 Contingency  | #REF!                | #REF!   | #REF!             | #REF!    |
| 21       | Amount of Annual Grant (Sum of lines 2-20)                | #REF!                | #REF!   | #REF!             | #REF!    |
| 22       | Amount of line 21 Related to LBP Activities               | -                    | -       | -                 | -        |
| 23       | Amount of line 21 Related to Section 504 Compliance       | -                    | -       | -                 | -        |
| 24       | Amount of line 21 Related to Security-Soft Costs          | -                    | -       | -                 | -        |
| 25       | Amount of line 21 Related to Security-Hard Costs          | -                    | -       | -                 | -        |
| 26       | Amount of line 21 Related to Energy Conservation Measures | -                    | -       | -                 | -        |

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

| PHAName:   |   | Grant Type and Number  |          |                      |            | Federal FY of Grant: |                |                |
|--|---|--|----------|----------------------|------------|----------------------|----------------|----------------|
| <b>PAHOKEE HOUSING AUTHORITY</b>                 |   | Capital Fund Program Grant No: <b>FL14PO2150102</b><br>Replacement Housing Factor Grant No |          |                      |            | <b>2002</b>          |                |                |
| Development Number<br>Name/HA-Wide<br>Activities | General Description of Major Work<br>Categories | Dev. Acct No.  | Quantity | Total Estimated Cost |            | Total Actual Cost    |                | Status of Work |
|  |   |  |          | Original             | Revised    | Funds Obligated      | Funds Expended |                |
| FL021-01<br>STUCKEY                              | SKIRTING AROUND BUILDING<br>FILLSOD             | 1460.00  | 20       | 45,000.00            | -          |                      |                |                |
|  | REPAIR WALKWAY STOUNITS                         | 1450.00  | 40       | 10,000.00            | -          |                      |                | DELETED        |
|  |   |  |          |                      |            |                      |                | DELETED        |
| FL021-02<br>MCCLURE<br>VILLAGE                   | NO ACTIVITY PLANNED                             |  |          |                      |            |                      |                |                |
| FL021-03<br>PADGETT<br>ISLAND                    | REPLACE SECURITY LOCKS                          | 1460.00  | 200      | 40,000.00            | -          |                      |                | DELETED        |
|  | CONVERT GAZE BOTOLAUNDRY MARK                   | 1470.00  | 1        | 20,000.00            | 20,000.00  |                      |                |                |
|  | ELECTRICAL TO CODE                              | 1460.00  | 200      | 320,000.00           | -          |                      |                | DELETED        |
|  | REPLACE EXTERIOR DOORS                          | 1460.00  | 400      | 140,000.00           | -          |                      |                | DELETED        |
|  | REPLACE CLOSET DOORS                            | 1460.00  | 200      | 25,000.00            | -          |                      |                | DELETED        |
|  | INSTALL WEATHER HEADS                           | 1460.00  | 200      |                      | 33,000.00  |                      |                | EMERGENCY      |
| FL021-04<br>FREMD<br>VILLAGE                     | REPLACE SECURITY LOCKS                          | 1460.00  | 200      | 40,000.00            | -          |                      |                | DELETED        |
|  | REPLACE EXTERIOR DOORS                          | 1460.00  | 400      | 140,000.00           | -          |                      |                | DELETED        |
|  | INSTALL HVAIR CONDITIONING                      | 1460.00  | 200      |                      | 467,000.00 |                      |                |                |
|  | STATE II  |  |          |                      |            |                      |                |                |
|  | WALKWAY REPAIRS                                 | 1450.00  | 200      |                      | 220,000.00 |                      |                |                |







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

|   |   |   |
|---|---|---|
| PHA Name:<br><br><b>PAHOKEE HOUSING AUTHORITY</b> | Grant Type and Number<br>Capital Fund Program Grant No: <span style="float: right;"><b>FL14PO2150101</b></span><br>Replacement Housing Factor Grant No: | Federal FY of Grant:<br><br><b>2001</b> |
|---|---|---|

Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no. **ONE**)  
 Performance and Evaluation Report for Program Year Ending **03/31/2003**     
  Final Performance and Evaluation Report

| Line No. | Summary by Development Account                            | Total Estimated Cost |         | Total Actual Cost |          |
|----------|---|----------------------|---------|-------------------|----------|
|          |   | Original             | Revised | Obligated         | Expended |
| 1        | Total Non-CGPF Funds                                      |                      |         |                   |          |
| 2        | 1406 Operations   | #REF!                | #REF!   | #REF!             | #REF!    |
| 3        | 1408 Management Improvements                              | #REF!                | #REF!   | #REF!             | #REF!    |
| 4        | 1410 Administration                                       | #REF!                | #REF!   | #REF!             | #REF!    |
| 5        | 1411 Audit  | #REF!                | #REF!   | #REF!             | #REF!    |
| 6        | 1415 Liquidated Damages                                   | #REF!                | #REF!   | #REF!             | #REF!    |
| 7        | 1430 Fees and Costs                                       | #REF!                | #REF!   | #REF!             | #REF!    |
| 8        | 1440 Site Acquisition                                     | #REF!                | #REF!   | #REF!             | #REF!    |
| 9        | 1450 Site Improvement                                     | #REF!                | #REF!   | #REF!             | #REF!    |
| 10       | 1460 Dwelling Structures                                  | #REF!                | #REF!   | #REF!             | #REF!    |
| 11       | 1465.1 Dwelling Equipment-Nonexpendable                   | #REF!                | #REF!   | #REF!             | #REF!    |
| 12       | 1470 Nondwelling Structures                               | #REF!                | #REF!   | #REF!             | #REF!    |
| 13       | 1475 Nondwelling Equipment                                | #REF!                | #REF!   | #REF!             | #REF!    |
| 14       | 1485 Demolition   | #REF!                | #REF!   | #REF!             | #REF!    |
| 15       | 1490 Replacement Reserve                                  | #REF!                | #REF!   | #REF!             | #REF!    |
| 16       | 1492 Moving to Work Demonstration                         | #REF!                | #REF!   | #REF!             | #REF!    |
| 17       | 1495.1 Relocation Costs                                   | #REF!                | #REF!   | #REF!             | #REF!    |
| 18       | 1499 Development Activities                               | #REF!                | #REF!   | #REF!             | #REF!    |
| 19       | 1501 Collateralization or Debt Service                    | #REF!                | #REF!   | #REF!             | #REF!    |
| 20       | 1502 Contingency  | #REF!                | #REF!   | #REF!             | #REF!    |
| 21       | Amount of Annual Grant (Sum of lines 2-20)                | #REF!                | #REF!   | #REF!             | #REF!    |
| 22       | Amount of line 21 Related to LBP Activities               | -                    | -       | -                 | -        |
| 23       | Amount of line 21 Related to Section 504 Compliance       | -                    | -       | -                 | -        |
| 24       | Amount of line 21 Related to Security-Soft Costs          | -                    | -       | -                 | -        |
| 25       | Amount of line 21 Related to Security-Hard Costs          | -                    | -       | -                 | -        |
| 26       | Amount of line 21 Related to Energy Conservation Measures | -                    | -       | -                 | -        |

**Annual Statement/Performance and Evaluation Report-revision 1**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

| PHAName:   |   | Grant Type and Number                               |            |                      |                     | Federal FY of Grant: |                  |                |
|--|---|---|------------|----------------------|---------------------|----------------------|------------------|----------------|
| <b>PAHOKEE HOUSING AUTHORITY</b>                 |   | Capital Fund Program Grant No: <b>FL14PO2150101</b> |            |                      |                     | <b>2001</b>          |                  |                |
|  |   | Replacement Housing Factor Grant No: <b>0</b>       |            |                      |                     |                      |                  |                |
| Development Number<br>Name/HA-Wide<br>Activities | General Description of Major Work<br>Categories | Dev. Acct No.                                       | Quantity   | Total Estimated Cost |                     | Total Actual Cost    |                  | Status of Work |
|  |   |   |            | Original             | Revised             | Funds Obligated      | Funds Expended   |                |
| <b>STUCKY</b>                                    | <b>SECURITY FENCING FOR ADMIN</b>               | <b>1450.00</b>                                      | <b>1</b>   | <b>30,000.00</b>     | <b>30,000.00</b>    | <b>30,000.00</b>     |                  |                |
| <b>FL021-001</b>                                 | <b>BUILDING</b>                                 |   |            |                      |                     |                      |                  |                |
|  | <b>SECURITY LOCKS</b>                           | <b>1460.00</b>                                      | <b>40</b>  | <b>15,000.00</b>     | <b>-</b>            |                      |                  | <b>DELETED</b> |
|  | <b>REPLACE VINYL FLOORING</b>                   | <b>1460.00</b>                                      |            | <b>68,000.00</b>     | <b>-</b>            |                      |                  | <b>DELETED</b> |
| <b>McCLURE</b>                                   | <b>INSTALL CENTRAL A/C &amp; HEATING</b>        | <b>1460.00</b>                                      | <b>75</b>  | <b>397,000.00</b>    | <b>-</b>            |                      |                  | <b>DELETED</b> |
| <b>VILLAGE</b>                                   | <b>FENCING FOR A/C &amp; HEATING UNITS</b>      | <b>1450.00</b>                                      | <b>75</b>  | <b>93,750.00</b>     | <b>-</b>            |                      |                  | <b>DELETED</b> |
| <b>FL021-002</b>                                 | <b>ATTIC INSULATION</b>                         | <b>1460.00</b>                                      | <b>75</b>  | <b>23,000.00</b>     | <b>-</b>            |                      |                  | <b>DELETED</b> |
|  | <b>REPLACE ENTRANCE DOORS</b>                   | <b>1460.00</b>                                      | <b>75</b>  | <b>70,000.00</b>     | <b>-</b>            |                      |                  | <b>DELETED</b> |
|  | <b>REPLACE SECURITY LOCKS</b>                   | <b>1460.00</b>                                      | <b>78</b>  | <b>35,000.00</b>     | <b>-</b>            |                      |                  | <b>DELETED</b> |
|  | <b>INSTALL FIRE EXTINGUISHERS</b>               | <b>1460.00</b>                                      | <b>75</b>  | <b>-</b>             | <b>-</b>            |                      |                  | <b>DELETED</b> |
| <b>PADGETT</b>                                   | <b>RENOVATE BATHROOMS</b>                       | <b>1460.00</b>                                      | <b>153</b> | <b>-</b>             | <b>-</b>            |                      |                  | <b>DELETED</b> |
| <b>FL021-003</b>                                 |   |   |            |                      |                     |                      |                  |                |
| <b>FREMDVILL</b>                                 | <b>INSTALL HVAIR CONDITIONING</b>               | <b>1460.00</b>                                      | <b>92</b>  |                      | <b>833,000.00</b>   | <b>833,000.00</b>    |                  |                |
| <b>FL021-004</b>                                 |   |   |            |                      |                     |                      |                  |                |
| <b>PHA-WIDE</b>                                  | <b>A&amp;E SERVICES</b>                         | <b>1430.00</b>                                      |            | <b>55,000.00</b>     | <b>52,000.00</b>    | <b>52,000.00</b>     |                  |                |
|  | <b>ADMIN SALARIES</b>                           | <b>1410.00</b>                                      |            | <b>65,000.00</b>     | <b>65,000.00</b>    | <b>65,000.00</b>     | <b>47,704.15</b> |                |
|  | <b>STAFF PROFESSIONAL DEVELOPMENT</b>           | <b>1408.00</b>                                      |            | <b>10,000.00</b>     | <b>5,000.00</b>     | <b>5,000.00</b>      |                  |                |
|  | <b>RESIDENT TRAINING</b>                        | <b>1408.00</b>                                      |            | <b>10,000.00</b>     | <b>5,000.00</b>     | <b>5,000.00</b>      |                  |                |
|  | <b>OPERATIONS:</b>                              |   |            |                      |                     |                      |                  |                |
|  | <b>CONSULTING</b>                               | <b>1408.00</b>                                      |            | <b>30,000.00</b>     | <b>28,266.00</b>    | <b>28,266.00</b>     | <b>28,265.58</b> |                |
|  | <b>GROUNDSKEEPING</b>                           | <b>1406.00</b>                                      |            | <b>30,000.00</b>     | <b>-</b>            |                      |                  |                |
|  | <b>TREE TRIMMING</b>                            | <b>1406.00</b>                                      |            | <b>25,000.00</b>     | <b>-</b>            |                      |                  |                |
|  | <b>OPERATIONS</b>                               | <b>1406.00</b>                                      |            | <b>50,349.00</b>     | <b>15,833.00</b>    | <b>15,833.00</b>     |                  |                |
|  | <b>CRIME PREVENTION (SE. LIGHTS)</b>            | <b>1408.00</b>                                      |            | <b>30,000.00</b>     | <b>20,000.00</b>    | <b>20,000.00</b>     |                  |                |
|  | <b>RESIDENT AFTERSCHOOL</b>                     | <b>1408.00</b>                                      |            | <b>40,000.00</b>     | <b>20,000.00</b>    | <b>20,000.00</b>     |                  |                |
|  | <b>AN EDUCATIONAL PROGRAMS</b>                  |   |            |                      |                     |                      |                  |                |
|  | <b>ADVERTISEMENT</b>                            | <b>1430.00</b>                                      |            | <b>-</b>             | <b>3,000.00</b>     | <b>3,000.00</b>      |                  |                |
|  |   |   |            | <b>1,077,099.00</b>  | <b>1,077,099.00</b> | <b>1,077,099.00</b>  | <b>75,969.73</b> |                |
|  |   |   |            |                      |                     |                      |                  |                |

