

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
and Annual Plan for
Fiscal Year Beginning 2005

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

**PHA Plan
Agency Identification**

PHA Name: The Housing Authority of the City of St. Petersburg

PHA Number: FL-002

PHA Fiscal Year Beginning: (04-2005)

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 2005 - 2009
[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: *It is the mission of the Housing Authority of the City of St. Petersburg to provide a variety of safe, sanitary, accessible, decent and affordable housing to eligible citizens of the City of St. Petersburg, while enhancing and promoting resident self-sufficiency.*

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: Mixed Income Affordable Housing
 - Acquire or build units or developments
 - Other
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - 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 public housing: James Park / Graham Park
- Provide replacement public housing
- Provide replacement vouchers: For James Park
- Other: (list below)

- PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling: To new Section 8 Voucher holders
- 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: (Currently in place)
- Convert public housing to vouchers
- Other: (list below)

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

- PHA Goal: Provide an improved living environment

Objectives:

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

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: Continue to promote resident self-sufficiency through our Section 3 program.

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)

The following list contains statements related to the progress the St. Petersburg Housing Authority has made in reaching stated goals.

I. Finance – The Authority will work towards achieving financial independence from HUD for conventional housing through a variety of revenue producing methods.

- SPHA expects that over the next five years, substantial progress will be made in achieving this goal.

II. Organizational Effectiveness – Continue an effective organizational structure to support accomplishment of the goals set for the Authority over the next five years. This includes continued review and update of internal controls, policies, procedures and processes for the entire organization.

- Organizational effectiveness will continue to be a priority of SPHA.

III. Resident Services Initiatives – Promote the development of programs and initiatives to encourage and assist residents in their transition to economic self-sufficiency.

- SPHA will continue to encourage collaboration and coordination among local service provider agencies to provide services and resources to residents.

V. Assist, promote and develop affordable housing diversification throughout the City – The development of affordable housing outside the realm of traditional assisted housing can not be just and “add-on”. For the continued survival and success of the Authority, a priority shall be placed on development of non-conventional and non-HUD assisted affordable and market housing within the St. Petersburg Housing Authority’s jurisdiction. This shall be accomplished both individually by the Authority, and by forging partnerships with other organizations for the benefit of the community.

- SPHA will continue to make this goal a priority over the course of this five-year plan. The Authority will also continue to partner with local non-profit affordable housing providers to develop new affordable homeownership opportunities.

VI. SPHA Image/Community Support – The Authority, through development of strong public relations programs, will use and create opportunities to promote and educate the community of its programs and the diversification of the projects it has undertaken to serve residents.

- This goal will continue.

Annual PHA Plan
PHA Fiscal Year 2005
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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 St. Petersburg Housing Authority's (SPHA) FY2005 Annual Agency Plan is provided to detail how the Authority plans to realize its declared mission and achieve its stated goals as identified in the SPHA 5-Year Plan.

There continues to be a need for affordable housing in the City of St. Petersburg, particularly for families earning less than 80% of area median income. In addition, housing for lower income families is generally concentrated in the inner city of St. Petersburg. The SPHA will continue its efforts to address these issues by providing and/or developing more affordable housing options for families making less than 80% of the area median income. SPHA will also continue to encourage participation of private property owners, in areas outside the central city boundaries.

The SPHA will continue its efforts to diversify the income ranges of families living in public housing. SPHA has instituted a deconcentration of poverty strategy that will bring higher income families into developments, or areas, with a concentration of very-low-income families, while rewarding lower-income families that seek to achieve self-sufficiency through employment. SPHA uses admission preferences to achieve these goals.

Details on the management of the Authority, and the Authority's assets, are provided in the Plan. A list of financial resources, policies for governing eligibility, selection and admissions to housing programs, rent determination policies, operations and management procedures, a capital improvement plan and an asset management plan are provided to ensure the sound operation of the SPHA.

Some strategies and goals from SPHA's 2004 amended Annual Plan have been included in this plan as they may continue into 2005.

In keeping with the Authority's goals of furthering the availability of affordable housing by developing mixed-finance, mixed income housing, and achieving financial independence from HUD for conventional housing through a variety of revenue producing methods, SPHA's 2004 Annual Plan was amended. The amendment provides for 1) the disposition and sale of James Park apartments, and the receipt of replacement housing in the form of Section 8 Vouchers, 2) the disposition and sale of the Jordan Park Gym Complex, and 3) the development of a Homeownership Program utilizing available Capital Fund Replacement Housing funds.

SPHA encourages the involvement of the community as a whole in the development of the methods to meet the needs of our communities. Our planning and resident meetings are a testament to this. SPHA staff met with James Park residents for their comments and input regarding the disposition and sale of James Park, and the receipt of replacement housing in the form of Section 8 Vouchers. James Park residents who attended the meeting were very supportive of the disposition and sale of James Park, and were excited about the possibility of housing choice through the Section 8 program. A series of meetings was also held with the Resident Advisory Board to receive resident input in the development of the 2004 amended plan, as well as the 2005 Annual Plan. The Resident Advisory Board is supportive of SPHA's goals and comments from the RAB are included in the appropriate section of this plan.

We will continue to monitor the changing needs of our communities and it is our hope that by providing this Plan, these communities will continue to be involved in addressing the challenges facing the low income and affordable housing industry today.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- 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 2005 Capital Fund Program 5 Year Action Plan
- 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)

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
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy	Annual Plan: Eligibility,

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	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
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
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or	Annual Plan: Demolition

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	disposition of public housing	and Disposition
X	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
	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 (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Priority Needs	Affordability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	3935	4	3	3	N/A	3	4
Income >30% but <=50% of AMI	1669	4	2	2	N/A	3	4
Income >50% but <80% of AMI	630	3	2	2	N/A	3	2
Elderly	1928	3	3	2	N/A	2	2
Families with Disabilities	Data Not Available	3	3	2	N/A	2	2
Race/White	Data Not Available	2	2	2	N/A	2	2
Race/Black	Data Not Available	3	2	3	N/A	2	4
Race/Hispanic	Data Not Available	2	2	2	N/A	2	4

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 and HUD Table 2A Priority Needs Summary Table
Indicate year: 2000-2004
- 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: Consolidated Annual Action Plan 2003-2004

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance : (Estimated)			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1720		120
Extremely low income <=30% AMI	810	47%	
Very low income (>30% but <=50% AMI)	810	47%	
Low income (>50% but <80% AMI)	100	6%	
Families with children	1100	64%	
Elderly families	224	13%	
Families with Disabilities	156	9%	
Race/White	851	49 %	
Race/Black	851	49 %	
Race/Asian	14	1 %	
Race/Native American	4	1 %	
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)? 8			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> 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
 (James/Clearview Park, Disston Place)

	# of families	% of total families	Annual Turnover
Waiting list total	1274		240
Extremely low income <=30% AMI	1104	87%	
Very low income (>30% but <=50% AMI)	106	8%	
Low income (>50% but <80% AMI)	64	5%	
Families with children	779	61%	
Elderly families	215	17%	
Families with Disabilities	91	7%	
Race/White	75	6%	
Race/Black	1177	92%	
Race/Asian	8	.05%	
Race/Hispanic	23	1.5%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	45		
2 BR	417		
3 BR	302		
4 BR	100		
5 BR	4		
5+ BR	0		

Housing Needs of Families on the Waiting List

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

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:
 (Jordan Park Apartments)

	# of families	% of total families	Annual Turnover
Waiting list total	129		65
Extremely low income <=30% AMI	62	48%	
Very low income (>30% but <=50% AMI)	54	42%	
Low income (>50% but <80% AMI)	13	10%	
Families with children	90	69.7%	
Elderly families	12	.09%	
Families with Disabilities	9	.07%	
Race/White	1	.008%	
Race/Black	128	.99%	
Race/Asian	0	0	
Race/Hispanic	1	.008%	
Characteristics by Bedroom Size			
1BR	33		
2 BR	109		
3 BR	90		
4 BR	5		
5 BR	0		
5+ BR	0		

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: Support housing assistance applications of non-profit housing organizations who specialize in providing assistance to the elderly.

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: Support housing assistance applications of non-profit housing organizations who specialize in providing housing assistance to families with disabilities.

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: 1) Move forward with disposition of larger communities of project-based public housing and replace with tenant-based Section 8 vouchers to increase housing choice, and 2) Create mixed income communities to increase affordable housing opportunities.

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: The desire to expand the range of affordable housing and to develop new, affordable, mixed-income communities throughout the city.

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003 grants)		
a) Public Housing Operating Fund	501,000	
b) Public Housing Capital Fund	* 801,871	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	17,201,000	
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		
j) Section 8 New Construction		
Other Federal Grants (list below)		
CF Replacement Housing Factor	311,400	PH Homeownership
2. Prior Year Federal Grants (unobligated funds only) (list below)		
FFY2003 Capital Fund	295,451	Modernization
3. Public Housing Dwelling Rental Income		
Rental Income	145,000	Operations
4. Other income (list below)		
Sources		
Investment Income	40,000	
4. Non-federal sources (list below)		
Sale Proceeds	15,243,400	Development of mixed-finance, mixed-income affordable housing
*20% to be used for operations		
Total resources	34,539,122	

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)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) When the family reaches the top of the waiting list.

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) PHA rental history

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? 3

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? 1

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

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 of developments with site-based waiting lists
- At the development to which they would like to apply
- Other:

(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: NA

(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.

2 Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

- 1 Victims of domestic violence
Substandard housing
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

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)
Adoption of flat rents.

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:

1. Jordan Park
2. James Park

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)
 Sexual Predator database check.
- 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)
 - Eviction history, Damage to rental units, Drug trafficking by family members.

(In addition, see Chapter 9 of Section 8 Administrative Plan for complete details)

(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)

Off-site as advertised

(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 client can demonstrate a hardship in locating an acceptable unit, up to 60 additional days may be granted.

(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 admission 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.

2 Date and Time

Former Federal preferences

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

- 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 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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:

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: NA

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/change in family size
 - Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
 - Other (list below)

For families paying flat rents, income may be reviewed every 3 years.

- 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) The PHA may chose to serve additional families by lowering the payment standard

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served	Expected Turnover
Public Housing	711	80
Section 8 Vouchers	2310	120
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)		
HOPE VI		
Section 8 New Const.	150	18

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)

1. Conventional Housing Admissions and Continued Occupancy Policy
2. Preventive Maintenance Manual
3. Procurement Manual

- 4. Disaster Preparedness Plan
- 5. Communications Policies & Procedures
- 6. Personnel Policies and Procedures
- 7. Grievance Procedures
- 8. Fixed Assets Purchases
- 9. Accounting Policies

(1) Section 8 Management: (list below)

- 1. Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
 - PHA development management offices
 - Other (list below)

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 (state name)

-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 (state name)

-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: Jordan Park Apartments
2. Development (project) number: FL002-020,021A,021B,022A,022B
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 will be complete as of Fiscal Year beginning 2005

- 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:

- Graham Park- disposition / sale
- James Park- disposition / sale
- Development of mixed-financed affordable housing

- 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:
- Development or acquisition of affordable housing units
 - Disposition of James Park
 - Replacement Housing Program grant activities

- Conversion of public housing to Section 8
- Disposition and sale of the Jordan Park Gym Complex
- Development of for-sale homeownership units using capital fund replacement housing funding

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: Graham Park	
1b. Development (project) number: FL 29P002003	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (05/2004)	
5. Number of units affected: 336	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: November 2004 b. Projected end date of activity: January 2005	

Demolition/Disposition Activity Description	
1a. Development name: James Park / Clearview Park	
1b. Development (project) number: FL 29P002005	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	

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: <u>(12/2004)</u>
5. Number of units affected: 82
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development (James Park) <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: December 2004 b. Projected end date of activity: March 2005

Demolition/Disposition Activity Description
1a. Development name: Jordan Park Gym Complex 1b. Development (project) number: No Known Assigned Number- Formerly included in FL002-001
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> of NON-Dwelling Structure
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application planned for submission: <u>(12/2004)</u>
5. Number of units affected: NONE (Non-Dwelling Structure)
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development <input checked="" type="checkbox"/> Non-Dwelling Structure
7. Timeline for activity: a. Actual or projected start date of activity: December 2004 b. Projected end date of activity: March 2005

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- (Not applicable)

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.

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: Jordan Park Apartments
1b. Development (project) number: FL002-020, 021, 022
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 checked="" type="checkbox"/> Other (explain below) Assessment not required. HOPE VI Mixed Finance Development
3. <input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

Conversion of Public Housing Activity Description
1a. Development name: Graham Park 1b. Development (project) number: FL2-3
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 checked="" type="checkbox"/> Other (explain below) Disposition application submitted to HUD.
3. <input type="checkbox"/> Yes <input checked="" 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) NA <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: <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input checked="" type="checkbox"/> Other: (describe below) Disposition application submitted to HUD.

Conversion of Public Housing Activity Description
1a. Development name: James Park/Clearview Park 1b. Development (project) number: FL2-5
2. What is the status of the required assessment? <input checked="" 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 checked="" 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) NA <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)

Units addressed in a pending or approved demolition application (date submitted or approved: _____)

Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)

Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)

Requirements no longer applicable: vacancy rates are less than 10 percent

Requirements no longer applicable: site now has less than 300 units

Other: (describe below)

Conversion of Public Housing Activity Description	
1a. Development name: Disston Place	
1b. Development (project) number: FL2-019	
2. What is the status of the required assessment?	<input checked="" 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 checked="" 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) NA	<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 checked="" 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

SPHA may seek to dispose of James Park and/or convert assistance to Section 8 Voucher assistance. SPHA may also seek to voluntarily convert our smaller, scattered sites to Voucher assistance.

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.)

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? **NA**

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 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA has 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? 7/2004

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)
St. Petersburg College Classes	150	Specific criteria	Center for Achievement	ALL
Computer Technology	60	Specific criteria	Center for Achievement	ALL
Computer Learning/Coaching	50	All eligible	Development Offices	PH

(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	0	N/A
Section 8	0	N/A

- 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? **NA. SPHA does not have a 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

See Attachment.

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 anti-crime/anti-drug programs
- Other (describe below)

Which developments are most affected? (list below)

- 1) Jordan Park
- 2) James Park
- 3) Graham Park

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) Development of mixed-income communities

Which developments are most affected? (list below)

- 1) Jordan Park
- 2) James Park
- 3) Graham Park

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)
 - Interaction between police and residents

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

- 1) Jordan Park
- 2) James Park
- 3) Graham Park

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? *NO- No PHDEP Funds available*
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?

14. PET POLICY

[24 CFR Part 903.7 9 (n)]

See Attachment

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.

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) Disposition and sale, development of affordable housing
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment (File name)
 Provided below:

The Resident Advisory Board held a series of four (4) planning meetings with SPHA staff in developing the 2005 Annual and 2005-2009 Five-Year Plans. The following are the comments from the RAB:

RAB members stated that the disposition and sale of the James Park public housing community is in keeping with the desires of the James Park residents, and the goals of SPHA. RAB members stated that the James Park neighborhood has a high incidence of crime, and the residents of James Park will benefit from this process by being afforded options, and the opportunity to choose where they live with Section 8 assistance, as opposed to living in project-assisted public housing.

The RAB stated that the sale of the Jordan Park Gym Complex would be a good fit, and they would like to see as a part of the sales agreement, that preference/priority be given to the youth of Jordan Park and the surrounding community.

A comment was made that it is good that SPHA is training Section 8 landlords, and a suggestion was made that SPHA development a series of Section 8 educational workshops for renters.

The RAB stated that they would also like to see a community partnership committee with resident involvement and participation. The committee would coordinate various services and resources within St. Petersburg to benefit residents of the Authority's various housing programs. They would like SPHA to coordinate the start of such a committee.

It was mentioned that Clearview Park is not part of the disposition plan and is slated for modernization and site improvements which are needed.

RAB members recommended that Customer Satisfaction be listed as an SPHA goal, and that natural disaster be added as a waiting list preference for public housing and Section 8.

A suggestion was made that it would be nice to see an active RA at James Park..

In response to a discussion of minimum rent, the RAB advised that they did not think the minimum rent should be raised from \$25 to \$50.

RAB members stated that they would like for SPHA to receive recreation funds from HUD.

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:

Added "Increase Customer Satisfaction" as a goal.

- Other: (list below) Did not consider increase in minimum rent as RAB members advised against it.

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 **Not Applicable**

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

- 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) **NA**

- 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) NA

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: City of St. Petersburg
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)

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

The challenge is twofold: to restore the inner-city neighborhoods, and to expand the range of affordable housing elsewhere by taking advantage of every opportunity to develop new affordable units throughout the city.

D. Other Information Required by HUD

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

SPHA Definition of Significant Amendment to the PHA Plan: Changes to admission policies or organization of the waiting list, and changes regarding demolition or disposition, designation, or conversion activities.

Attachments

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

Attachment A – Deconcentration Policy

The following De-concentration of Poverty Policy was adopted by the St. Petersburg Housing Authority Board of Commissioners at the May 19, 1999 regular monthly meeting.

RESOLUTION NO. 1705

A RESOLUTION AUTHORIZING THE AMENDMENT OF THE ADMISSIONS AND CONTINUED OCCUPANCY POLICY FOR PUBLIC HOUSING PROPERTIES TO COMPLY WITH THE INCOME-MIXING AND DE-CONCENTRATION OF POVERTY REQUIREMENTS OF THE QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998

WHEREAS, the Quality Housing and Work Responsibility Act of 1998 requires Public Housing Authorities to adopt policies and procedures to provide for income mixing and de-concentration of poverty in public housing developments through waiting list management and public housing admissions policies; and

WHEREAS, income mixing and de-concentration plans must be submitted to HUD by June 18, 1999; and

WHEREAS, the St. Petersburg Housing Authority's Admissions and Continued Occupancy Policy for Public Housing Properties currently provides for an Authority-based waiting list and determines the order of preference for public housing applicants by date and time order of submission of a completed application ("first come, first served"); and

WHEREAS, to achieve income-mixing and de-concentration of poverty in SPHA's public housing stock, SPHA staff recommends the establishment of a site-based waiting list for each development; and

WHEREAS, said site-based waiting list shall give preference for working families, i.e. families with a household income greater than 30% of the Area Median Income (AMI) for up to 60% of the units in each development with the exception of the Graham-Rogall development; and

WHEREAS, the Graham-Rogall site-based waiting list shall not give preference for families over 30% of AMI: and

WHEREAS, staff further recommends establishment of rent incentives such as ceiling rents and flat rents to be implemented at all SPHA developments and the development of a marketing strategy in coordination with the HOPE VI program designed to attract working families to all developments.

NOW, THEREFORE BE IT RESOLVED THAT: The Board of Commissioners of the St. Petersburg Housing Authority authorizes the amendment of the Admissions and Continued Occupancy Policy for Public Housing properties to provide for site-based waiting lists with a preference for working families for up to 60% of the units in each development (except in the Graham-Rogall development), and the establishment of ceiling rents and flat rents for each development, and directs the Executive Director to submit said income mixing and de-concentration plan to the U. S. Department of Housing and Urban Development.

ADOPTED THIS 27th DAY OF MAY, 1999

Attachment B – Community Services and Self-Sufficiency Policy

RESOLUTION #1978

A RESOLUTION ADOPTING A COMMUNITY SERVICE AND SELF-SUFFICIENCY POLICY AS AN AMENDMENT TO THE ADMISSIONS AND CONTINUED OCCUPANCY POLICY

WHEREAS, HUD Notice PIH 2003-17 was issued on June 20, 2003 regarding the reinstatement of the public housing community service and self-sufficiency requirement authorized under Section 12 of the United States Housing Act of 1937, as amended; and

WHEREAS, Notice PIH 2003-17 reinstates the requirement for all eligible adult public housing residents to perform 8 hours of community service per month, or to participate in an economic self-sufficiency program for 8 hours each month, or a combination thereof, by October 31, 2003; and

WHEREAS, in order to ensure compliance and consistent implementation and administration of the requirements of Notice PIH 2003-17, SPHA staff recommends the adoption of a Community Service and Self-Sufficiency Policy; and

WHEREAS, staff recommends the amendment of the SPHA Admissions and Continued Occupancy Policy to include the Community Service and Self-Sufficiency Policy; and

WHEREAS, the Executive Director has reviewed and approved the proposed policy and agree with staff's recommendations.

NOW THEREFORE, the Board of Commissioners of the St. Petersburg Housing Authority hereby approves the Community Service and Self-Sufficiency Policy as an amendment to SPHA's Admissions and Continued Occupancy Policy.

APPROVED AND ADOPTED this 28th day of August 2003.

Walter G. Smyth
Chairman

Darrell Irions
Secretary

COMMUNITY SERVICE AND SELF SUFFICIENCY POLICY

A. Background

The Quality Housing and Work Responsibility Act of 1998 requires that all non-exempt (see definitions) public housing adult residents (18 or older) contribute eight (8) hours per month of community service (volunteer work) or participate in eight (8) hours of training, counseling, classes or other activities that help an individual toward self sufficiency and economic independence. This is a requirement of the SPHA Public Housing Lease.

B. Definitions

Community Service - volunteer work that includes, but is not limited to:

- Work at a local institution including but not limited to: school, child care center, hospital, hospice, recreation center, senior center, adult day care center, homeless shelter, indigent feeding program, cooperative food bank, etc.;
- Work with a non-profit organization that serves PHA residents or their children such as: Boy Scouts, Girl Scouts, Boys or Girls clubs, 4-H program, PAL, Garden Center, Community clean-up programs, beautification programs, other youth or senior organizations;
 - Work at the Authority to help improve physical conditions;
 - Work at the Authority to help with children's programs;
 - Work at the Authority to help with senior programs;
 - Helping neighborhood groups with special projects;
- Working through resident organization to help other residents with problems, serving as an officer in a Resident organization, serving on the Resident Advisory Board; and
 - Caring for the children of other residents so they may volunteer.

NOTE: Political activity is excluded. Any activity conducted on any SPHA property, must be pre-approved in writing by SPHA.

Self Sufficiency Activities - activities that include, but are not limited to:

- Job readiness programs;
- Job training programs;
- GED classes;
- Substance abuse or mental health counseling;
- English proficiency or literacy (reading) classes;
- Apprenticeships;
- Budgeting and credit counseling;
- Any kind of class that helps a person toward economic independence; and
- Full time student status at any school, college or vocational school.

Exempt Adult - an adult member of the family who

- Is 62 years of age or older;
- Has a disability that prevents him/her from being gainfully employed;
- Is the caretaker of a disabled person;
- Is working at least 20 hours per week; or
- Is participating in a welfare to work program.

C. Requirements of the Program

1. The eight (8) hours per month may be either volunteer work or self-sufficiency program activity, or a combination of the two.
2. At least eight (8) hours of activity must be performed each month. An individual may not skip a month and then double up the following month, unless special circumstances warrant special consideration. The Authority will make the determination of whether to allow or disallow a deviation from the schedule.
3. Activities must be Performed within the community and not outside the jurisdictional area of the Authority.
4. Family obligations:
 - At lease execution or re-examination after July 31, 2003, all adult members (18 or older) of a public housing resident family must:
 - Provide documentation that they are exempt from Community Service requirement if they qualify for an exemption, and
 - Sign a certification that they have received and read this policy and understand that if they are not exempt, failure to comply with the Community Service requirement will result in non-renewal of their lease.
 - At each annual re-examination, non-exempt family members must present a completed documentation form (to be provided by the Authority or its management agent) of activities performed over the previous twelve (12) months. This form will include places for signatures of supervisors, instructors, or counselors certifying to the number of hours contributed.
 - If a family member is found to be noncompliant at re-examination, he/she and the Head of Household will sign an agreement with the Authority to make up the deficient hours over the next twelve (12) month period.

5. Change in exempt status:
- If, during the twelve (12) month period, a non-exempt person becomes exempt, it is his/her responsibility to report this to the Authority and provide documentation of such.
 - If, during the twelve (12) month period, an exempt person becomes non-exempt, it is his/her responsibility to report this to the Authority. The Authority will provide the person with the Recording/Certification documentation form and a list of agencies in the community that provide volunteer and/or training opportunities.

D. Authority obligations

1. To the greatest extent possible and practicable, the Authority will:
 - provide names and contacts at agencies that can provide opportunities for residents, including disabled, to fulfill their Community Service obligations. (*According to the Quality Housing and Work Responsibility Act, a disabled person who is otherwise able to be gainfully employed is not necessarily exempt from the Community Service requirement*); and
 - provide in-house opportunities for volunteer work or self sufficiency programs.
2. The Authority will provide the family with exemption verification forms and Recording/Certification documentation forms and a copy of this policy at initial Application and at lease execution.
3. The Authority will make the final determination as to whether or not a family member is exempt from the Community Service requirement. Residents may use the Authority's Grievance Procedure if they disagree with the Authority's determination.
4. Noncompliance of family member:
 - At least thirty (30) days prior to annual re-examination and/or lease expiration, the Authority will begin reviewing the exempt or non-exempt status and compliance of family members;
 - If the Authority finds a family member to be noncompliant, the Authority will enter into an agreement with the noncompliant member and the Head of Household to make up the deficient hours over the next twelve (12) month period;
 - If, at the next annual re-examination, the family member still is not compliant, the lease will not be renewed and the entire family will have to vacate, unless the noncompliant member agrees to move out of the unit;
 - The family may use the Authority's Grievance Procedure to protest the lease termination.

Attachment C – Policy for Pet Ownership in Public Housing

This attachment explains the Authority's policies on the keeping of pets and any criteria or standards pertaining to the policy. The rules adopted are reasonably related to the legitimate interest of the Authority to provide a decent, safe and sanitary living environment for all tenants, to protecting and preserving the physical condition of the property, and the financial interest of the PHA.

This policy does not apply to animals trained to assist persons with specific handicaps as long as such animals are reported to the Housing Authority and made available for identification within ten (10) days of their entrance upon the premises.

In accordance with Federal regulations and the Dwelling Lease Agreement of the St. Petersburg Housing Authority (SPHA), pet is subject to applicable state and/or local laws, if any, and the following limitations:

All pets must be approved in advance by the SPHA management and the pet owner must submit and enter into a Pet Agreement with the SPHA.

All pets must be registered with the property management office prior to the pet being brought on SPHA premises. This will include a certificate signed by a licensed veterinarian or a state or local authority empowered to inoculate animals (or designated agent of such an authority) stating that the animal has received all inoculations required by applicable state and local law. Registration must be renewed and will be coordinated with the annual recertification date and proof of license and inoculation will be submitted at least 30 days prior to annual reexamination.

Dogs and cats must be spayed or neutered.

SPHA may refuse to register a pet if the pet:

- Is not a common household pet;
- If the keeping of the pet would violate any applicable house pet rule in effect at the time as promulgated by SPHA;
- If the pet owner fails to provide complete pet registration, information or fails annually or upon request by SPHA to update the pet registration;
- If SPHA reasonably determines, based on the pet owner's habits and practices, that the pet owner will be unable to keep the pet in compliance with the pet rules and other lease obligations.

SPHA may not refuse to register a pet based on the determination that the pet owner is financially unable to care for the pet. If the SPHA refuses to register a pet, a written notification will be sent to the pet owner stating the reason for denial and shall be served in accordance with HUD Notice requirements.

If a pet gives birth to a litter, the resident must remove all pets from the premises except one.

Types of Pets Allowed

Tenants are not permitted to have more than one *type* of pet.

Pet must fall under the definition of common household pet, defined as follows:

- Domesticated dog, cat, domesticated bird, fish or turtle that is traditionally kept in the home for pleasure rather than for commercial purposes. All pets must weigh no more than 25 lbs., maximum weight full-grown, and must not exceed two feet, maximum full-grown height.
- Reptiles (except turtles) and rodents, including but not limited to, hamsters, gerbils, mice, etc., are prohibited.

Designation of No-Pet Areas

The following areas are designated no-pet areas:

- Lobby Areas.
- Laundry Rooms.
- Community Space Areas.
- Community Hallway Areas.
- Entrance/Exit Ways for Egress.

Pets must be maintained within the residents unit. When outside of the unit (within the building or on the grounds) dogs and cats must be kept on a leash no longer than 5 feet or carried and under the control of the resident or other responsible individual at all times.

Pet owners must agree to control the noise of pets so that such noise does not constitute a nuisance to other residents or interrupt their peaceful enjoyment of their housing unit or premises. This includes, but is not limited to loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities.

Additional Fees and Deposits for Pets

A refundable pet deposit, which is in addition to any other deposit that may be required for residency, of One Hundred Dollars (\$100.00) will be required. SPHA will provide resident with a written notice stating the amount of the pet deposit which is being used for reasonable expenses directly attributable to the presence of the pet and the reason for the use of the deposit.

The PHA will return the Pet Deposit to the former tenant or to the person designated by the former tenant in the event of the former tenant's incapacitation or death, less any damage caused by the pet to the dwelling unit.

Cleanliness Requirements

Litter Box Requirements. All animal waste or the litter from litter boxes shall be picked up immediately by the pet owner, disposed of in sealed plastic trash bags, and placed in a trash bin.

Removal of Waste From Other Locations. The Resident/Pet Owner shall be responsible for the removal of waste from the exercise area by placing it in a sealed plastic bag and disposing of it in an outside trash bin or other container provided by the PHA. Litter waste shall not be disposed of down trash shoots unless properly bagged & secured.

Pet Rule Violations

If a determination is made on objective facts supported by written statements, that a resident/pet owner has violated the Pet Rule Policy, written notice will be served. The Notice will contain a brief statement of the factual basis for the determination and the pet rule(s) which were violated.

If the resident/pet owner and the PHA are unable to resolve the violation at the meeting or the pet owner fails to correct the violation in the time period allotted by the PHA, the PHA may serve notice to remove the pet.

The PHA may initiate procedures for termination of tenancy based on a pet rule violation if: The pet owner has failed to remove the pet or correct a pet rule violation within the time period specified; and The pet rule violation is sufficient to begin procedures to terminate tenancy under terms of the lease.

Attachment D – Organizational Chart



Attachment E



Resident Advisory Board of the St. Petersburg Housing Authority

- **Graham Park**

Mr. Bill Walsh

Graham/Rogall RMC
325 Martin Luther King Jr. St. S.
St. Petersburg, FL 33705

- **Jordan Park**

Dolores Fletcher

Jordan Park
1245 Jordan Park St. So.
St. Petersburg, FL

- **Clearview Park**

Beverley Hubbard

Clearview Park
3200 37th Avenue North
St. Petersburg, FL 33713

- **James Park**

Katha Roberts

James Park
1051 3rd Avenue North
St. Petersburg, FL 33705

Salondia Joyce

- **Section 8**

La Fai Brown

SPHA Administrative Office
3250 5th Avenue North
St. Petersburg, FL 33713

Lorann Ables

Attachment F

Statement Regarding Intent to Project-Base Section 8 Vouchers

SPHA may project base Section 8 vouchers upon HUD approval to do so. Upon determination of need, SPHA may seek approval to project base vouchers for the 31 Historic Village units, and other units as the need or desire is determined. As indicated elsewhere in this plan, SPHA may also seek voluntary conversion to vouchers, of our other communities.

ATTACHMENT G



FY 2005 Annual Plan Supplement
RASS Follow-Up Plan/FY 2004 Survey
Survey Results published May 24, 2004

Following is the Housing Authority's follow up plan in response to the results of the HUD Resident Assessment survey for fiscal year 2004.

The results of the FY 2004 resident surveys have been carefully analyzed. We find that of 296 surveys sent out by HUD, 107 were returned. Of the 107 surveys, 89 were from the Graham Park development, an elderly/disabled high rise, and 18 were from James Park and Clearview Park, which are garden-style family developments. The two (2) areas that require a follow up plan for FY 2004 are 1) Communication; and 2) Neighborhood Appearance. The results of the FY 2004 surveys show a significant improvement over the FY 2003 results, which required follow up plans in the two (2) areas listed above as well as in the area of Safety. The percentages have also improved significantly in the Follow Up Plan areas. SPHA is clearly on the right track to address these issues.

1. Communication: The improvement of this score appears to be a result of the Service Coordinator services that were added in FY 2004 as a result of the award of a Service Coordinator grant. Another factor that may be keeping the score from reaching the minimum of 75% is the lack of an active Resident Council (RC) at James Park. It has proven difficult to find residents who are willing to serve on the RC Board at this complex. The Management Company did work successfully to facilitate the election of a full RC Board during 2004, but due to move-outs, the RC again has several vacancies and is currently inactive. The Management Company has been tasked with encouraging residents to come forward and make nominations for the open RC Board positions. We are confident that once an active RC is established, the residents will be much more satisfied with their ability to communicate their needs and desires to the Housing Authority through the RC's participation in Board meetings and regular meetings with the Management Company and Housing Authority staff.

Graham Park: The Housing Authority started a process in motion during FY 2004 for the modernization of units at Graham Park. During the process, it became clear that the building is functionally obsolete to serve the clients for which it was originally intended. This condition was one of the reasons that a marketing exemption has been required for unit turnaround time for MASS for several years running. SPHA

determined that selling both the Graham Park building and the adjoining Rogall Congregate building is in the best interest of the residents and the Authority. The pending sale of the building has been in process for about half of the 2004 fiscal year. The elderly and disabled residents are particularly concerned about their future once the building is sold. Until the sales contract is negotiated and executed, and the required "due diligence" period passes, it has been difficult to give definitive answers to residents about how their residency at Graham will be affected. This has affected their perception of "communication" between the Housing Authority and residents. Once the sale of the property is completed, residents will have a choice of whether to stay at Graham (which is an option offered by the potential buyer) or to use their Section 8 vouchers and move. SPHA is certain that the ability to provide housing options will relieve this concern for residents and improve their perception of communication with SPHA.

SPHA staff regularly meets with the Graham RMC to discuss any resident concerns or issues with the private management staff, and to address any other concerns they may have regarding any other aspect of their residency.

3. Neighborhood Appearance: The Housing Authority allocated a large portion of its Capital Funding for unit modernization in Graham Park, per the FY 2003 Follow Up Plan. Now that the building has been submitted for disposition and sale to a development company, the capital funding can be reallocated to James Park and Clearview Park. The grounds at James Park were completely transformed and the external appearance of the property is excellent. SPHA will now focus on the exterior of Clearview Park and the interior modernization of the units in both developments.

We are confident that these and other projects and programs will improve communications with our residents and the overall appearance of SPHA's remaining public housing properties, once the sale of Graham Park and Rogall Congregate is completed. We continue to be committed to improving the quality of life for SPHA's public housing residents and will continue to address residents' needs in the best way possible.

Attachment H

CAPITAL FUND TABLES START HERE

Annual Statement

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of St. Petersburg		Grant Type and Number Capital Fund Program Grant No: FLP002501-05 Replacement Housing Factor Grant No: FL14R002501-05		Federal FY of Grant: 2005	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <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	139,909			
3	1408 Management Improvements	139,909			
4	1410 Administration	69,955			
5	1411 Audit	5,000			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	45,000			
10	1460 Dwelling Structures	50,000			
11	1465.1 Dwelling Equipment—Nonexpendable	40,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	34,774			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	100,000			
18	1499 Development Activities	268,885			
19	1501 Collaterization or Debt Service				
20	1502 Contingency	55,000			

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

PHA Name: Housing Authority of the City of St. Petersburg	Grant Type and Number Capital Fund Program Grant No: FLP002501-05 Replacement Housing Factor Grant No: FL14R002501-05	Federal FY of Grant: 2005
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Original Annual Statement **Reserve for Disasters/ Emergencies** **Revised Annual Statement** (revision no:)
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	968,432			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	30,000			

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

PHA Name: Housing Authority of the City of St. Petersburg, Florida		Grant Type and Number Capital Fund Program Grant No: FLP002501-05 Replacement Housing Factor Grant No: FL14R002501-05				Federal FY of Grant: 2005		
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	
FL2-1 Jordan Park	N/A							
FL2-3 Graham Park	N/A							
- FL2-5 James Park/ Clearvie w Park	Appliances	1465.1	16 est	5,000				
	Unit Modernization	1460		25,000				
	A/C Replacement	1465.1	6 est	15,000				
	Relocation	1495.1		100,000				
	Site Improvements	1450		20,000				
FL2-19 Disston Place/FL23 Romyne	Stairwell Repairs	1460		90,000				
	Unit Modernization	1460		20,000				
	Appliances	1465.1	16 est.	5,000				
	Site Improvements	1450		24,774				
	Playground/Pool Repair	1475		25,000				
Authority-Wide	Fees & Costs	1430		20,000				
	Management Improvements	1408		139,909				
	Operations	1406		139,909				

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

PHA Name: Housing Authority of the City of St. Petersburg, Florida		Grant Type and Number Capital Fund Program Grant No: FLP002501-05 Replacement Housing Factor Grant No: FL14R002501-05				Federal FY of Grant: 2005		
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	
	Audit	1411		20,000				
	Administration	1410		69,995				
	Non-Dwelling Equipment	1475		25,000				
	Contingency	1502		55,000				

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 Capital Fund Program No: FLP002501-05 Replacement Housing Factor No: FL14R002501-05				Federal FY of Grant: 2005	
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	
- <i>FL2-5 James Park/Clear view Park</i>	08/31/2006			08/31/2008			
FL2-019 Disston Place/FL23 Romyne	08/31/2006			08/31/2008			
Authority-Wide	08/31/2006			08/31/2008			

Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Housing Authority of the City of St. Petersburg		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2005 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2007 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2008 PHA FY: 2009
-	Annual Statement				
F1002-005 James Park/Clearview Park		\$50,000	\$50,000	\$50,000	\$50,000
- FL002-019 <i>Disston Place</i>		100,000	100,000	100,000	100,000
FL002-019 Romaine Apartments		54,307	54,307	54,307	54,307
FL002-20,21A, 21B,22A,22B Jordan Park					
Authority-Wide		334,308	334,308	334,308	334,308
Contingency		55,000	55,000	55,000	55,000
CFP Funds Listed for 5-year planning		538,615	538,615	538,615	538,615
Replacement Housing Factor Funds		268,885	268,885	268,885	268,885

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2005 PHA FY: 2006			Activities for Year: <u>3</u> FFY Grant: 2006 PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
					-	
See	FL2-1/Jordan Park	None	\$0.00	FL2-1/Jordan Park	- None	\$0.00
		Sub-Total			Sub-Total	
Annual	FL2-5/James Park Clearview Park	Unit Modernization	\$ 15,000.00	FL2-5/James Park Clearview Park	Unit Modernization	\$ 50,000.00
		A/C replacement	\$ 19,307.00		Appliances	\$ 0.00
		Site Improvements	\$ 15,000.00		Site Improvements	\$ 25,000.00
		Appliances	\$ 5,000.00		Sub-Total	\$ 75,000.00
		Sub-Total	\$ 54,307.00			
	FL2- /Disston Place	Unit Modernization	\$ 20,000.00	FL2- /Disston Place	Unit Modernization	\$ 30,000.00
		Appliances	\$ 5,000.00		Appliances	\$ 5,000.00
		Site Improvements	\$ 25,000.00		Site Improvements	\$ 20,000.00
	-	Stairwell Repairs	\$ 100,000.00		Dwelling Structures	\$ 20,000.00
		Sub-Total	\$150,000.00		Sub-Total	\$ 75,000.00
	FL2-23/Romayne Apts.			FL2-23/Romayne Apts		
		Unit Modernization	\$ 0.00		Unit Modernization	\$45,000.00
		Appliances	\$ 0.00		Appliances	\$ 9,307.00
		Sub-Total	\$ 0.00		Sub-Total	\$ 54,307.00
	Authority-Wide		\$334,308.00	Authority-Wide		\$334,308.00
	Total CFP Estimated Cost		\$ 538,615.00	Total CFP Estimated Cost		\$ 538,615.00

Activities for Year : 4
 FFY Grant: 2007
 PHA FY: 2008

Activities for Year: 5_
 FFY Grant: 2008
 PHA FY: 2009

Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
				-	
FL2-1/Jordan Park	None	\$0.00	FL2-1/Jordan Park	- None	\$0.00
	Sub-Total			Sub-Total	
FL2-5/James Park Clearview Park	Unit Modernization	\$ 15,000.00	FL2-5/James Park Clearview Park	Unit Modernization	\$ 50,000.00
	Appliances	\$ 5,000.00		Appliances	\$ 0.00
	Site Improvements	\$ 55,000.00		Site Improvements	\$ 25,000.00
	Sub-Total	\$ 75,000		Sub-Total	\$ 75,000.00
FL2-19/Disston Place	Unit Modernization	\$ 50,000.00	FL2- /Disston Place	Unit Modernization	\$ 30,000.00
	Appliances	\$ 5,000.00		Appliances	\$ 5,000.00
	Site Improvements	\$ 20,000.00		Site Improvements	\$ 40,000.00
	Sub-Total	\$ 75,000.00		Sub-Total	\$ 75,000.00
FL2-23/Romayne Apts.			FL2-23/Romayne Apts		
	Unit Modernization	\$ 25,000.00		Unit Modernization	\$ 25,000.00
	Appliances	\$ 4,307.00		Appliances	\$ 4,307.00
	Site Improvements	\$ 25,000.00		Site Improvements	\$ 25,000.00
	Sub-Total	\$ 54,307.00		Sub-Total	\$ 54,307.00
Authority-Wide		\$334,308.00	Authority-Wide		\$334,308.00
Total CFP Estimated Cost		\$ 538,615.00		Total CFP Estimated Cost	\$ 538,615.00

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG		Grant Type and Number Capital Fund Program Grant No: FL14P0050101 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: September 30, 2004 <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	0	0	0	0	
2	1406 Operations	88,244.00	176,488.00	176,488.00	133,168.54	
3	1408 Management Improvements	113,244.00	129,640.18	129,640.18	126,123.90	
4	1410 Administration	88,244.00	88,244.00	88,244.00	47,406.42	
5	1411 Audit	0	0	0	0	
6	1415 Liquidated Damages	0	0	0	0	
7	1430 Fees and Costs	50,000.00	50,000.00	50,000.00	20,290.23	
8	1440 Site Acquisition	0	0	0	0	
9	1450 Site Improvement	32,210.00	39,907.00	39,907.00	30,980.69	
10	1460 Dwelling Structures	280,000.00	239,819.32	239,819.32	107,864.14	
11	1465.1 Dwelling Equipment—Nonexpendable	82,000.00	106,991.35	106,991.35	110,378.85	
12	1470 Nondwelling Structures	33,500.00	40,000.00	40,000.00	100.00	
13	1475 Nondwelling Equipment	15,000.00	11,351.65	11,351.65	11,351.65	
14	1485 Demolition	0	0	0	0	
15	1490 Replacement Reserve	0	0	0	0	
16	1492 Moving to Work Demonstration	0	0	0	0	
17	1495.1 Relocation Costs	0	0	0	0	
18	1499 Development Activities	0	0	0	0	
19	1501 Collateralization or Debt Service	0	0	0	0	
20	1502 Contingency	0	0	0	0	
21	Amount of Annual Grant: (sum of lines 2 – 20)	882,442.00	882,442.00	882,442.00	587,664.42	
22	Amount of line 21 Related to LBP Activities	0	0	0	0	

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG		Grant Type and Number Capital Fund Program Grant No: FL14P0050101 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: September 30, 2004 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance	3,500.00	3,500.00	3,643.42	3,643.42
24	Amount of line 21 Related to Security – Soft Costs	5,000.00	5,000.00	6,593.00	6,593.00
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	82,000.00	82,000.00	82,000.00	27,675.00

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG		Grant Type and Number Capital Fund Program Grant No: FL14P0050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Authority-Wide	Operations	1406		88,244.00	176,488.00	176,488.00	176,488.00	Complete
	Management Improvements:							
	Management Improvement	1408		88,244.00	129,640.18	129,640.18	126,123.90	Ongoing
	Audit	1408		0	0	0	0	
	A & E Fees	1430		50,000.00	50,000.00	50,000.00	20,290.23	Ongoing
	Administration:							
	Salary, Benefits, and Sundry	1410		88,244.00	88,244.00	88,244.00	47,406.42	Ongoing
	Non-Dwelling Equipment	1475		15,000.00	11,351.65	11,351.65	11,351.65	Complete
	TOTAL AUTHORITY WIDE			329,732.00	455,723.83	455,723.83	338,340.74	
Graham Park	Parking Lot Gate Replacement	1450			6,593.00	6,593.00	6,593.00	Complete
FL2-3	Entry Sign	1450		0	0	0	0	
	Landscaping/Irrigation	1450			26,666.45	26,666.45	26,666.45	Complete
	Entrance Improvements	1460		75,000.00	0	0	0	
	Common Area Painting	1460		50,000.00	84,600.00	84,600.00	84,600.00	Complete
	Unit Modernization	1460		100,000.00	14,197.41	14,197.41	14,197.41	Complete
	Appliances	1465. 1		20,000.00	15,000.00	15,000.00	15,000.00	Complete

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG		Grant Type and Number Capital Fund Program Grant No: FL14P0050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	A/C Replacement	1465.	1	45,000.00	69,865.00	69,865.00	69,865.00	Complete
	Training Center Improvements	1470		20,000.00	0	0	0	
	Mgmt. Office Section 504 Improvement	1470		3,500.00	3,643.42	3,643.42	3,643.42	Complete
	Key Track System	1475		0	20,320.00	20,320.00	20,320.00	Complete
	Elevator Upgrades			115,000.00	9,353.00	9,353.00	9,353.00	Complete
-	TOTAL-GRAHAM PARK			428,500.00	250,238.28	250,238.28	217,020.32	
James Park/ Clearview FL2-5	Site Improvements	1450		52,210.00	6,647.55	6,647.55	0	Ongoing
	Unit Modernization (James)	1460		40,000.00	25,000.00	21,603.42	21,603.42	Complete
	Unit Modernization (Clearview)	1460		15,000.00	52,617.54	1,165.55	1,165.55	Complete
	Appliances (James)	1465.	1	12,000.00	24,039.75	24,039.75	24,039.75	Complete
	Appliances (Clearview)	1465.	1	5,000.00	3,175.00	3,175.00	680.00	Ongoing
	Expand Maintenance Area	1470		0	40,000.00	40,000.00	100.00	Ongoing
	TOTAL JAMES/CLEARVIEW			124,210.00	176,479.89	89,983.72	47,588.72	
Disston Place FL2-23	Unit Modernization	1460		0	25,000.00	0	0	
	TOTAL—DISSTON PLACE			0	25,000.00	0	0	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG		Grant Type and Number Capital Fund Program Grant No: FL14P0050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	GRAND TOTAL			882,442.00	907,442.00	882,422.00	602,949.78	

**Annual Statement/Performance and Evaluation Report
as of 9/30/04
Part III: Implementation Schedule Capital
Fund and Capital Fund Replacement
Housing**

Grant Type and Number 2001
Capital Fund Program Grant No:
FL14P0050101
Replacement Housing Factor
Grant No:

ST. PETERSBURG HOUSING AUTHORITY

Development Number/Name	Obligated		Expended	All Funds Expended by May 30, 2006		Reasons for Revised Target (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	
All Activities			05/03	05/05		NA- On Target

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG	Grant Type and Number Capital Fund Program Grant No: FL 14P00250102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/04 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	165,425	165,425	165,425	165,425
3	1408 Management Improvements	165,425	165,425	165,425	165,425
4	1410 Administration	82,712	82,712	82,712	82,712
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25,000	25,000	25,000	12,500
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	241,563	241,563	241,563	76,418
11	1465.1 Dwelling Equipment—Nonexpendable	75,000	75,000	75,000	
12	1470 Nondwelling Structures	30,000	30,000	30,000	
13	1475 Nondwelling Equipment	52,000	52,000	52,000	10,306
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG	Grant Type and Number Capital Fund Program Grant No: FL 14P00250102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/04 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	827,125		827,125	512,786
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				

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

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG	Grant Type and Number Capital Fund Program Grant No: FL14P00250102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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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	
Authority Wide	Operations	1406		165,425.00	165,425.00	165,425.00	165,425.00	Complete
	Management Improvements:							
	Management Improvements	1408		165,425.00	165,425.00	165,425.00	165,425.00	Complete

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG		Grant Type and Number Capital Fund Program Grant No: FL14P00250102 Replacement Housing Factor Grant No:				Federal FY of 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	
	Audit	1408		0	0	0	0	
	A & E Fees	1430		25,000.00	25,000.00	25,000.00	12,500.00	Ongoing
	Administration:							
	Salary, Benefits & Sundry	1410		82,712.00	82,712.00	82,712.00	49,990.06	Ongoing
	TOTAL AUTHORITY WIDE			438,562.00	438,562.00	438,562.00	393,340.06	
Graham Park	Lobby Improvements	1460		31,563.00	0	0	0	
FL2-3	Reconfigure Building Entrance	1460		60,000.00	0	0	0	
	ADA Compliance/Modernization	1460		100,000.00	75,618.42	75,618.42	65,618.42	
	A/C Replacement	1465.	1	50,000.00	50,000.00	42,000.00	0	
Graham Park 2-3	Management Office Improvements	1470		20,000.00	3,000.00	1,525.00	1,525.00	
	Trash Compactor	1475		12,000.00	9,000.00	9,000.00	9,000.00	
	Emergency Generator	1475		40,000.00	27,585.00	27,585.00		
	TOTAL GRAHAM PARK			313,563.00	165,203.42	155,728.42	103,728.42	

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG		Grant Type and Number Capital Fund Program Grant No: FL14P00250102 Replacement Housing Factor Grant No:				Federal FY of 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	
James Park/	Unit Modernization	1460		0	105,144.00	25,044.00	0	Ongoing
Clearview	Roof repairs (James Park)	1460		25,000.00	8,400.00	8,400.00	8,400.00	Complete
FL2-5	Roof repairs (Clearview)	1460		25,000.00	2,400.00	2,400.00	2,400.00	Complete
	A/C Replacement (James)	1465		20,000.00	20,000.00			Ongoing
	A/C Replacement (Clearview)	1465		5,000.00	5,000.00			Ongoing
	Appliances (James/Clearview)	1465		0	0			Ongoing
	Non-Dwelling Structure Imp.	1470		0	7,000.00	7,000.00	0	Ongoing
	TOTAL JAMES/CLEARVIEW			75,000.00	147,944.00	42,844.00	10,800.00	
Disston Place	Unit Modernization	1460		0	50,000.00	0	0	To Begin
FL2-23	Non-Dwelling Structure Imp.	1470		0	10,000.00	0	0	To Begin
	Non-Dwelling Equipment	1475		0	15,415.00			To Begin
	TOTAL--DISSTON PLACE			0	75,415.00	0	0	

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG		Grant Type and Number Capital Fund Program Grant No: FL14P00250102 Replacement Housing Factor Grant No:				Federal FY of 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	
GRAND TOTAL				827,125.00	827,125.00	637,134.00	507,868.48	

HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG, FLORIDA

FL14R002501-01

2001

___Original Annual Statement ___Reserve for Disasters/Emergencies _____Revised Annual Statement/Revision Number xxxxxPerformance & Evaluation Report

for Program Year Ending 09/30/2004 _____Final Performance & Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised (2)	(2) Obligated	Expended
1	Total Non-CGP Funds	\$ -		\$ -	\$
2	1406 Operations	\$ -		\$ -	\$
3	1408 Management Improvements	\$ 14,635		\$ 14,635	\$
4	1410 Administration	\$ -		\$ -	\$
5	1411 Audit	\$ 10,791		\$ 10,791	\$
6	1415 Liquidated Damages	\$ -		\$ -	\$
7	1430 Fees and Costs	\$ -		\$ -	\$
8	1440 Site Acquisition	\$ -		\$ -	\$
9	1450 Site Improvements	\$ 44,137		\$ 44,137	\$
10	1460 Dwelling Structures	\$ -		\$ -	\$
11	1465.1 Dwelling Equipment-Nonexpendable	\$ -		\$ -	\$
12	1470 Nondwelling Structures	\$ -		\$ -	\$
13	1475 Nondwelling Equipment	\$ -		\$ -	\$
14	1495.1 Relocation Costs	\$ -		\$ -	\$
15	1490 Replacement Reserve	\$ -		\$ -	\$
	1499 Development Activity - <i>Purchase of Romayne Apartments</i>	\$ 76,789.39		\$ 76,789.39	\$ 76,789.39
16	1502 Contingency (may not exceed 8% of line 15)	\$ -		\$ -	\$
17	Amount of Annual Grant (Sum of lines 2-15)	\$ 146,352.00		\$ 146,352.00	\$ 146,352.00

18	Amount of line 16 Related to LBP Activities	\$	-	\$	-	\$	-	\$
19	Amount of line 16 Related to Section 504 Compliance	\$	-			\$	-	\$
20	Amount of line 16 Related to Security	\$	-			\$	-	\$
21	Amount of line 16 Related to Energy Conservation Measures	\$	-			\$	-	\$

Annual Statement/Performance and Evaluation Report

Part I: Summary

Capital Fund Program (CFP)

HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG, FLORIDA

OMB Approval No. 2577-0157 (Exp. 7/31/95)

*HOUSING AUTHORITY OF THE
CITY OF ST. PETERSBURG*

FL14R002501-02

___Original Annual Statement ___Reserve for Disasters/Emergencies ___Revised Annual Statement/Revision Number xxxxxPerformance & Evaluation Report
for Program Year Ending 09/30/2004 _____Final Performance & Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost Original	Revised (2)	Total Actual Cost (2) Obligated
1	Total Non-CGP Funds	\$ -		\$ -
2	1406 Operations	\$ -		\$ -
3	1408 Management Improvements	\$ -		\$ -
4	1410 Administration	\$ -		\$ -
5	1411 Audit	\$ -		\$ -
6	1415 Liquidated Damages	\$ -		\$ -
7	1430 Fees and Costs	\$ -		\$ -
8	1440 Site Acquisition	\$ -		\$ -
9	1450 Site Improvements	\$ -		\$ -
10	1460 Dwelling Structures	\$ -		\$ -
11	1465.1 Dwelling Equipment-Nonexpendable	\$ -		\$ -
12	1470 Nondwelling Structures	\$ -		\$ -
13	1475 Nondwelling Equipment	\$ -		\$ -

14	1495.1 Relocation Costs		\$	-		\$	-
15	1490 Replacement Reserve		\$	-		\$	-
	1499 Development activity		\$	139,101.00		\$	139,101.00
16	1502 Contingency (may not exceed 8% of line 15)		\$	-		\$	-
17	Amount of Annual Grant (Sum of lines 2-15)		\$	139,101.00		\$	139,101.00
18	Amount of line 16 Related to LBP Activities		\$	-		\$	-
19	Amount of line 16 Related to Section 504 Compliance		\$	-		\$	-
20	Amount of line 16 Related to Security		\$	-		\$	-
21	Amount of line 16 Related to Energy Conservation Measures		\$	-		\$	-

**Annual Statement/Performance and Evaluation Report as U. S. Department of Housing
of 9/30/03**

**Part III: Implementation Schedule
Comprehensive Grant Program (CGP) 2002**

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

ST. PETERSBURG HOUSING AUTHORITY

Development Number/Name	All Funds Obligated by May 30, 2004			All Funds Expended by May 30, 2006			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
HA-Wide Activities							
Authority Wide	5/30/2004		5/30/2004	5/30/2006		5/30/2006	
Graham Park FL2-3	5/30/2004		5/30/2004	5/30/2006		5/30/2006	
James/ Clearview							

Park FL2-5	5/30/2004
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5/30/2004	5/30/2006
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5/30/2006

Annual Statement/Performance and Evaluation Report

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Part I: Summary

*HOUSING AUTHORITY OF THE
CITY OF ST. PETERSBURG*

Capital Fund Program (CFP)

HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG, FLORIDA

FL14R002501-03

___ Original Annual Statement ___ Reserve for Disasters/Emergencies ___ Revised Annual Statement/Revision Number xxxxx Performance & Evaluation Report

for Program Year Ending 09/30/2004 _____ Final Performance & Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost Original	Revised (2)	Total Actual Cost (2) Obligated
1	Total Non-CGP Funds	\$ -		\$ -
2	1406 Operations	\$ -		\$ -
3	1408 Management Improvements	\$ -		\$ -
4	1410 Administration	\$ -		\$ -
5	1411 Audit	\$ -		\$ -
6	1415 Liquidated Damages	\$ -		\$ -
7	1430 Fees and Costs	\$ -		\$ -
8	1440 Site Acquisition	\$ -		\$ -
9	1450 Site Improvements	\$ -		\$ -
10	1460 Dwelling Structures	\$ -		\$ -
11	1465.1 Dwelling Equipment-Nonexpendable	\$ -		\$ -
12	1470 Nondwelling Structures	\$ -		\$ -
13	1475 Nondwelling Equipment	\$ -		\$ -
14	1495.1 Relocation Costs	\$ -		\$ -
15	1490 Replacement Reserve	\$ -		\$ -
	1499 Development activity	\$ 268,885.00		\$ 268,885.00
16	1502 Contingency (may not exceed 8% of line 15)	\$ -		\$ -
17	Amount of Annual Grant (Sum of lines 2-15)	\$ 268,885.00		\$ 268,885.00
18	Amount of line 16 Related to LBP Activities	\$ -	\$ -	\$ -

19	Amount of line 16 Related to Section 504 Compliance	\$	-	\$	-
20	Amount of line 16 Related to Security	\$	-	\$	-

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG	Grant Type and Number Capital Fund Program Grant No: FL14P002501, 02-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: September 30, 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	139,909.00	139,909.00	120,078.07	120,078.07
3	1408 Management Improvements	139,909.00	139,909.00	53,223.00	53,223.00
4	1410 Administration	70,093.00	88,244.00	88,244.00	47,406.42
5	1411 Audit	15,000.00			
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	259,862.00			
10	1460 Dwelling Structures	25,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable	15,000.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	34,774.00	34,774.00	32,698.00	32,698.00
14	1485 Demolition	0			
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	699,547.00			
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG	Grant Type and Number Capital Fund Program Grant No: FL14P002501, 02-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: September 30, 2004 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG	Grant Type and Number Capital Fund Program Grant No: FL14P002501,02-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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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	
Authority- Wide	Operations	1406		139,909.00		120,078.07	120,078.07	Ongoing
	Management Improvements	1408		139,909.00	129,640.18	53,223.00	53,223.00	Ongoing
	Administration	1410		70,093.00				
	Audit	1411		15,000.00				
	A & E Fees	1430						

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG		Grant Type and Number Capital Fund Program Grant No: FL14P002501,02-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Non-Dwelling Equipment	1475		34,774.00		32,698.00	32,698.00	Complete
TOTAL AUTHORITY WIDE				399,685.00				
Clearview Park	Site Improvements	1450		200,000.00				
FL 2-5	Unit Modernization	1460		10,000.00				
TOTAL CLEARVIEW PARK				210,000.00				
Disston Place	Site Improvements	1450		34,862.00				
FL 2-19	Dwelling	1460		10,000.00				
	Appliances	1465		7,500.00				
TOTAL DISSTON PLACE				52,362.00				
Romayne Apts.	Site Improvements	1450		25,000.00				
FL 2-23	Unit Modernization	1460		5,000.00				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG		Grant Type and Number Capital Fund Program Grant No: FL14P002501,02-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
-	Appliances	1465		7,500.00				
TOTAL ROMAYNE APTS.				37,500.00				
GRAND TOTAL				699,547.00		205,999.07	205,999.07	

