

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

PHA Plans

5 Year Plan for Fiscal Years 2003-2007
Annual Plan for Fiscal Year 2003

**Palm Beach County
Housing Authority**

10-01-2003

**PHA Plan
Agency Identification**

PHA Name : Palm Beach County Housing Authority

PHA Number: FL080

PHA Fiscal Year Beginning: 10-01-2003

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA**
- PHA development management offices**
- PHA local offices**
- Main administrative office of the local government**
- Main administrative office of the County government**
- Main administrative office of the State government**
- Public library**
- PHA website**
- Other (list below)**

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2003-2007
[24 CFR Part 903.5]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.**
- The PHA's mission is: The Palm Beach County Housing Authority is committed to achieving excellence in providing safe, clean and modern housing assistance while promoting self-sufficiency, upward mobility, and partnerships with our residents and others to enhance the quality of life in our communities.**

B. Goals

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

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

- 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) (90)**
 - Improve voucher management: (SEMAP score) (69)**
 - Increase customer satisfaction:**
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)**

- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts 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: Boynton Beach Site Only
- 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 assistance recipients' employability:

- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

- 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: (list below)

Other PHA Goals and Objectives: (list below)

Goal Number One

**Improve customer service delivery by enhancing operational efficiency:
Coordination with community providers: Improving facilities.**

The Executive Director will continue to work in consultation with the Board of Commissioners to implement operational systems to insure the completion of all job tasks in an efficient manner. This will include investigating contract alternatives and developing systems for contract monitoring as applicable and/or necessary.

As an ongoing process, the Palm Beach County Housing Authority will utilize existing community sources of funding for programs to improve service delivery and physical improvements to the housing authority,s facilities and reduce duplicating costs.

Goal Number Two

The Palm Beach County Housing Authority will strive to improve the public and community image of the authority by developing and implementing a comprehensive public relations plan:

The maintenance department will provide a work force with a professional image by conducting and participating in community efforts, including contract maintenance services as necessary, to promote the benefits and beautification of the city.

Goal Number Three

The Palm Beach County Housing Authority will enhance the attractiveness and marketability of the housing stock and neighborhoods in order to attract working families:

The Housing Authority will initiate, implement and maintain a preventive maintenance and landscaping plan which includes seasonal flower planting and creating attractive and consistent signage for the properties. As an ongoing process, the Executive Director and the staff of the authority will develop methods of enforcing model neighbor standards, marketing strategies and plans for future success.

Goal Number Four

The Palm Beach County Housing Authority shall strive to achieve its potential as an organization within the community

The Housing Authority will develop a communication process that will improve the timely sharing of information concerning future programs, plans and budgets.

Annual PHA Plan PHA Fiscal Year 2003

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

Executive Summary

Since the National Housing Act of 1934, no legislation has impacted the administrative functions of HUD and Public Housing Agencies (PHAs) more than the Quality Housing and Work Responsibility Act of 1998 (1998 Act) October 21, 1998. The 1998 Act, attached to the FFY-1999 Appropriations Bill dramatically and permanently amends the laws governing the administration of public housing and Section 8 programs.

The focus of the 2020 Management Reform Plan is to prepare HUD to move into the 21st century as a modernized and revitalized Department with restored public trust and adequate performance-based systems for the programs, operations and employees. Likewise, through the implementation of the 1998 Act, PHAs are required to access management and operational practices and develop a plan that will ensure that the PHAs meet established goals and objectives. The Agency Plan combines the Five-Year Plan and the Annual Plan.

Purpose and structure of the Agency Plan

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 also 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, very-low and extremely-low income population in its community and effectively serves as a management, operational and accountability tool for the PHA.

Preliminary planning sessions were conducted with the Authority's residents, Resident Advisory Board, community leaders and organizations, and state and local authorities during the development of the Agency Plan to ensure that the needs of the residents and community are addressed in the Agency Plan. The Agency Plan is consistent with the Consolidated Plan/CHAS.

Annual Plan contents

The Authority will use this Agency Plan as a tool for accomplishing its mission of becoming a leader in the industry. The following is a summary of its contents:

- The Plan provides a comprehensive assessment of the Housing Needs within the community. At this time, it appears that the Authority is meeting the low-income housing needs, however, we will monitor the need through annual updates of this Plan.**
- The Plan includes a summary of the Authority's planned financial resources and planned uses of those funds. This presented in table form for electronic submission to HUD.**
- All admissions and continued occupancy policies as well as rent determination policies and procedures have been reviewed and updated in accordance with the QHWRA of 1998 and subsequent rules. The Authority's Admissions and Continued Occupancy Policy is included in the Plan and contains detailed descriptions of all public housing policies.**
- The Operations and Management section of the Plan provides a brief description of the Authority's organizational structure, programs under management, and includes all administrative and maintenance policies.**
- The Authority's Grievance Procedure is included in the Plan.**
- The Authority's Capital Fund Annual Statement and Five-Year Action Plan is provided. The Authority has no plans at this time to apply for a HOPE VI revitalization grant.**
- The Housing Authority is currently working with the City of Boynton Beach to demolish public housing units in its Cherry Hill section in the very near future. Residents will be offered vouchers for replacement housing. This is still in the early planning stage.**

- **The Authority does not have a formal cooperation agreement with their local welfare office, however, there is daily communication between agencies. All policies and procedures relative to Welfare Benefit Reduction are included in the ACOP.**
- **The Pet Policy and Procedure was included in a prior plan (2001).**
- **The Authority does not currently have any asset management plans, however, all other documentation and certifications are included as required by the QHWRA.**

iii. Annual Plan Table of Contents

(24 CFR Part 903.7 9 ®)

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Required Attachments:

- Admissions Policy for Deconcentration Attachment A**
- FY 2003 Capital Fund Program Annual Statement Attachment B**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)**

Optional Attachments:

- PHA Management Organizational Chart**
- FY 2003 Capital Fund Program 5 Year Action Plan Attachment E**
- Public Housing Drug Elimination Program (PHDEP) Plan**
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)**
- Other (List below, providing each attachment name) FL14PO8050101 - Attachment C, FL14PO8050102 Attachment D**

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 Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 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 <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public housing grievance procedures <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 <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 homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <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
X	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
	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	3328	3	3	3	3	3	3
Income >30% but <=50% of AMI	2731	2	2	2	2	2	2
Income >50% but <80% of AMI	2715	1	2	2	2	2	2
Elderly	340	3	3	3	3	3	3
Families with Disabilities	16	3	3	3	3	3	3
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						

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

- Consolidated Plan of the Jurisdiction/s Palm Beach County
Indicate year: 2000-2005
- 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 type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input checked="" 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	
	P/H	SEC 8	P/H	SEC 8	P/H	SEC 8
Waiting list total	264	1398			155	241
Extremely low income <=30% AMI	235	1288	89	91		
Very low income (>30% but <=50% AMI)	29	110	11	9		
Low income (>50% but <80% AMI)	0	0	0	0		
Families with children	228	1191	86	85		
Elderly families	33	155	13	11		
Families with Disabilities	3	52	1	4		
Race/ethnicity Hispanic	90	138	35	10		
Race/ethnicity White	30	268	12 19			
Race/ethnicity Black	141	989	53 71			

Housing Needs of Families on the Waiting List			
Race/ethnicity Other	0	3	0 0
Characteristics by Bedroom Size (Public Housing Only)			
1BR	83	31	
2 BR	89	34	
3 BR	60	23	
4 BR	25	9	
5 BR	7	3	
5+ BR	0	0	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 6 Mo/Sec 8 –4 Mo P/H Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Elderly & Handicap			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction

- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing with disabilities, should they become available
- Apply for special-purpose vouchers targeted to families
- 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

[24 CFR 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 supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003 grants)		
a) Public Housing Operating Fund	\$776,122	
b) Public Housing Capital Fund	\$1,012,026 (Est)	
c) HOPE VI Revitalization	\$0.00	
d) HOPE VI Demolition	\$0.00	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$1,120,080	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$0.00	
g) Resident Opportunity and Self- Sufficiency Grants	\$12,075	
h) Community Development Block Grant	\$0.00	
i) HOME	\$0.00	
Other Federal Grants (list below)		
Neighborhood Networks Grant	\$135,400	
2. Prior Year Federal Grants (unobligated funds only) (list below)	\$0.00	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
3. Public Housing Dwelling Rental Income	\$911,644	
4. Other income (list below)		
Interest	\$19,150	
Other Tenant Income	\$58,475	
4. Non-federal sources (list below)		
Enterprise Income	\$135,000	
Total resources	\$4,179,972	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number) 1st,2nd,3rd of each bedroom size.
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

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

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

(2)Waiting List Organization

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

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists Southbay Site Only ((55 Miles Away)
- Other (describe)

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

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

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

1. How many site-based waiting lists will the PHA operate in the coming year? 1 (Southbay)

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

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

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 transfers 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)**
- Victims of domestic violence**
- Substandard housing**
- Homelessness**
- High rent burden**

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers

- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements**

(5) Occupancy

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

- 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**
 Any time family composition changes
 At family request for revision
 Other (list)

(6) Deconcentration and Income Mixing

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

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

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

- Adoption of site-based waiting lists**
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments**
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments**
If selected, list targeted developments below:
- Other (list policies and developments targeted below)**

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

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

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

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

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

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

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

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

(1) Eligibility

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

- 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)

(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 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: Under unusual circumstances and for extreme hardship due to disabilities or other reasons as determined on a case by case basis.

(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.

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction

- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

- 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

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?

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)
- 95th 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 or decrease
- 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

[24 CFR Part 903.7 9 (e)]

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

The PBCHA is a high performer and exempt from this requirement

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.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
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.

The PBCHA is a high performer and exempt from this requirement

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office**
- Other (list below)**

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment B (FL14PO8050103)

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment E

-or-

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

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

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

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

Cherry Hill section of Boynton Beach project # FL080-002

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. 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.)**

Demolition/Disposition Activity Description
1a. Development name: Boynton Beach Cherry Hill
1b. Development (project) number: FL080-002
2. Activity type: Demolition <input checked="" type="checkbox"/> By the city not by the Authority Disposition <input checked="" type="checkbox"/> Relocation of tenants by HCV or other methods
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected 46 to 62
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 12 to 24 Months b. Projected end date of activity: Unknown at this time

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

[24 CFR Part 903.7 9 (i)]

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

1. 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.

Designation of Public Housing Activity Description
1a. Development name: Drexel House 1b. Development (project) number: FL080-004
2. Designation type: Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: November 22,2000
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected 100 % 7. Coverage of action (select one) 8. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

1. Yes 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.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <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 <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <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:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)	

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

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.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <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 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. High performing PHAs may skip to component 12.)

2. Program Description:

a. Size of Program

- 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

[24 CFR Part 903.79 (I)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed?

DD/MM/YY

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

- Client referrals

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs

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

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (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 plans to take to achieve at least the minimum program size?**
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train 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

PBCHA IS A HIGH PERFORMER AND EXEMPT FROM THIS REQUIREMENT BUT THE PLAN IS IN FORCE AT THIS TIME.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- 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 levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used 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 plans to undertake in the next PHA fiscal year

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

- 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-risk 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-baseline law enforcement services
- Other activities (list below)

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

D. Additional information as required by PHDEP/PHDEP Plan

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

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2003 in this PHA Plan? There was no plan for 2002 or 2003
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

See Attachment G

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. 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

[24 CFR Part 903.7 9 (q)]

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

The PBCHA is a high performer and exempt from this requirement

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

3. Yes No: Has the PHA included descriptions of asset management activities in the optional Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.79 (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 at Attachment (File name)
- Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

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

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

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here) 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)

The goals of PBCHA are to increase the availability of decent, safe and affordable housing, to improve community quality of life and economic viability, to promote self-sufficiency and asset development of families and individuals, and to enhance the attractiveness and marketability of the housing stock and neighborhoods in order to attract working families.

Other: (list below)

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

D. Other Information Required by HUD

Attachments

A

Deconcentration Policy

1. Introductions

The Quality Housing and Work Responsibility Act of 1998 (QHWRA) requires that the Authority adopt policies and procedures governing the deconcentration of very low income families and income mixing as required by Section 10(a)(3)(B) of the 1937 Housing Act. To implement this requirement the Authority will compare the relative incomes of each development occupied predominantly by families with children. A development with more than 50 % of its occupants being families with children shall be considered to fall under this policy.

The goal of this policy is to create mixed-income communities and lessen the concentration of very-low income families within the Authority's public housing developments through admissions practices designed to bring higher income tenants into lower income developments and lower income tenants into higher income developments.

The Deconcentration Policy is intended to work in conjunction with the Authority's annual income targeting requirements that require that 40 % of all new admissions to public housing developments during a fiscal year must be residents whose household income, at the time of admission, is equal to or lower than 30 % of the Area Medium Income. This income targeting requirement is separate from the Deconcentration Policy which is comparative in nature.

II. Definitions

The following definitions are provided in order to clearly define the effected developments and families under the Deconcentration Policy.

PHA-Wide Average Household Income: The average annual income of all residents of all developments with more than 50 % of its occupants being families with children.

Development Average Household income: The average household income of all residents of a specific development with more than 50 % of its occupants being families with children.

Higher Income Development: A development where the Development Average Household Income is greater than 120 % of the PHA-Wide Average Household Income.

Lower Income Development: A development where the Development Average Household Income is less than 80 % of the PHA-Wide Average Household Income.

Higher Income Family: A family whose annual household income is greater than 120 % of the PHA-Wide Average Household Income.

Lower Income Family: A family whose annual household income is less than 80 % of the PHA-Wide Average Household Income.

111. Testing

In order to achieve and maintain deconcentration , the Authority will calculate the PHA-Wide Average Household Income for all developments with 50 % or more of its occupants being families with children on at least an annual basis. At the same time, the Authority will calculate the Development Average Household Income for each development with 50 % or more of its occupants being families with children. The results shall be documented as follows:

- A. If the Development Average Household Income for a particular development is greater than 120 % of the PHA-Wide Average Household Income, then that development shall be identified as a High Income Development.
- B. If the Development Average Household Income for a particular development is less than 80 % of the PHA-Wide Average Household income, then that development shall be identified as a Low-Income Development.

Testing can be more frequent if deemed necessary for effectiveness.

IV. Corrective Action

Once a development has been identified as a High-Income Development or a Low-Income Development, the Authority will define and communicate specific procedures to be employed with the goal of achieving deconcentration . It is the goal of the Authority to generally increase the level of income for residents of public housing, create more stratified developments, and obtain agency self-sufficiency. Therefore, the Deconcentration Policy shall be employed to be counterproductive to that goal. In addition, the policy will, under no circumstances, be employed through steering or in any way reducing the choice in residence of the individual family.

In order to correct a concentrated development, the Authority will, to the greatest extent possible, provide incentives to promote a Lower-Income Family to select a Higher-Income Development and to promote a Higher-Income Family to select a Lower-Income Development.

Procedures to be employed in the development of a corrective action plan may include some of the following;

- A. Incentives to select particular developments
- B. Payment Plans for deposits

C. Flexibility in move-in dates

Since it is impossible to design a policy that will address every scenario, the Authority will, upon the identification of a need to deconcentrate, develop a specific action plan that will be included in the Annual Plan update.

B Annual Statement Capitol Fund Program FL14PO8050103

**Capital Fund Program Annual Statement
Parts I, II, and II**

**Annual Statement
Capital Fund Program (CFP) Part I: Summary**

Capital Fund Grant Number FL14PO8050103 FFY of Grant Approval: 2003

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	-0-
2	1406 Operations	101,202
3	1408 Management Improvements	100,000
4	1410 Administration	101,202
5	1411 Audit	-0-
6	1415 Liquidated Damages	-0-
7	1430 Fees and Costs	27,405
8	1440 Site Acquisition	-0-
9	1450 Site Improvement	17,000
10	1460 Dwelling Structures	510,804
11	1465.1 Dwelling Equipment-Nonexpendable	25,000
12	1470 Nondwelling Structures	-0-
13	1475 Nondwelling Equipment	129,413
14	1485 Demolition	-0-
15	1490 Replacement Reserve	-0-
16	1492 Moving to Work Demonstration	-0-
17	1495.1 Relocation Costs	-0-
18	1498 Mod Used for Development	-0-
19	1502 Contingency	-0-

20	Amount of Annual Grant (Sum of lines 2-19)	1,012,026
21	Amount of line 20 Related to LBP Activities	-0-
22	Amount of line 20 Related to Section 504 Compliance	-0-
23	Amount of line 20 Related to Security	-0-
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

FL14PO8050103

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
H/A WIDE	OPERATIONS	1406	101,202
H/A WIDE	RESIDENT TRAINING	1408	100,000
H/A WIDE	ADMINISTRATION OF CFP	1410	101,202
H/A WIDE	A & E	1430	27,405
H/A WIDE	DWELLING EQPT R/R	1465	25,000
H/A WIDE	VEHICLE & MAINT. EQPT	1475	129,413
TOTAL			484222
002-26 SINGLE FAMILY HOMES	INSTALL NEW VERTICLE BLINDS	1460	31,500
003- SHALL	INSTALL SIGNAGE	1450	8,500
003 SEMINOLE	INSTALL SIGNAGE	1450	8,500
	REPLACE WATER HEATERS	1460	24,375
	TREE TRIMING	1450	20,000
	REPLACE REAR PORCH LIGHTS	1460	2,000
	INSTALL WOOD BASE	1460	36,000
	INSTALL DRYER OUTLETS	1460	37,500
004 DREXEL	REPLACE WALL AND BASE, SINK, CABINETS, FAUCET IN COMMUNITY ROOM	1460	2,929
	INSTALL NEW VERTICAL BLINDS	1460	60,000
005-21UNITS SCATTERED SITES	KITCHEN MODERNIZATION INCLUDING CABINETS	1460	73,500

006 SOUTHBAY	INSTALL NEW VERTICLE BLINDS	1460	52,800
006 DYSON CIRCLE	INSTALL NEW VERTICLE BLINDS	1460	107,200
TOTAL			527,804

**Annual Statement
 Capital Fund Program (CFP) Part III: Implementation Schedule
 FL14PO8050103**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
1406	OCT 1,2004	SEPT 30,2007
1408	OCT 1,2004	SEPT 30,2007
1410	OCT 1,2004	SEPT 30,2007
1430	OCT 1,2004	SEPT 30,2007
1450	OCT 1,2004	SEPT 30,2007
1465	OCT 1,2004	SEPT 30,2007
1475	OCT 1,2004	SEPT 30,2007
02-26 SINGLE FAMILY HOMES	OCT 1,2004	SEPT 30,2007
03-SCHALL	OCT 1,2004	SEPT 30,2007
03-SEMINOLE	OCT 1,2004	SEPT 30,2007
04-DREXEL	OCT 1,2004	SEPT 30,2007
05 SCT SITES	OCT 1,2004	SEPT 30,2007
06-SOUTHBAY	OCT 1,2004	SEPT 30,2007
06-DYSON	OCT 1,2004	SEPT 30,2007

Optional Table for 5-Year Action Plan for Capital Fund

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
FL080	PHA WIDE	7	LESS THAN 2%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
OPERATIONS			404,808
MANAGEMENT			400,000
ADMINISTRATION			404,808
FEES AND COSTS			109,620
NON DWELLING			100,000
VEHICLES			517,652
Total estimated cost over next 5 years			1,936,888

C Annual Statement Capitol Fund Program FL14PO8050101

Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FL14PO8050101 FFY of Grant Approval 2001

Original Annual Statement (Revised)

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	-0-
2	1406 Operations	86,396
3	1408 Management Improvements	100,000
4	1410 Administration	86,396
5	1411 Audit	-0-
6	1415 Liquidated Damages	-0-
7	1430 Fees and Costs	27,405
8	1440 Site Acquisition	-0-
9	1450 Site Improvement	-0-
10	1460 Dwelling Structures	412,357
11	1465.1 Dwelling Equipment-Nonexpendable	25,000
12	1470 Nondwelling Structures	17,000
13	1475 Nondwelling Equipment	109,413
14	1485 Demolition	-0-
15	1490 Replacement Reserve	-0-
16	1492 Moving to Work Demonstration	-0-
17	1495.1 Relocation Costs	-0-
18	1498 Mod Used for Development	-0-
19	1502 Contingency	-0-
20	Amount of Annual Grant (Sum of lines 2-19)	863,967
21	Amount of line 20 Related to LBP Activities	-0-
22	Amount of line 20 Related to Section 504 Compliance	-0-
23	Amount of line 20 Related to Security	-0-
24	Amount of line 20 Related to Energy Conservation Measures	-0-

**Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table**

FL14PO8050101

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
006 DYSON	REPLACE WATER HEATERS	1460	43,550
006 SOUTHBAY	EXTERIOR DOOR REPAIR	1460	6,627
006 DYSON	EXTERIOR DOOR REPAIR	1460	8,434
006 SOUTHBAY	REPLSCE WATER HEATERS	1460	21,450
006 SOUTHBAY	REFURBISH UNITS	1460	50,000
003 SEMINOLE	BATHROOM REPAIR	1460	63,000
003 SEMINOLE	FLOOR TILE REPLACEMENT	1460	139,021
002 CHERRY HILL	REPLACE WATER HEATERS	1460	23,400
004 DREXEL	REPLSCE WATER HEATERS	1460	32,500
006 DYSON	ELEVATOR REPAIR	1470	17,000
003 SCHALL	REPLACE WATER HEATERS	1460	24,375
H/A WIDE	A & E SERVICES	1430	27,405
H/A WIDE	ADMIN OF CFP	1410	86,396
H/A WIDE	DWEL EQPT R/R	1465	25,000
H/A WIDE	MAINT EQPT & VEHICLES	1475	109,413
H/A WIDE	RESIDENT SERVICES	1408	100,000
H/A WIDE	OPERATIONS	1406	86396

**Annual Statement
 Capital Fund Program (CFP) Part III: Implementation Schedule
 FL14PO8050101**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
1460 SCHALL	MARCH 2003	SEPT 2004
1460 SEMINOLE	MARCH 2003	SEPT 2004
1460 DYSON	MARCH 2003	SEPT 2004
1470 DYSON	MARCH 2003	SEPT 2004
1406 H/A WIDE	MARCH 2003	SEPT 2004
1430 H/A WIDE	MARCH 2003	SEPT 2004
1410 H/A WIDE	MARCH 2003	SEPT 2004
1465 H/A WIDE	MARCH 2003	SEPT 2004
1475 H/A WIDE	MARCH 2003	SEPT 2004
1408 H/A WIDE	MARCH 2003	SEPT 2004

D. Annual Statement Capitol Fund Program FL14PO8050102

Capital Fund Program Annual Statement Parts I, II, III,

Annual Statement Capital Fund Program (CFP) Part I: Summary

**Capital Fund Grant Number FL14PO8050102 FFY of Grant Approval:2002
Original Annual Statement Revised**

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	-0-
2	1406 Operations	101,202
3	1408 Management Improvements	100,000
4	1410 Administration	101,202
5	1411 Audit	-0-
6	1415 Liquidated Damages	-0-
7	1430 Fees and Costs	27,405
8	1440 Site Acquisition	-0-
9	1450 Site Improvement	50,000
10	1460 Dwelling Structures	421,500
11	1465.1 Dwelling Equipment-Nonexpendable	25,000
12	1470 Nondwelling Structures	56,304
13	1475 Nondwelling Equipment	129,413
14	1485 Demolition	-0-
15	1490 Replacement Reserve	-0-
16	1492 Moving to Work Demonstration	-0-
17	1495.1 Relocation Costs	-0-
18	1498 Mod Used for Development	-0-
19	1502 Contingency	-0-
20	Amount of Annual Grant (Sum of lines 2-19)	1,012,026
21	Amount of line 20 Related to LBP Activities	-0-
22	Amount of line 20 Related to Section 504 Compliance	-0-
23	Amount of line 20 Related to Security	-0-
24	Amount of line 20 Related to Energy Conservation Measures	-0-

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

FL14PO8050102

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
H/A WIDE	OPERATIONS	1406	101,202
H/A WIDE	RESIDENT SERVICES	1408	100,000
H/A WIDE	ADMINISTRATION OF CFP	1410	101,202
H/A WIDE	A & E SERVICES	1430	27,405
H/A WIDE	DWELLING EQPT R/R	1465	25,000
H/A WIDE	MAINT EQPT & VEHICLES	1475	129,413
04 DREXEL	REPLACE A/C UNITS	1460	400,000
04 DREXEL	REPLACE 2 SLIDING DOORS 6'	1470	1,600
04 DREXEL	REPLACE HVAC COMMON AREA	1470	8,500
04 DREXEL	INSTALL A/C SYSTEM COM AREA	1470	10,000
06 DYSON	REDO ASPHALT DRIVE & PK LOT	1450	40,000
06 DYSON	REBUILD ELEC ROOM & DOORS	1460	4,500
04 DREXEL	UPGRADE 2 HYD ELEVATORS	1460	17,000
04 DREXEL	COM ROOM FURNITURE	1470	8,004
04 DREXEL	REPLACE SECURITY SPEAKERS	1470	25,000
04 DREXEL	REPLACE FIXTURES IN 4 PUB B/R	1470	3,200
04 DREXEL	UPGRADE LANDSCAPING	1450	10,000

**Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule
FL14PO8050102**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
1406	OCTOBER 2004	SEPT 2006
1408	OCTOBER 2004	SEPT 2006
1410	OCTOBER 2004	SEPT 2006
1430	OCTOBER 2004	SEPT 2006
1450	OCTOBER 2004	SEPT 2006
1460	OCTOBER 2004	SEPT 2006
1465	OCTOBER 2004	SEPT 2006
1475	OCTOBER 2004	SEPT 2006
03 SCHALL	OCTOBER 2004	SEPT 2006
03 SEMINOLE	OCTOBER 2004	SEPT 2006
04 DREXEL	OCTOBER 2004	SEPT 2006
06 DYSON	OCTOBER 2004	SEPT 2006

E Five-Year Action Plan 2003-2007

Optional Table for 5-Year Action Plan for Capital Fund

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
FL080002	26 Single Family Homes Cherry Hill Section		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)

INTERIOR PAINTING	44,600	2007
Total estimated cost over next 5 years	44,600	

Optional Table for 5-Year Action Plan for Capital Fund

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
FL080003	SCHALL CIRCLE		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
XERISSCAPE LANDSCAPING		12,500	2004
PATCH & SEAL DRIVEWAY		50,000	2004
INSTALL NEW VERTICLE BLINDS		60,000	2005
KITCHEN MODERNIZATION, COUNTER TOPS CABINETS ETC		262,500	2006
RESTRIPE BASKETBALL COURT		3,000	2007
TREE TRIMMING & REMOVAL		7,000	2007
INSTALL NEW VINYL FLOOR TILE		180,371	2007
INSTALL NEW WOOD BASE		36,000	2007
Total estimated cost over next 5 years		611,371	

Optional Table for 5-Year Action Plan for Capital Fund

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
FL080003	SEMINOLE MANOR		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
REDO ASPHALT DRIVE & PARKING		40,000	2004
INSTALL NEW VERTICLE BLINDS		60,000	2004
RESTRIPE BASKETBALL COURT		3,000	2004
ENLARGE REAR CONCRETE PATIO SLABS		112,000	2005
REPLACE EXTERIOR DOORS		15,000	2007
TREE TRIMMING & REMOVAL		20,000	2007
PRESSURE CLEAN BUILDINGS		12,000	2007
INSTALL NEW VINYL FLOOR TILE		139,021	2007
INSTALL NEW WOOD BASE		36,000	2007
Total estimated cost over next 5 years		557,021	

Optional Table for 5-Year Action Plan for Capital Fund

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
FL080004	DREXEL HOUSE			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
INSTALL NEW CARPET & FLOOR TILE			140,675	2004
INSTALL NEW WOOD BASE			50,000	2004
INSTALL NEW VERTICLE BLINDS			100,000	2004
INSTALL KITCHEN MODERNIZATION			100,000	2005
INSTALL KITCHEN MODERNIZATION			100,000	2006
ACOUSTICAL CEILING TILE IN COMMON AREAS			34,812	2007
Total estimated cost over next 5 years			525,487	

Optional Table for 5-Year Action Plan for Capital Fund

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
FL080005	21 SINGLE FAMILY HOMES SCATTERED SITES			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
INSTALL NEW WOOD BASE			18,829	2004
INSTALL NEW VERTICLE BLINDS			16,800	2006
Total estimated cost over next 5 years			35,629	

Optional Table for 5-Year Action Plan for Capital Fund

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
FL080006	SOUTHBAY			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
REPLACE REAR DOORS			52,800	2004
KITCHEN MODERNIZATION INCLUDING CABINETS,COUNTERS, SINKS, FAUCETS AND EXHAUST FANS			203,404	2005
Total estimated cost over next 5 years			255,804	

Optional Table for 5-Year Action Plan for Capital Fund

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
FL080006	DYSON CIRCLE			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
REPLACE REAR DOORS			52,800	2005
WATER METER CURBS			8,400	2006
TREE TRIMMING & REMOVAL			20,104	2006
Total estimated cost over next 5 years			81,304	

F. Public Housing Drug Elimination Program 2003-2004

THERE IS NO DRUG ELIMINATION PROGRAM FOR THE FISCAL YEARS ENDING 2002 OR 2003.

IN THE DRUG ELIMINATION PROGRAM THAT THE PBCHA RECEIVED FOR THE FISCAL YEAR ENDING 2001 (WHICH RAN FOR 24 MONTHS) THERE IS APPROXIMATELY \$8212.41 REMAINING THAT WILL ZERO OUT PRIOR TO 12-01-2003.

PHDEP HISTORY FOR THIS PHA

<u>FISCAL YEAR OF FUNDING</u>	<u>PHDEP FUNDING RECEIVED</u>	<u>GRANT #</u>	<u>FUND BALANCE</u>
1996	249,778	FL14DEP0800196	-0-
1997	162,249	FL14DEP0800197	-0-
1998	161,684	FL14DEP0800198	-0-
1999	119,428	FL14DEP0800199	-0-
2000	124,468	FL14DEP0800100	-0-
2001	133,410	FL14DEP0800101	8212.41

THE 2001 PHDEP WAS FOR LAW ENFORCEMENT, AFTER-SCHOOL AND SUMMER PROGRAMS FOR THE YOUTH AT THE SOUTHBAY PROJECT PRIMARILY.

G. Palm Beach County Housing Authority Pet Policy

PALM BEACH COUNTY HOUSING AUTHORITY

PET POLICY

PET POLICY

I. Purpose

II. Eligibility

III. Definition

IV. Nomenclature, Descriptions, Amounts

V. Rules Governing Entrance and Continued Occupancy

VI. Pet Policy and Procedure after Admittance

VII. Pet Violation Procedure

VIII. Emergencies

IX. Exclusions

I. Purpose

In compliance with Section 227 of Title II of the Housing and Urban-Rural Recovery Act of 1983, Section 526 of the Quality Housing and Work Responsibility Act of 1998, which added new Section 31 (captioned Pet Ownership in Public Housing) and with Part 5 and amended Part 960 to include subpart G, the Housing Authority will permit residents of housing projects to own and keep common household pets in their dwelling units.

This policy sets forth the conditions and guidelines under which pets will be permitted. This policy is to be adhered to at all times.

The purpose of the policy is to ensure that pet ownership will not be injurious to persons or property, or violate the rights of all residents to clean, quiet, and safe surroundings.

II. Eligibility

All tenants residing in Public Housing will be eligible to own and keep common household pets within their dwelling units. No pets will be allowed to be housed outside the dwelling unit.

III. Definitions

Common household pet

A common household pet means a smaller domesticated animal that is traditionally kept in the home for pleasure rather than for commercial purposes. Such pets will be limited to dogs, cats, caged birds and fish.

IV. Nomenclature, Descriptions and Amounts

Dog

1. Any variety except those prohibited below (3), but cannot exceed fifteen (15) pounds in weight;
2. One only per household;
3. Dangerous animals, such as pit bulls, etc. are not allowed under any circumstances.

Cat

4. Any variety but cannot exceed ten (10) pounds in weight;
5. One only per household.

Caged Birds

6. Any small domestic birds such as parakeets, canaries, minor birds, etc.;
7. Two only per household.

Fish

8. Any variety of tropical fish normally maintained in a glass tank;
9. One tank per household not to exceed twenty (20) gallons.

Note:

Each household may maintain one of the above but not any combination of two or more.

I. Rules Governing Entrance and Continued Occupancy

1. Inoculations, Licensing and General Health Certification.

- A. All pet owners must produce documentation of inoculations, licensing and general health certification from a licensed veterinarian prior to entrance or continued occupancy.

1. Neutering, Spaying and Declawing

- A. All dogs and cats must be neutered or spayed.
- B. All cats must be declawed.
- C. Requirements in A and B above will be waived or deferred if surgery is inadvisable because of the age or health of the dog or cat.
- D. All pet owners must produce documentation of either A, B or C above, prior to entrance or continued occupancy.

1. Registration

All pet owners, prior to entrance into any project, must complete all of the following:

- (All) A. Register your pet as to nomenclature, size and description.
- (Dog & Cat) B. Produce all documentation as required in 1 and 2 above.
- (All) C. Produce a color snapshot or photograph of your pet.
- (All) D. Complete a responsibility form giving the name, address and phone number of a responsible party that will care for the pet if the pet owner dies, is incapacitated, or is otherwise unable to care for the pet.
- (Dog & Cat) E. Agree to pay a pet security deposit of one hundred fifty dollars (\$150.00).
- (Dog Only) F. A statement that the tenant will defend any pet-related suit brought against management or owners.
- (All) G. Sign a statement of policy and procedure governing all pets and conditions of occupancy.

I. Pet Policy and Procedure after Admittance

1. Sanitary Standards and Waste Disposal

- A. Litter boxes must be provided for cats with use of odor-reducing chemicals.
- B. Fur-bearing pets must wear effective flea collars at all times. Should extermination become necessary, cost of such extermination will be charged to pet owner.

- C. **Pet owners are responsible for immediate removal of the feces of their pet and shall be charged in instances where damages occur to Authority property due to pet or removal of pet feces by staff.**
 - (i) **All pet waste must be placed in a plastic bag and tied securely to reduce odor and placed in designated garbage container and/or trash compactor.**
 - (ii) **Residents with litter boxes must clean them regularly. Noncompliance may result in removal of the pet. The Housing Authority reserves the right to impose a mandatory twice-weekly litter box cleaning depending on need. Litter box garbage shall be placed in a plastic bag and deposited outside the building in the garbage container and/or trash compactor.**
- A. **All apartments with pets must be kept free of pet odors and maintained in a clean and sanitary manner. Pet owners' apartments may be subject to inspections once a month.**

1. **General Rules**

The resident agrees to comply with the following rules imposed by the Housing Authority.

- A. **No pet shall be tied up anywhere on Authority property and left unattended for any amount of time.**
- B. **Pet owners will be required to make arrangements for their pets in the event of vacation or hospitalization.**
- C. **Doghouses are not allowed on Authority property.**
- D. **No visitor or guest will be allowed to bring pets on the premises at any time. Residents will not be allowed to pet sit or house a pet without fully complying with this policy.**
- E. **Feeding or caring for stray animals is prohibited and will be considered keeping a pet without permission.**
- F. **Every dog and cat must wear the appropriate local animal license, a valid rabies tag and a tag bearing the owner's name, address and phone number. All licenses and tags must be current.**
- G. **Only one (1) dog or cat will be allowed per apartment. Only two (2) birds will be allowed per apartment. The Housing Authority only will give final approval on type and density of pets.**

1. **Pet Restraints**

- A. **All dogs must be on a leash when not in the owner's apartment. The leash must be no longer than eight (8) feet.**
- B. **Cats must be in a caged container or on a leash when taken out of the owner's apartment.**
- C. **Birds must be in a cage when inside of the resident's apartment or entering or leaving the building.**

1. **Pet Rule Violation and Pet Removal**

- A. If it is determined on the basis of objective facts supported by written statement that a pet owner has violated a rule governing the pet policy, the Housing Authority shall serve a notice of pet rule violation on the pet owner. Serious or repeated violations may result in pet removal or termination of the pet owner's tenancy, or both.
- B. If a pet poses a nuisance such as excessive noise, barking, or whining which disrupts the peace of other residents, owner will remove the pet from premises upon request of management within 48 hours. Nuisance complaints regarding pets are subject to immediate inspections.
- C. If a pet owner becomes unable either through hospitalization or illness to care for the pet and the person so designated to care for the pet in the pet owner's absence refuses or is unable physically to care for the pet, the Housing Authority can officially remove the pet. The Authority accepts no responsibility for pets so removed.

1. **Rule Enforcement**

Violation of these pet rules will prompt a written notice of violation. The pet owner will have seven (7) days to correct the violation or request an informal hearing at which time the Authority's Grievance Procedure will be followed.

2. **Grievance**

Management and resident agree to utilize the Grievance Procedure described in the Lease Agreement to resolve any dispute between resident and management regarding a pet.

3. **Liability**

Residents owning pets shall be liable for the entire amount of all damages to the Housing Authority premises caused by their pet and all cleaning, defleaing and deodorizing required because of such pet. Pet owners shall be strictly liable for the entire amount of any injury to the person or property of other residents, staff or visitors of the Housing Authority caused by their pet, and shall indemnify the Housing Authority for all costs of litigation and attorney's fees resulting from such damage.

I. **Pet Violation Procedure**

- A. All complaints from tenants regarding violations of pet policy must be in writing.
- B. Pet owners will be notified of pet policy and procedure violations in the following manner:
 - (1) A **Notice of Pet Violation** will be prepared and served on the pet owner. The notice will contain a brief statement of the factual basis for the determination and the policy or procedure that is alleged to be in violation. The notice will further state that the pet owner has seven (7) days from the effective date of service of the notice to correct the violation by either meeting with the resident manager or management agent and solve the problem or by removal of the pet from the project. Failure to resolve the violation may result in initiation of procedures to have the pet removed or to terminate the pet owner's tenancy, or both.
 - (2) **Pet Policy Violation Meeting.** If the pet owner requests a meeting to discuss the pet policy violation within the seven (7) days time frame in (B)(1), the management agent and the pet owner will attempt to resolve the violation. If the parties are unable to resolve the violation, the management agent may inform the

pet owner in writing that the pet must be removed from the project within seven (7) days of the pet policy violation meeting.

- (3) **Termination of Pet Owner's Lease.** If, after the management agent determines that the pet owner has failed to correct any violations within the allotted time frames, and has refused to remove the pet from the project, the management agent may initiate action to terminate the pet owner's lease under the terms of the lease and applicable law.

I. Emergencies.

1. If a pet becomes vicious, displays symptoms of severe illness, or demonstrates other behavior that constitutes an immediate threat to health or safety to other tenants, or employees at the project, the manager or management agent may request the pet owner to remove the pet from the project immediately.
2. If the pet owner refuses to remove the pet or if management is unable to locate or contact the pet owner, management may contact the appropriate state or local authority to have the pet immediately removed from the project premises.
3. If the health or safety of a pet is threatened by the death or incapacity of a pet owner, or by other factors that render the pet owner unable to care for the pet, management may contact the responsible party listed in the pet registration form required in (3)(D).
4. If management has made a reasonable attempt to contact the responsible party, but the party is unavailable, unwilling or unable to care for the pet, management may then contact the appropriate state or local agency and request removal of the pet from the project.

I. Exclusions.

1. All animals that are utilized to assist the handicapped for the purpose of sight or hearing such as seeing eye dogs, hearing dogs or cats, are excluded from the following parts of this pet policy:

IV (1)
V (2)(A)(B)(D)
V (3)(B)(E)(F)
VI (3)(A)
2. However, excluded pet owners must produce documentation of such a handicap and a statement that the animal has been trained to assist the handicapped individual.
3. In regard to Article VI(1), Sanitary Standards, the following will prevail:
 - a. A suitable arrangement must be worked out between management and the handicapped pet owner for waste dropping and disposal.

H. Brief Statement Of Progress Five Year Plan Mission & Goals

In each annual plan following the first PHA plan, each PHA must include a brief Statement of its progress in meeting the mission and goals outlined in its current Five-Year Plan. The current version of the template does not include a space for this Statement. PHAs must provide this statement as an attachment to the PHA Plan. PHAs may either provide this brief statement as a brief narrative (approximately one Page or shorter) , or may add progress statements to the goals and objectives provided In the current Five-Year Plan, and indicate the list constitutes a progress report. The Attachment must be listed as a required attachment in the Annual Plan Table Of Contents.

The PHAs mission is:

The Palm Beach County Housing Authority is committed to achieving excellence in providing Safe, clean and modern housing assistance while promoting self-sufficiency, upward mobility, And partnerships with our residents and others to enhance a higher quality of life in our communities.

The PHAs goal to expand our housing stock was augmented by 500 new Housing Choice Vouchers (HCV) last year. All of the vouchers have now been utilized and our program is at 100 Percent today. We could use another 500 vouchers right now if it were possible.

Another goal was to work at completing and filling vacant units this past year. At the start of the year, we had over forty vacant units and we now have approximately six or seven. This was accomplished through the coordinated efforts of management,maintenance and occupancy.

We are also committed to improve our PHAS and SEMAP scores and continue to work with the residents to create a better quality of life.

We are continuing to work with the City of Boynton Beach to remove the 48 to 62 public Housing units in a demolition program with acquisition and relocation. Present tenants will be offered vouchers or other means of relocation.

We are in the planning stages for development of 40 to 50 single family homes which will be affordable housing targeting first-time buyers.

We are also working with a private landlord in the Pahokee area to acquire 42 units of elderly housing units.

I. Membership Of The Resident Advisory Board (RAB)

Resident Advisory Board

Palm Beach County Housing Authority

Anna Barbano	1745 Drexel road, #300	West Palm Beach,Fl. 33415
Elsie Carnelius	1745 Drexel Road, #305	West Palm Beach, Fl. 33415
Brenda Clark	6348 Seminole Circle	Lantana Fl. 33462
Marie McLemore	P. O. Box 395	South Bay Fl. 33493
Sheila Hayes	406 N. W. 12th Avenue	Boynton Beach, Fl. 33435
Lehata Letbetter	4710 Dyson Circle North	West Palm Beach, Fl. 33415
Holly Stone	2358 Schall Circle	West Palm Beach, Fl. 33417
Linda Giles	5417 Eadie Place	West Palm Beach, Fl. 33470

J. Resident Membership Of The PBCHA Governing Board

As specified in the Public Housing Agency Organization:

Required Resident Membership on Board of Directors or Similar Governing Body Final Regulation, issued October 21, 1999, PHAs are required to have a resident member of the PHA Board unless they meet specified exemption criteria. As a required attachment to the PHA Plan, each PHA must provide the name, method of selection (election or appointment) And term of appointment for the Resident Member of the PHA Governing Board. If the PHA Does not have a resident serving on its Board, it must provide a statement including: the reason why the resident member has not been appointed to the board (including its exemption category), the date of the next term expiration that would provide an opportunity to appoint a resident to the board, and the name and title of the appointing official for the Governing Board.

The “Resident Membership of the PHA Governing Board” must be listed as a “required attachment” in the Annual Plan table of contents.

Our present Board of Directors consists of five (5) members who are appointed by the Governor Of Florida. At least one (1) member must be a resident, however, that position has not been occupied for the past two years until just recently.

The new resident commissioner appointed to the Board by the governor is Anna Barbano, who is a resident of our Drexel House elderly complex in West Palm Beach. Anna was appointed in June, 2003 for a term of four (4) years.

End Of Annual Plan

Attachments to Plan

1. Annual Statements/ Performance and Evaluation Reports:

- A. FL14P08050100 (2000)
- B. FL14P08050101 (2001)
- C. FL14P08050102 (2002)

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Palm Beach County Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL14P08050100			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/08 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	84,730.00	84,730.00	84,730.00	84,730.00
3	1408 Management Improvements Soft Costs	100,000.00	100,000.00	100,000.00	100,000.00
	Management Improvements Hard Costs				
4	1410 Administration	84,730.00	84,730.00	84,730.00	84,730.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	27,405.00	0		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	429,357.00	442,585.18	442,585.18	362,580.02
11	1465.1 Dwelling Equipment—Nonexpendable	25,000.00	25,000.00	25,000.00	25,000.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	96,081.00	110,257.82	110,257.82	110,257.82
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				

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

PHA Name: Palm Beach County Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL14P08050100	Federal FY of Grant: 2000
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending **3/31/03**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant: (sum of lines.....)	847,303.00	847,303.00	847,303.00	767,297.84
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: Palm Beach County Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL14P08050100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work	
					Funds Obligated	Funds Expended		
OPERATIONS		1406		84,730	84,730	84,730	completed	
MANAGEMENT		1408		100,000	100,000	100,000	completed	
ADMINISTRATION		1410		84,730	84,730	84,730	completed	
FEE & COST		1430		0				
STOVES		1465.10		25,000	25,000	25,000	completed	
NON-DWELLING	VEHICLES	1475		93,504.54	93,504.54	93,504.54	completed	
	A/C REPLACEMENT	1475		16,753.28	16,753.28	16,753.28	completed	

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

PHA Name: Palm Beach County Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL14P08050100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work	
						Funds Obligated	Funds Expensed		
FLO03 SEMINOLE	INSTALL NEW ROOFS		1460	75	214,558	214,558	214,558	completed	
FLO03 SCHALL	FASCIA, FLASHING & PLYWOOD REPLACEMENT		1460	75	76,071.18	76,071.18	76,071.18	completed	
FLO03 SCHALL	EMERGENCY REFURBISHED FIRE UNIT		1460	1	13,000	13,000	13,000	completed	
FLO03 SCHALL	INSTALL NEW VINYL TILE FLOOR		1460	75	4,423.77	4,423.77	4,423.77	completed	
FLO03 SCHALL	INSTALL NEW WOOD BASE		1460	75	2,179.52	2,179.52	2,179.52	completed	
HA WIDE	VACANCY TURNSOVERS		1460		132,352.71	132,352.71	52,347.55	working	

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: PALM BEACH COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: FL14P08050101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/03 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	86,396.00	86,396.00	86,396.00	86,396.00
3	1408 Management Improvements Soft Costs	100,000.00	100,000.00	100,000.00	56,831.62
	Management Improvements Hard Costs				
4	1410 Administration	86,396.00	86,396.00	86,396.00	86,396.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	27,405.00	0		
8	1440 Site Acquisition				
9	1450 Site Improvement	0	101,675.82	101,675.82	
10	1460 Dwelling Structures	429,357.00	330,086.18	330,086.18	65,259.93
11	1465.1 Dwelling Equipment—Nonexpendable	25,000.00	50,000.00	50,000.00	25,000.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	109,413.00	109,413.00	109,413.00	12,943.93
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				

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

PHA Name: PALM BEACH COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL14P08050101	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant: (sum of lines.....)	863,967	863,967	863,967	332,827.48
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: Palm Beach County Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL14P08050101				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work	
					FUNDS OBLIGATED	FUNDS EXPENDED		
H/A WIDE	OPERATIONS	1460	10%	86,396	86,396	86,396	COMPLETE	
H/A WIDE	RESIDENT SERVICES	1408		100,000	100,000	56,831.62	WORKING	
H/A WIDE	ADMINISTRATION	1410	10%	86,396	86,396	86,396	COMPLETE	
H/A WIDE	DWELLING EQUIP	1465		50,000	50,000	25,000	WORKING	
H/A WIDE	MAINT. EQUIP & VEHICLE	1475		109,413	109,413	12,943.93	WORKING	
006-DYSON	EXTERIOR DOOR REPAIR	1460	84	5,856.24	5,856.24	5,856.24	COMPLETE	
006-DYSON	ELEVATOR REPAIR	1460	2	87.67	87.67	87.67	COMPLETE	
006-SO. BAY	EXTERIOR DOOR REPAIR	1460	66	6,529.01	6,529.01	6,529.01	COMPLETE	
006-SO. BAY	REFURBISH UNITS-DWELLING	1460	10	50,000.00	50,000.00	50,000.00	COMPLETE	
003-SEMINOLE	BATHROOM REPAIRS	1460		149.51	149.51	149.51	COMPLETE	
004-DREXEL	EMERGENCY ROOF REPAIR	1460	1	2,675.75	2,675.75	2,637.50	WORKING	
006-SO BAY	SOUTH BAY FENCING	1450	2804	11,675.82	11,675.82	0	WORKING	
006-SO BAY	SOFFIT & FASCIA	1460	27 BLDG	65,124.00	65,124.00	0	WORKING	
006-DYSON	SOFFIT & FASCIA	1460	34 BLDG	83,664.00	83,664.00	0	WORKING	
006-DYSON ELDERLY	CABLE END REPLACEMENT	1460	2 BLDG	6,000.00	6,000.00	0	WORKING	
H/A WIDE	PATIO/SIDEWALKS	1450		90,000.00	90,000.00	0	WORKING	
H/A WIDE	EXTERIOR PAINTING	1460		100,000.00	100,000.00	0	WORKING	
H/A WIDE	WATER HEATERS	1460		10,000.00	10,000.00	0		

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

PHA Name: PALM BEACH COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: FL14P08050101				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1460-SCHALL	MAR 03			SEPT 04			
1460-SEMINOLE	MAR 03			SEPT 04			
1460-DYSON	MAR 03			SEPT 04			
1406-H/A WIDE	MAR 03			SEPT 04			
1410-H/A WIDE	MAR 03			SEPT 04			
1465-H/A WIDE	MAR 03			SEPT 04			
1475-H/A WIDE	MAR 03			SEPT 04			
1408-H/A WIDE	MAR 03			SEPT 04			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: PALM BEACH COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL14P08050102			Federal FY of Grant: 10/2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/03 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	86,396	101,202	101,202	101,202
3	1408 Management Improvements Soft Costs	100,000	100,000		
	Management Improvements Hard Costs				
4	1410 Administration	86,396	101,202	101,202	19,331.38
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	27,405	27,405		
8	1440 Site Acquisition				
9	1450 Site Improvement	0	50,000		
10	1460 Dwelling Structures	412,357	421,500	24,877.59	24,877.59
11	1465.1 Dwelling Equipment—Nonexpendable	25,000	25,000	25,000	21,357.00
12	1470 Nondwelling Structures	17,000	56,304	9,361.36	9,361.36
13	1475 Nondwelling Equipment	109,413	129,413		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				

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

PHA Name: PALM BEACH COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: FL14P08050102 Replacement Housing Factor Grant No:	Federal FY of Grant: 10/2002
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/08
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant: (sum of lines.....)	863,967	1,012,026		
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: PALM BEACH COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: FL14P080102 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
						FUNDS OBLIGATED	FUNDS EXPENSED	
H/A WIDE	OPERATION		1406	10%	101,202	101,202	101,202	COMPLETE
H/A WIDE	RESIDENCE SERVICES		1408	0	100,000			
H/A WIDE	ADMINISTRATION		1410	10%	101,202	101,202	19,331.38	WORKING
H/A WIDE	A & E SERVICES		1430		27,405			
H/A WIDE	DWELLING EQUIP		1465		25,000	25,000	21,357.00	WORKING
H/A WIDE	MAINT EQUIP & VEHICLE		1475		129,413			
004-DREXEL	REPLACE HEAT STRIP		1460	100 UNITS	400,000			
004-DREXEL	REPLACE 6' DOORS		1470	LS	1,600	1,600	1,868.41	COMPLETE
004-DREXEL	REPLACE HVAC UNIT/Common Area		1470	LS	8,500			
004-DREXEL	INTALL A/C SYSTEM		1470	LS	10,000			
006-DYSON	PATCH, SEAL & RE-STRIP ASPHALT		1450	LS	40,000			
006-DYSON	REBUILD ELECTRICAL ROOM		1460	3	4,500	4,500	4,231.59	COMPLETE
004-DREXEL	UPGRADE 2 HYDRAULIC ELEVATORS		1460	2	17,000	20,646	20,646.00	COMPLETE
004-DREXEL	COMMUNITY ROOM FURNITURE		1470	LS	8,004			
004-DREXEL	REPLACE SEC ACCESS SPEAKERS		1470	100LS	25,000			
004-DREXEL	REPLACE LAVATORIES COUNTERS/FIX		1470		3,200			
004-DREXEL	UPGRADE LANDSCAPING		1450	LS	10,000			
004-DREXEL	UPGRADE COMMON AREAS		1470			7,492.95	7,492.95	COMPLETE

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

PHA Name: PALM BEACH COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: FL14P08050102				Federal FY of Grant: 10/2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1406	1 OCT 04			30 SEPT 06			
1408	1 OCT 04			30 SEPT 06			
1410	1 OCT 04			30 SEPT 06			
1430	1 OCT 04			30 SEPT 06			
SCHALL	1 OCT 04			30 SEPT 06			
SEMINOLE	1 OCT 04			30 SEPT 06			
DREXEL	1 OCT 04			30 SEPT 06			
DYSON	1 OCT 04			30 SEPT 06			
1450	1 OCT 04			30 SEPT 06			
1465	1 OCT 04			30 SEPT 06			
1475	1 OCT 04			30 SEPT 06			