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

PHA Plans

Amendment
5-Year Plan for Fiscal Years 2004 - 2008
Streamlined Annual Plan for Fiscal Year 2004

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

PHA Plan
Agency Identification

PHA Name: Pahokee Housing Authority

PHA Number: FL021

PHA Fiscal Year Beginning: (mm/yyyy) 07/2004

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 2004 - 2008
[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: (state mission here)

The Pahokee Housing Authority is dedicated to providing affordable, attractive, and safe housing to extremely low, very low, low, and moderate-income families, as well as promote opportunities that enable residents to attain social and economic independence.

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) 92%
- ☒ Improve voucher management: (SEMAP score) 96%
- ☒ 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:
- ☒ Other: Purchase and resell affordable homes to public housing and Section 8 residents.

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)

Annual PHA Plan
PHA Fiscal Year 2004
[24 CFR Part 903.12]

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)**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan (optional)
[24 CFR Part 903.12 (b), 24 CFR 903.7(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.

The purpose of the Agency Plan is to empower and equip the PHA to exercise optimum flexibility in meeting local housing needs within its jurisdiction while meeting its own goals and objectives.

This document contains the Agency Plan for FY-2004-FY-2008 Five-Year Plan that includes the Authority's mission and long- range goals and objectives. The FY-2004 Annual Plan addresses the Authority's immediate operations including, 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 extremely low, very low, low, and moderate-income families in its community as well as serves as a management, operational and accountability tool for the PHA.

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

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

implementation.

A substantial deviation from the Five-Year Plan is defined as a change to the mission statement or the goals and objectives that would cause a change in the service provided to PH residents or to Section 8 Program participants including a significant change in the Authority's financial situation. We do not anticipate any substantial deviation during the upcoming fiscal year.

iii. Annual Plan Table of Contents

[24 CFR Part 903.12(b)]
Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

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

Required Attachments:

- ☒ Admissions Policy for Deconcentration
- ☒ FY 2004 Capital Fund Program Annual Statement
- ☐ 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 2004 Capital Fund Program 5-Year Action 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)

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**
✓	PHAPlan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
✓	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
✓	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
✓	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs of families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
✓	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
✓	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions
✓	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
✓	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, Admissions Policies
✓	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 Quality Housing and Work Responsibility Act Initial Guidance; Notice* and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing ☒ check here if included in the public housing A&O Policy	
	Public housing rent determination policies, including the methodology for setting public housing flat rents ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

	Schedule of flat rents offered at each public housing development ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
✓	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs

✓	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 public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program ☒ check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	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 903.12 (b), 903.7(a)]

A. 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)
☐ Section 8 tenant-based assistance
☒ Public Housing
☐ Combined Section 8 and Public Housing
☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)
If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	310		78
Extremely low income <=30% AMI	264	85	
Very low income (>30% but <=50% AMI)	39	13	
Low income (>50% but <80% AMI)	7	2	
Families with children	239	77	
Elderly families	16	5	
Families w/Disabilities	27	9	
Black	286	92	
White	10	3	
Hispanic	14	5	
Other			
Characteristics by BR Size (PH Only)			
0 BR			
1BR	70		19
2 BR	152		23
3 BR	74		24
4 BR	12		10
5 BR	2		1
5+ BR	0		1

Is the waiting list closed (select one)? ☒ No ☐ Yes
If yes:
How long has it been closed (# of months)?
Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?
☐ No ☐ Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)
☒ Section 8 tenant-based assistance
☐ Public Housing
☐ Combined Section 8 and Public Housing
☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)
If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	47	100	5
Extremely low income <=30% AMI	35	81	
Very low income (>30% but <=50% AMI)	12	19	
Low income (>50% but <80% AMI)			
Families with children	45	96	
Elderly families	1	2	
Families w/Disabilities	1	2	
Black	47	100	
White			
Hispanic			
Other			
Characteristics by BR Size (PH Only)			
1BR	n/a	n/a	n/a
2 BR	n/a	n/a	n/a
3 BR	n/a	n/a	n/a
4 BR	n/a	n/a	n/a
5 BR	n/a	n/a	n/a
5+ BR	n/a	n/a	n/a

Is the waiting list closed (select one)? ☐ No ☒ Yes
If yes:
How long has it been closed (# of months)? 27 months
Does the PHA expect to reopen the list in the PHA Plan year? ☒ No ☐ Yes
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☒ No ☐ Yes

B. 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: Strive to meet targeting requirements in Public Housing and Section 8 programs.

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

Strategy 1: Target available assistance to families at or below 50% of AMI
Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:
Select all that apply

- ☐ Seek designation of public housing for the elderly
- ☒ Apply for special-purpose 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
- ☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☐ Affirmatively market to local non-profit agencies that assist families with disabilities

☐ Other: (list below)

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.12 (b), 903.7 (c)]

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 2004 grants)**		
a) Public Housing Operating Fund	**$1,162,630**	
b) Public Housing Capital Fund	**$1,866,720**	
c) HOPE VI Revitalization	**-**	
d) HOPE VI Demolition	**-**	
e) Annual Contributions for Section 8 Tenant-Based Assistance	**$242,953**	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	**-**	
g) Resident Opportunity and Self-Sufficiency Grants	**-**	
h) Community Development Block Grant	**-**	
i) HOME	**-**	
Other Federal Grants (list below)		
FSS	**$24,180**	FSS Program
2. Prior Year Federal Grants (unobligated funds only) (list below)	**-**	
3. Public Housing Dwelling Rental Income	**$861,790**	PH Operations
4. Other income (list below)		
Excess Utilities	**$32,000**	PH Operations
Investment Income	**$38,611**	PH Operations
Non-Dwelling Rental	**-**	PH Operations
5. Non-federal sources (list below)	**0**	
Total resources	**$4,228,884**	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

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)
☐ When families are within a certain time of being offered a unit: (state time)
☒ Other: As soon as possible after receipt of an application.

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
☐ Other (describe)

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

☒ PHA main administrative office
☐ PHA development site management office

☐ Other (list below)

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

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

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

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

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
☐ PHA main administrative office
☐ All PHA development management offices
☐ Management offices at developments with site-based waiting lists
☐ At the development to which they would like to apply
☐ Other (list below)

(3) Assignment

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

b. ☒ 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:
1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
1 Victims of domestic violence
Substandard housing
1 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

Component 3, (6) Deconcentration and Income Mixing

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

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

If yes, list these developments as follows:

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

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 allthat 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)
Rental history and any other information the HA may have about the potential tenant which is not considered confidential.

(2) Waiting List Organization

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

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

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

☒ PHA main administrative office
☐ Other (list below)

(3) Search Time

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

If yes, state circumstances below:
If the Authority believes there is a reasonable possibility that the applicant may find a suitable unit with additional advice and/or assistance.

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

[24 CFR Part 903.7(d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

☐ $0
☐ $1-$25
☒ $26-$50

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

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)

. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)
☐ Never
☐ At family option
☒ Any time the family experiences an income increase
☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
☐ Other (list below)

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

(2) Flat Rents

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies**.**

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

☐ At or above 90% but below100% 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. Capital Improvement Needs

[24 CFR Part 903.7 (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.

NOTE:

Capital Fund Program

A. ☒ Yes ☐ No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? $1,498,500

C. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of this component. If no, skip to next component.

D. ☐ Yes ☒ No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan
The Capital Fund Program 5-Year Action Plan is provided as Attachment fl021a01

(2) Capital Fund Program Annual Statement
The Capital Fund Program Annual Statement is provided as Attachment fl021a01

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:

6. Demolition and Disposition

[24 CFR Part 903.7 (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: 1b. Development (project) number:
2. Activity type: Demolition ☐ Disposition ☐
3. Application status (select one) Submitted, pending approval ☐ Planned application ☐
4. Date application approved, submitted, or planned for submission:
5. Number of units affected: 167 6. Coverage of action (select one) ☐ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

7. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 (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: ☐ HOPE I ☐ 5(h) ☐ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☐ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☐ Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) ☐ Part of the development ☐ Total development

B. Section 8 Tenant Based Assistance

1. ☐ 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 8.)

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:

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

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

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

B. Criteria for Substantial Deviations and Significant Amendments

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

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

Significant Amendment or Modification to the Annual Plan:

The following actions are considered to be Significant Amendments or Modifications:

- Changes to rent or admissions policies or organization of the waiting list; and
- Any change with regard to homeownership programs.

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

C. Other Information

[24 CFR Part 903.13]

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 in 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

[24 CFR Part 903.15]

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

1. Consolidated Plan jurisdiction: Palm Beach County, Florida

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

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

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

- Coordination with the PHA to increase economic development opportunities to benefit households with incomes below the poverty line.

- Continue to support the PHA's efforts to expand the Family Self-Sufficiency Program.

10. Project-Based Voucher Program (if applicable)

If the PHA plans to use the project-based voucher program, provide a statement of the projected number of project-based units and general locations, and how project basing would be consistent with its PHA Plan.

Not Applicable

Attachments

Resident Customer Service Survey – Action Plan

2004 RESIDENT ADVISORY BOARD (RAB)

Bernice Peterkin
691 Waddell Way
Pahokee, FL 33476
Tel. (561) 924-2298

Lawanda Thomas
453 Cypress Avenue
Pahokee, FL 33476
Tel. (561) 924-7381

Anniece Boyd
248 Holman Court
Pahokee, FL 33476
Tel. (561) 924-1940

Columbus Rawls
769 McClure Road
Pahokee, FL 33476
Tel. (561) 924-5071

Carolyn Bouie
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Pahokee, FL 33476
Tel. (561) 924-3191

Eddie King
435 Cypress Avenue
Pahokee, FL 33476
Tel. (561) 924-7806

Easter Gordon
799 Eisenhower Drive
Pahokee, FL 33476
Tel. (561) 924-0040

RESIDENT COMMISSIONER ON GOVERNING BOARD

Ms. Omega Graham
393 Shirley Drive
Pahokee, FL 33476
Tel. (561) 924-7639

Table Library

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
PAHOKEE HOUSING AUTHORITY, INC	Capital Fund Program Grant No: **FL14PO2150104** Replacement Housing Factor Grant No:	**2004**

☑ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no.)

☐ Performance and Evaluation Report for Period Ending **03/31/2004** ☐ 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	40,000.00	-	-	-
3	1408 Management Improvements	75,000.00	-	-	-
4	1410 Administration	65,000.00	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	69,000.00	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	1,249,500.00	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	-	-	-	-
19	1501 Collaterization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	$ 1,498,500.00	$ -	$ -	$ -
22	Amount of line 21 Related to LBP Activities	-	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	-	-	-	-
24	Amount of line 21 Related to Security - Soft Costs	-	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-	-

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
PAHOKEE HOUSING AUTHORITY, INC	Capital Fund Program Grant No: FL14PO2150104 Replacement Housing Factor Grant 0	2004

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
STUCKEY	SECURITY LOCKS	1460.00	40	15,000.00				
HOMES	NEW BR SINK W/ FIXTURES	1460.00	40	18,500.00				
FL021-001								
McCLURE	NEW B.R VANITY W/FIXTURES	1460.00	75	35,000.00				
VILLAGE	SECURITY LOCKS	1460.00	75	35,000.00				
FL021-002	REPLACE ENTRANCE DOORS	1460.00	75	75,000.00				
	INSTALL CENTRAL A/C &HEAT	1460.00	75	400,000.00				
	ATTIC INSULATION	1460.00	75	25,000.00				
PADGETT	SECURITY LOCKS	1460.00	200	93,000.00				
ISLAND	REPLACE DOORS	1460.00	200	230,000.00				
FL021-003								
FREMD	SECURITY LOCKS	1460.00	200	93,000.00				
VILLAGE	REPLACE DOORS	1460.00	200	230,000.00				
FL021-004								
PHA-WIDE	OPERATIONS-ROUTINE	1406.00		40,000.00				
	OPERATIONS-CONSULTING	1408.00		35,000.00				
	RESIDENT TRAINING	1408.00		10,000.00				
	STAFF PROF. DEVELOPMENT	1408.00		10,000.00				
	CRIME PREVENTION&SECURITY	1408.00		20,000.00				
	ADMINISTRATIVE SALARIES	1410.00		65,000.00				
	A&E SERVICES	1430.00		65,000.00				
	ADVERTISEMENTS	1430.00		4,000.00				

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

PHA Name:	Grant Type and Number		Federal FY of Grant:
PAHOKEE HOUSING AUTHORITY, INC	Capital Fund Program Grant No:	FL14PO2150104	2004
	Replacement Housing Factor Grant No:	0	

Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
FL021-001	6/30/2006			6/30/2008			
FL021-002	6/30/2006			6/30/2008			
FL021-003	6/30/2006			6/30/2008			
FL021-004	6/30/2006			6/30/2008			

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages--Work Activities

Activities for 2004	Activities for Year: 2005 FFY Grant: 2005 PHA FY: 6/30/2005			Activities for Year: 2006 FFY Grant: 2006 PHA FY: 6/30/2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	FL021-003	SOD & LANDSCAPING/FILL AROUND UNITS	$40,000.00	FL021-004	CONVERT ONE UNIT TO 504 COMPLIANCE	$35,000.00
	PADGETT	BATHROOM RENOVATION	565,000.00	FREMD VILLAGE	IMPROVE PLUMBING UPSTAIRS BATH RO	50,000.00
	ISLAND	A/C UNITS	773,000.00		CEILING REPAIRS	50,000.00
		UPGRADE ELECTRICAL TO CODE	320,000.00		REPLACE SUB FLOOR/ SECOND LEVEL	75,000.00
		REPLACE SUB FLOORS/SECOND LEVEL	50,000.00		CONSTRUCTION REFUSE ENCLOSURE	40,000.00
		INTERIOR PAINTING	80,000.00		NEW VINYL FLOORING	200,000.00
		CONVERT ONE UNIT TO 504 COMPLIANCE	35,000.00		FENCING AROUND A/C UNITS	35,000.00
		CONSTRUCT REFUSE ENCLOSURES	40,000.00		REPLACE INTERIOR DOORS/CL DOORS	120,000.00
		REPLACE INTERIOR DOORS	80,000.00		INTERIOR PAINTING	95,000.00
		INSTALL SMOKE BARRIERS/ATTIC ACCESS	100,000.00		SECURITY LIGHTING	13,850.00
		SECURITY LIGHTING	12,000.00		REPLACE ROOFING	350,000.00
		FENCING AROUND PADGETT CENTER	4,000.00		UNDERGROUND UTILITIES	120,000.00
		REPLACE ROOFING	300,000.00		TREE TRIMMING/ REMOVAL	30,000.00
		TREE TRIMMING/ REMOVAL	15,000.00		SOD FILL & LANDSCAPING	100,000.00
		LEAD BASE PAINTING TESTING	30,000.00		LEAD BASE PAINT TESTING	30,000.00
		EXTERIOR PAINTING	95,000.00		REPLACE CLOTHES LINE POST WIRE	15,000.00
		REPLACE STOVES	50,000.00		STRIPE PARK STALL/ WHEEL STOPS	59,150.00
		REPLACE REFRIGERATORS	85,000.00		REPLACE FENCING AROUND CANAL	25,000.00
		REPLACE HOT WATER HEATERS	35,000.00		INSTALL DUMPSTER PADS	4,400.00
		REPAIR BASEBALL DIAMOND	1,000.00		BATHROOM RENOVATION	475,000.00
		MODULAR PLAYGROUND EQUIPMENT	12,500.00		REPLACE STOVES	50,000.00
		TERMITE TESTING/ERADICATION	100,000.00		REPLACE REFRIGERATORS	85,000.00
		INSTALL CLOSET DOORS	65,000.00		REPLACE HOT WATER HEATERS	35,000.00
					REPAIR BASEBALL DIAMOND	1,000.00
					MODULAR PLAYGROUND EQUIPMENT	12,500.00
					INSTALL PHASE TWO A/C	335,000.00
		Total CFP Estimated Cost	############			$ 2,440,900.00

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 2005 FFY Grant: 2005 PHA FY: 6/30/2005			Activities for Year: 2006 FFY Grant: 2006 PHA FY: 6/30/2006		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See Annual Statement	PHA-WIDE	A & E SERVICES	$65,000.00	PHA-WIDE	A & E SERVICES	$65,000.00
		ADMIN SALARIES	65,000.00		ADMIN SALARIES	65,000.00
		RESIDENT TRAINING	10,000.00		RESIDENT TRAINING	10,000.00
		STAFF PROFESSIONAL DEVELOPMENT	5,000.00		STAFF PROFESSIONAL DEVELOPMENT	5,000.00
		YOUTH ENRICHMENT PROGRAM/ AFTER	40,000.00		YOUTH ENRICHMENT PROGRAMS	40,000.00
		SCHOOL PROGRAM			CONSULTING FEES FOR TASK ORDERS	15,000.00
		CONSULTING FEES FOR TASK ORDERS	15,000.00		ADVERTISING AND LAB TESTING	5,000.00
		ADVERTISING AND LAB TESTING	5,000.00		COMPUTER AND SOFTWARE	10,000.00
		COMPUTERS AND SOFTWARE PROGRAMS	10,000.00		OPERATIONS - ROUTINE EXPENSES	150,000.00
		OPERATIONS - ROUTINE EXPENSES	130,000.00		CRIME PREVENTION PROGRAMS	15,000.00
		VEHICLE PURCHASE/ TRUCK WITH LIFT	25,000.00		RELOCATION COSTS	20,000.00
		VEHICLE PURCHASE	25,000.00		VEHICLE PURCHASE	25,000.00
		FIXED ASSET TAG SYSTEM	15,000.00		VEHICLE PURCHASE	25,000.00
		CRIME PREVENTION PROGRAMS	15,000.00			
		RELOCATION COSTS	30,000.00			
		Total CFP Estimated Cost	$ 455,000.00			$ 450,000.00

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages--Work Activities

Activities for Year: 2007 FFY Grant: 2007 PHA FY: 6/30/2007			Activities for Year: 2008 FFY Grant: 2008 PHA FY: 6/30/2008		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
FL021-001	REPAIR DAMAGED SIDEWALKS/ WALKWAYS	$97,000.00	FL021-002	INSTALL CENTRAL A/C	$397,000.00
STUCKEY	VINYL FLOORING	68,000.00	McCLURE	BATHROOM RENOVATIONS	169,250.00
HOMES	SECURITY LOCKS	15,000.00	VILLAGE	ATTIC INSULATION	23,000.00
	FILL SOD & LANDSCAPING	5,000.00		REPLACE ENTRANCE DOORS	70,000.00
	LEAD BASE PAINT TESTING	10,000.00		LEAD BASE PAINT TESTING	15,000.00
	REPAVE DRIVE WAYS	50,000.00		CONTSTRUCT BASKET BALL COURT	15,000.00
	REPAIR DAMAGE SIDEWALKS&WALKWAYS	65,000.00		MODULAR PLAYGROUND	12,500.00
	TREE TRIMMING	5,000.00		REPLAE SIDEWALKS	70,000.00
	PORCH PARTITIONS AND SEATING	30,000.00		FILL, SOD AND LANDSCAPING	10,000.00
	REPLACE ROOFING	100,000.00		TREE TRIMMING/ REMOVAL	15,000.00
	INTERIOR DOOR AND FRAMES	80,000.00		PORCH PARTITIONS WITH SEATING	55,000.00
	SECURITY LIGHTING	14,000.00		INTERIOR PAINTING	30,000.00
	REPLACE CLOTHES LINES POST WIRE	5,000.00		NEW VINYL FLOORING	100,000.00
	INTERIOR PAINTING	40,000.00		WALK WAY REPAIRS	50,000.00
	REPLACE KITCHEN CABINETS/ COUNTERS	90,000.00		REPLACE CLOTHES LINE POST WIRE	9,600.00
	AND RENOVATIONS			REPLACE ROOFING	76,000.00
	NEW RANGE HOODS	3,000.00		REPLACE STOVES	18,000.00
	REPLACE STOVES	13,000.00		REPLACE REFRIGERATORS	32,000.00
	REPLACE REFRIGERATORS	17,000.00		REPLACE MAIN BREAKER BOXES	37,500.00
	REPLACE HOTWATER HEATERS	8,000.00		REPLAE HOT WATER HEATERS	20,000.00
	BATHROOM RENOVATIONS	100,000.00		TERMITE TESTING	75,000.00
	TERMITE TESTING	30,000.00		RELOCATION COST	10,000.00
	PLAYGROUND EQUIPMENT	12,500.00		REPAIR PORCH OVER HANG	20,000.00
	INSTALL CLOSET DOORS	20,000.00		SECURITY LIGHTING	20,000.00
				INSTALL CLOSET DOORS	20,000.00
	Total CFP Estimated Cost	$ 877,500.00			$ 1,369,850.00

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages--Work Activities

Activities for Year: 2007 FFY Grant: 2007 PHA FY: 6/30/2007			Activities for Year: 2008 FFY Grant: 2008 PHA FY: 6/30/2008		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
PHA-WIDE	A&E SERVICES	$65,000.00	PHA-WIDE	A & E SERVICES	$65,000.00
	ADMIN SALARIES	65,000.00		ADMIN SALARIES	65,000.00
	RESIDENT TRAINING	10,000.00		RESIDENT TRAINING	10,000.00
	STAFF PROFESSIONAL DEVELOPMENT	5,000.00		STAFF PROFESSIONAL DEVELOPMENT	5,000.00
	YOUTH ENRICHMENT PROGRAMS	40,000.00		YOUTH ENRICHMENT PROGRAMS	40,000.00
	CONSULTING FEES	15,000.00		CONSULTING FEES FOR TASK ORDERS	15,000.00
	ADVERTISING AND LAB TESTING	5,000.00		ADVERTISING AND LAB TESTING	5,000.00
	COMPUTERS AND SOFTWARE	10,000.00		COMPUTERS AND SOFTWARE PROGRAMS	10,000.00
	OPERATIONS- ROUTINE EXPENSES	45,000.00		CRIME PREVENTION PROGRAMS	15,000.00
	CRIME PREVENTION PROGRAMS	15,000.00		OPERATIONS- ROUTINE EXPENSES	35,000.00
	RELOCATION COSTS	10,000.00		VEHICLE PURCHASE	25,000.00
	VEHICLE PURCHASE	25,000.00		MOBILE LIFTER	10,000.00
	Total CFP Estimated Cost	$ 310,000.00			$ 300,000.00

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

PHA Name **PAHOKEE HOUSING AUTHORITY, INC**				☑ Original 5-Year ☐ Revision No.	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: **2005** PHA FY: **6/30/2005**	Work Statement for Year 3 FFY Grant: **2006** PHA FY: **6/30/2006**	Work Statement for Year 4 FFY Grant: **2007** PHA FY: **6/30/2007**	Work Statement for Year 5 FFY Grant: **2008** PHA FY: **6/30/2008**
	Annual Statement				
PHYSICAL IMPROVEMENTS		2,887,500.00	2,440,900.00	877,500.00	1,369,850.00
MANAGEMENT IMPROVEMENTS		455,000.00	450,000.00	310,000.00	300,000.00
CFP Funds Listed for 5-year planning		3,342,500.00	2,890,900.00	1,187,500.00	1,669,850.00
Replacement Housing Factor Funds					

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

PHA Name:	Grant Type and Number		Federal FY of Grant:
PAHOKEE HOUSING AUTHORITY	Capital Fund Program Grant No:	**FL14PO2150101**	**2001**
	Replacement Housing Factor Grant No:		

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☑ Revised Annual Statement (revision no. **ONE**)

☑ Performance and Evaluation Report for Program Year Ending **12/31/2003** ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	105,349.00	-	-	-
3	1408 Management Improvements	120,000.00	58,266.00	58,266.00	31,565.43
4	1410 Administration	65,000.00	64,905.00	64,905.00	64,905.03
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	55,000.00	85,500.00	85,500.00	6,786.77
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	123,750.00	30,000.00	30,000.00	-
10	1460 Dwelling Structures	608,000.00	838,428.00	838,428.00	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	-	-	-	-
19	1501 Collaterization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	$ 1,077,099.00	$ 1,077,099.00	$ 1,077,099.00	$ 103,257.23
22	Amount of line 21 Related to LBP Activities	-	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	-	-	-	-
24	Amount of line 21 Related to Security - Soft Costs	-	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-	-

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
PAHOKEE HOUSING AUTHORITY	Capital Fund Program Grant No: **FL14PO2150101** Replacement Housing Factor Grant **0**	**2001**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
STUCKY	SECURITY FENCING FOR ADMIN	1450.00	1	30,000.00	30,000.00	30,000.00		
FL021-001	BUILDING							
	SECURITY LOCKS	1460.00	40	15,000.00	-			DELETED
	REPLACE VINYL FLOORING	1460.00		68,000.00	-			DELETED
McCLURE	INSTALL CENTRAL A/C & HEATING	1460.00	75	397,000.00	-			DELETED
VILLAGE	FENCING FOR A/C & HEATING UNITS	1450.00	75	93,750.00	-			DELETED
FL021-002	ATTIC INSULATION	1460.00	75	23,000.00	-			DELETED
	REPLACE ENTRANCE DOORS	1460.00	75	70,000.00	-			DELETED
	REPLACE SECURITY LOCKS	1460.00	78	35,000.00	-			DELETED
	INSTALL FIRE EXTINGUISHERS	1460.00	75	-	-			DELETED
PADGETT	RENOVATE BATH ROOMS	1460.00	153	-	-			DELETED
FL021-003								
FREMD VILL	INSTALL HVAI R CONDITIONING	1460.00	92		838,428.00	838,428.00		
FL021-004								
PHA-WIDE	A & E SERVICES	1430.00		55,000.00	85,000.00	85,000.00	6,786.77	
	ADMIN SALARIES	1410.00		65,000.00	64,905.00	64,905.00	64,905.03	
	STAFF PROFESSIONAL DEVELOPMEN	1408.00		10,000.00	5,000.00	5,000.00	3,299.85	
	RESIDENT TRAINING	1408.00		10,000.00	5,000.00	5,000.00		
	OPERATIONS:							
	CONSULTING	1408.00		30,000.00	28,266.00	28,266.00	28,265.58	
	GROUNDS KEEPING	1406.00		30,000.00	-			
	TREE TRIMMING	1406.00		25,000.00	-			
	OPERATIONS	1406.00		50,349.00	-	-		MOVED A&E
	CRIME PREVENTION(SE.LIGHTS)	1408.00		30,000.00	-	-		MOVED AC
	RESIDENT AFTER SCHOOL	1408.00		40,000.00	20,000.00	20,000.00		
	AND EDUCATIONAL PROGRAMS							
	ADVERTISEMENT	1430.00		-	500.00	500.00		
				1,077,099.00	1,077,099.00	1,077,099.00	103,257.23	

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

PHA Name:	Grant Type and Number		Federal FY of Grant:
PAHOKEE HOUSING AUTHORITY	Capital Fund Program Grant No:	FL14PO2150101	2001
	Replacement Housing Factor Grant No:	0	

Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
FL021-001	7/1/2003			7/1/2004			
FL021-002	7/1/2003			7/1/2004			

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

PHA Name:	Grant Type and Number		Federal FY of Grant:
PAHOKEE HOUSING AUTHORITY	Capital Fund Program Grant No:	**FL14PO2150102**	**2002**
	Replacement Housing Factor Grant No:		

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☑ Revised Annual Statement (revision no. **TWO**)

☑ Performance and Evaluation Report for Program Year Ending **12/31/2003** ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	115,000.00	91,102.00	91,102.00	-
3	1408 Management Improvements	70,000.00	110,000.00	70,000.00	30,934.00
4	1410 Administration	65,000.00	65,000.00	65,000.00	27,737.39
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	58,000.00	58,000.00	58,000.00	459.00
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	15,000.00	367,000.00	-	-
10	1460 Dwelling Structures	750,000.00	333,000.00	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	20,000.00	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	-	-	-	-
19	1501 Collaterization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	$ 1,093,000.00	$ 1,024,102.00	$ 284,102.00	$ 59,130.39
22	Amount of line 21 Related to LBP Activities	-	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	-	-	-	-
24	Amount of line 21 Related to Security - Soft Costs	-	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-	-

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
PAHOKEE HOUSING AUTHORITY	Capital Fund Program Grant No: **FL14PO2150102** Replacement Housing Factor Grant	**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
				Original	Revised	Funds Obligated	Funds Expended	
FL021-01	SKIRTING AROUND BUILDING	1460.00	20	45,000.00	-			
STUCKEY	FILL SOD	1450.00	20	5,000.00	-			DELETED
	REPAIR WALKWAYS TO UNITS	1450.00	40	10,000.00	-			DELETED
FL021-02	NO ACTIVITY PLANNED							
MCCLURE								
VILLAGE								
FL021-03	REPLACE SECURITY LOCKS	1460.00	200	40,000.00	-			DELETED
PADGETT	CONVERT GAZEBO TO LAUNDRYMAR	1470.00	1	20,000.00	-			MOVED A.CA
ISLAND	ELECTRICAL TO CODE	1460.00	200	320,000.00	-			DELETED
	REPLACE EXTERIOR DOORS	1460.00	400	140,000.00	-			DELETED
	REPLACE CLOSET DOORS	1460.00	200	25,000.00	-			DELETED
	INSTALL WEATHER HEADS	1460.00	200		33,000.00			EMERGENCY
FL021-04	REPLACE SECURITY LOCKS	1460.00	200	40,000.00	-			DELETED
FREMD	REPLACE EXTERIOR DOORS	1460.00	400	140,000.00	-			DELETED
VILLAGE	INSTALL HVAIR CONDITIONING	1460.00	200		300,000.00			
	STATE II							
	WALK WAY REPAIRS	1450.00	200		367,000.00			

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
PAHOKEE HOUSING AUTHORITY	Capital Fund Program Grant No: FL14PO2150102 Replacement Housing Factor Grant 0	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
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE								
	A & E SERVICES	1430.00		55,000.00	55,000.00	55,000.00	459.00	
	ADMIN SALARIES	1410.00		65,000.00	65,000.00	65,000.00	27,737.39	
	ADVERTISEMENT	1430.00		3,000.00	3,000.00	3,000.00		
	RESIDENT TRAINING	1408.00		10,000.00	10,000.00	10,000.00		
	OPERATIONS-ROUTINE	1406.00		100,000.00	76,102.00	76,102.00		
	OPERATIONS-CONSULTING	1408.00		25,000.00	25,000.00	25,000.00	25,234.00	
	OPERATIONS-UPGRADE WINDOW	1406.00		15,000.00	15,000.00	15,000.00		
	AFTER SCHOOL PROGRAM	1408.00			40,000.00			
	STAFF PROFESSIONAL DEVELOP	1408.00		10,000.00	10,000.00	10,000.00		
	CRIME PREVENTION & SECURITY	1408.00		25,000.00	25,000.00	25,000.00	5,700.00	

Annual Statement / Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name:	Grant Type and Number	Federal FY of Grant:
PAHOKEE HOUSING AUTHORITY	Capital Fund Program Grant No: FL14PO2150102 Replacement Housing Factor Grant No:	2002

Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
FL021-001	9/1/2004			9/1/2005			
FL021-002	9/1/2004			9/1/2005			
FL021-003	9/1/2004			9/1/2005			
FL021-004	9/1/2004			9/1/2005			

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
PAHOKEE HOUSING AUTHORITY, INC	**FL14PO21 50103** Capital Fund Program Grant No: **CFP501-03** Replacement Housing Factor Grant No:	**2003**

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☑ Revised Annual Statement (revision no. **TWO**)

☐ Performance and Evaluation Report for Period Ending **12/31/2003** ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	72,600.00	72,600.00	-	-
3	1408 Management Improvements	40,000.00	40,000.00	-	-
4	1410 Administration	65,000.00	65,000.00	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	58,000.00	58,000.00	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	39,400.00	39,400.00	-	-
10	1460 Dwelling Structures	750,000.00	567,618.00	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	-	-	-	-
19	1501 Collaterization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	$ 1,025,000.00	$ 842,618.00	$ -	$ -
22	Amount of line 21 Related to LBP Activities	-	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	10,000.00	10,000.00	-	-
24	Amount of line 21 Related to Security - Soft Costs	-	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-	-

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
PAHOKEE HOUSING AUTHORITY, INC	Capital Fund Program Grant No: CFP501-03 Replacement Housing Factor Grant	2003

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL021-01	SOD & LANDSCAPING	1450.00		5,000.00	5,000.00			
STUCKEY								
FL021-02	SOD & LANDSCAPING	1450.00		5,000.00	5,000.00			
McCLURE								
FL021-03	REPAIRS TO LIFT STATION	1450.00		15,000.00	15,000.00			
PADGETT	REPLACE EXTERIOR DOORS	1460.00		140,000.00	100,000.00			
ISLAND	REPLACE SECURITY LIGHTING	1460.00		40,000.00	-			
	REPLACE CLOTHES LINES	1450.00	100	10,000.00	10,000.00			
	INSTALL DUMPSTER PADS	1450.00	22	4,400.00	4,400.00			
	INTERIOR PAINTING	1460.00		40,000.00	37,618.00			
FLO21-04	INSTALL HVAC- STEP III	1460.00	52	520,000.00	-			
FREMD	CONVERT ONE UNIT TO 504 AND	1460.00	1	10,000.00	50,000.00			
VILLAGE	HE EMP. CENTER TO 504 COMPLIANCE							
	RENOVATE BATHROOMS	1460.00		-	380,000.00			
PHA-WIDE	OPERATIONS-ROUTINE	1406.00		47,600.00	47,600.00			
	OPERATIONS -CONSULTING	1406.00		25,000.00	25,000.00			
	RESIDENT TRAINING	1408.00		10,000.00	10,000.00			
	STAFF PROFESSIONAL DEVE	1408.00		10,000.00	10,000.00			
	CRIME PREVE & SECURITY	1408.00		20,000.00	20,000.00			
	ADMIN SALARIES	1410.00		65,000.00	65,000.00			
	A&E SERVICES	1430.00		55,000.00	55,000.00			
	ADVERTISEMENT	1430.00		3,000.00	3,000.00			
					842,618.00			

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
PAHOKEE HOUSING AUTHORITY, INC	Capital Fund Program Grant No: CFP501-03 Replacement Housing Factor Grant No:	2003

Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
FL021 -01	12/31/2004			12/31/2006			
FL021-02	12/31/2004			12/31/2006			
FL021-03	12/31/2004			12/31/2006			
FL021-04	12/31/2004			12/31/2006			