

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

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# PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009  
Annual Plan for Fiscal Year 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 Fort Lauderdale, Florida

**PHA Number:** FL010

**PHA Fiscal Year Beginning:** 01/2005

**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 [www.hacfl.com](http://www.hacfl.com)
- Other (list below)  
Community Centers at Public Housing Sites

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

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

**5-YEAR PLAN**  
**PHA FISCAL YEARS 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: The mission of the Housing Authority is to provide safe, decent and affordable housing opportunities for low income families as they strive to achieve self sufficiency and improve their quality of life. We are committed to operate in an efficient, ethical, and professional manner; working always to create and maintain partnerships with clients and appropriate community agencies in order to accomplish this mission.

**B. Goals**

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

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

- PHA Goal: Expand the supply of assisted housing  
Objectives:
- Apply for additional rental vouchers:
  - Reduce public housing vacancies: 2%
  - Leverage private or other public funds to create additional housing opportunities: \$6,000,000
  - Acquire or build units or developments for affordable rental housing
  - Other (list below)  
Maintain a program to assist at least 30 persons to use its tenant based program to become homeowners by December 31, 2009.
- 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 obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers: Dixie Court Apartments (78 units) to be demolished.
- Other: (list below)  
Centralize all Administrative and Maintenance functions from one location thereby realizing economies of scale and improved employee morale and performance.

- PHA Goal: Increase assisted housing choices  
Objectives:
  - Provide voucher mobility counseling:
  - Conduct outreach efforts to potential voucher landlords
  - Increase voucher payment standards
  - Implement voucher homeownership program:
  - Implement public housing or other homeownership programs:
  - Implement public housing site-based waiting lists:
  - Convert public housing to vouchers:
  - Other: (list below)  
Demolish 78 Public Housing units-rebuild 44 units as Public Housing plus additional 56 units as Affordable Housing.

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

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

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)  
Work closely with City (HOME) and County (SHIP) funds to promote homeownership at reduced costs.

**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 Housing Authority of the City of Fort Lauderdale will work closely with the City of Fort Lauderdale and the Housing Finance Agency to develop vacant parcels for Homeownership single family homes and affordable family rentals. A Financial Analyst will be elected in the Summer of 2004 to assist the Housing Authority of the City of Fort Lauderdale in applying for 9% Tax Credits from the State of Florida to assist in financing this venture.

-The Housing Authority of the City of Fort Lauderdale will also seek to develop a vacant lot with fifty (50) new Elderly units and seek supportive Service partners to assist elderly residents.

**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.

**Section 8 Program-**The Housing Authority of the City of Fort Lauderdale struggles to remain a viable business entity under the new funding regulations published by HUD PIH 2004-7. This notice severely restructures our operations. It has required this agency to take a hard look at the future of this program which was once considered to be the focal point of our operations adequately serving almost two thousand families and operating lean and efficient. The profitable operation of the Section 8 program allowed excess administrative fee earnings to be invested in providing safe, decent, and affordable housing to a long list of low and very low income families. This is no longer the case as the Housing Authority of the City of Fort Lauderdale struggles to find the cash needed to pay HAP while struggling to operate at breakeven given the new fee structure.

- Section 8 Homeownership voucher will continue as we will see several section 8 tenants finally purchase and occupy their own home in 2005 and hopefully this success will be duplicated in future years.
- Funding Affordable Housing purchases and renovations from excess Section 8 administrative fees has stopped, thanks to HUD instructions. Over the past 5-6 years several first time homeowners moved into single family homes under this program. This program has now come to an end.

- The operations of the Section 8 programs are in jeopardy unless some clear indication of how funding appropriated will enable this agency to adequately meet our contractual agreements with landlords on behalf of tenants.

**Construction of seven (7) new single family homes-**Ground breaking exercises will take place on July 27, 2004 at which time construction will begin. Three of the seven first time home buyers of these units will convert to Homeownership vouchers and one will be a long time Public Housing resident becoming a homeowner.

**Dixie Court Apartments Redevelopment-**The demolition application, we expect, should be approved and the financial advisor selected by August 2004. Phase I of the redevelopment will commence by early 2005 and the relocation plan will be followed. The seventy eight (78) units to be demolished will be replaced by forty four (44) elderly units in one building including a community center and laundry facility for the elderly. There will also be fifty six (56) affordable housing units built on this site. A variety of funding sources will be utilized including the 9% tax credit from the State of Florida.

### **Centralized Administrative and Maintenance Operations**

The administrative and maintenance operations of the Housing Authority of the City of Fort Lauderdale will as of January 2005 be centralized to one location. The economies of scale as well as benefits to the employees are expected to improve operations while offering better customer service at a modern facility.

### **Affordable Housing**

The five year plan for affordable housing is to increase inventory by at least ten (10) units annually as well as offer 5-10 units for sale to first time home buyers.

### **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.

#### **Table of Contents**

	<u>Page #</u>
<b>Annual Plan</b>	
i. Executive Summary	1
ii. Table of Contents	3
1. Housing Needs	6
2. Financial Resources	13
3. Policies on Eligibility, Selection and Admissions	14
4. Rent Determination Policies	24
5. Operations and Management Policies	27
6. Grievance Procedures	28
7. Capital Improvement Needs	29
8. Demolition and Disposition	31
9. Designation of Housing	32
10. Conversions of Public Housing	34
11. Homeownership	35
12. Community Service Programs	37
13. Crime and Safety	39
14. Pets (Inactive for January 1 PHAs)	41
15. Civil Rights Certifications (included with PHA Plan Certifications)	41
16. Audit	42
17. Asset Management	42
18. Other Information	43

#### **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:

- (A)Admissions Policy for Deconcentration fl010a02
- (B)FY 2005 Capital Fund Program Annual Statement fl010b02
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- X (C)Description of Pet Policy fl010c02
- X (D)Statement of progress in meeting 5-year plan mission and goals fl010d02
- X (E)Description of implementation of community service requirements fl010e02
- X (F)Resident Board membership fl010f02
- X (G)Comments from resident board  
(minutes of public hearing) fl010g02
- X Performance and Evaluation Reports (H)2001 fl010h02

- (I)2002 fl010i02
- (J)2003 fl010j02
- (Q)2003 fl010q02
- (R)2003 fl010r02

- X (K)Housing Conversion Assessment fl010k02
- X (L)Follow Up Plan as a result of Resident Service and Satisfaction Survey fl010l02
- X (M)Significant Amendment Definition fl010m02
- X (P) Addendum (Hope VI Demolition Grant) fl010p02

Optional Attachments:

- PHA Management Organizational Chart
- (N)FY 2006-2009 Capital Fund Program 5 Year Action Plan fl010n02
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- (O)Other (List below, providing each attachment name)  
Replacement Housing Factor Funding Plan/Dixie Court fl010o02

**Supporting Documents Available for Review**

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

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	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 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
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public	Annual Plan: Designation of

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	housing (Designated Housing Plans)	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
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	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	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	5853	N/A	N/A	N/A	N/A	N/A	N/A
Income >30% but <=50% of AMI	4675	N/A	N/A	N/A	N/A	N/A	N/A
Income >50% but <80% of AMI	6658	N/A	N/A	N/A	N/A	N/A	N/A
Elderly	3515	N/A	N/A	N/A	N/A	N/A	N/A
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

- Consolidated Plan of the Jurisdiction/s  
Indicate year: 2000-2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

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

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

### Housing Needs of Families on the Waiting List

Waiting list type: (select one)

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

	# of families	% of total families	Annual Turnover
Waiting list total	1360		
Extremely low income <=30% AMI	1350	99.26	
Very low income (>30% but <=50% AMI)	8	.59	
Low income (>50% but <80% AMI)	2	.15	
Families with children	765	56.25	
Elderly families	79	5.81	
Families with Disabilities	3	.22	
Race/ethnicity(white)	172	12.65	
Race/ethnicity(black)	1184	87.06	
Race/ethnicity(other)	4	.29	
Race/ethnicity(hispanic)	148	10.88	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A	N/A	
2 BR	N/A	N/A	
3 BR	N/A	N/A	
4 BR	N/A	N/A	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	

<b>Housing Needs of Families on the Waiting List</b>	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
If yes:	
How long has it been closed (# of months)? 23	
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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" 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	1404		
Extremely low income <=30% AMI	1329	94.66	
Very low income (>30% but <=50% AMI)	66	4.70	
Low income (>50% but <80% AMI)	0	0	
Families with children	687	48.93	
Elderly families	45	3.21	
Families with Disabilities	2	.14	
Race/ethnicity(white)	57	4.06	
Race/ethnicity(black)	1298	92.45	
Race/ethnicity(other)	36	2.56	
Race/ethnicity(hispanic)	9	.64	
Characteristics by Bedroom Size (Public Housing Only)			

Housing Needs of Families on the Waiting List			
1BR	243	17.31	
2 BR	801	57.05	
3 BR	270	19.23	
4 BR	62	4.42	
5 BR	28	1.99	
5+ BR	0	0	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 12			
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			

### C. Strategy for Addressing Needs

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

#### (1) Strategies

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

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

Select all that apply

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

- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)  
Set up admission preference for 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: (list below)  
Set up preferences for families (elderly/non elderly 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: (list below)  
Sponsor Fair Housing Training with landlords and HACFL staff in conjunction with Fair Housing Offices.

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

**(2) Reasons for Selecting Strategies**

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

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

## **2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2005 grants)</b>		
a) Public Housing Operating Fund	1,282,631	
b) Public Housing Capital Fund	1,233,745	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	16,376,339	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	61,776	
h) Community Development Block Grant	250,000	
i) HOME		
Other Federal Grants (list below)		

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>	1,604,095	
<b>4. Other income (list below)</b>		
Interest Income	13,000	
Other Income	5,000	
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	20,826,586	

### **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) The qualifying factors of eligibility are verified when a family is in a position on the waiting list to be offered a unit.

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

- Criminal or Drug-related activity

- Rental history
- Housekeeping
- Other (describe)

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

**(2)Waiting List Organization**

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

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

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

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

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

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

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

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

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

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists

- At the development to which they would like to apply
- Other (list below)

**(3) Assignment**

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

- One
- Two
- Three or More

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

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA: If unit offered is inappropriate for applicants with disabilities, the family will retain their position on the waiting list.

**(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 (elderly))
- Victims of domestic violence
- Substandard housing
- Homelessness (elderly)
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

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

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

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

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

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

**(6) Deconcentration and Income Mixing**

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

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

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

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

- Other (list policies and developments targeted below)
- d.  Yes  No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (select all that apply)
- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)
- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:  
10-8 Oak Park Apts.
- 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:  
10-7.2 Sistrunk Gardens

## B. Section 8

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

### (1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

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

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

- Criminal or drug-related activity
- Other (describe below)

The HACFL informs owners that it is the responsibility of the landlord to determine the suitability of prospective tenants. Owners will be encouraged to screen applicants for rent payment history, payment of utility bills, eviction history, respecting the rights of other residents, damage to units, drug related criminal activity or other criminal activity that is a threat to health, safety, or property of others, and compliance with other essential conditions of tenancy. The HACFL will not provide documented information regarding tenancy history to prospective landlords.

## **(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)

The waiting list is closed at the present time. Interested persons may apply for admission to Section 8 tenant based assistance when it is reopened via phone and/or in person as announced at the time of reopening.

## **(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:

The HACFL extends the term up to 120 days from the beginning of the initial term if the family needs and requests an extension as a reasonable accommodation to make the program accessible to and usable by a family member with a disability. If the family needs an extension in excess of the above mentioned time frame, the HACFL will extend the voucher term for the amount of time reasonably required for said reasonable accommodation. All requests for extensions must be received prior to the expiration date of the voucher.

Extensions are permissible at the discretion of the HACFL up to a maximum of an additional 60 days primarily for these reasons:

Extenuating circumstances such as hospitalization or a family emergency for an extended time which has affected the family's ability to find a unit within the initial 60 day period. Verification is required.

The HACFL is satisfied that the family has made a reasonable effort to locate a unit, including seeking the assistance of the PHA throughout the initial 60 day period. A completed search record is not required.

The family was prevented from finding a unit due to disability accessibility requirements or large size bedroom unit requirement. The search record is part of the required verification.

#### **(4) Admissions Preferences**

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
- Date and time of application
- Drawing (lottery) or other random choice technique
5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)
- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan
6. Relationship of preferences to income targeting requirements: (select one)
- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

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

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)
- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)
- b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?
- Through published notices
- Other (list below)
- Distribution to Social Service Providers Community

**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:

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

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

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

If resident chooses flat rent. (amounts stated in flat rent policy)

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

For the earned income of a previously unemployed household member  
 For increases in earned income  
 Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:

- For household heads  
 For other family members  
 For transportation expenses

- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

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

Anytime the family experiences an income decrease.

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

## **(2) Flat Rents**

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

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

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

### **(1) Payment Standards**

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)
- At or above 90% but below 100% of FMR
  - 100% of FMR
  - Above 100% but at or below 110% of FMR
  - Above 110% of FMR (if HUD approved; describe circumstances below)
- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)
- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
  - The PHA has chosen to serve additional families by lowering the payment standard
  - Reflects market or submarket
  - Other (list below)
- c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)
- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area

- Reflects market or submarket
- To increase housing options for families
- Other (list below)

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

- Annually
- Other (list below)

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

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

**(2) Minimum Rent**

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

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

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

**5. Operations and Management**

[24 CFR Part 903.7 9 (e)] **High Performer/exempt from component**

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

**A. PHA Management Structure**

Describe the PHA’s management structure and organization.

(select one)

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

**B. HUD Programs Under PHA Management**

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

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

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

**C. Management and Maintenance Policies**

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

All policies relating to the above are available for review.

**6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]**High Performer/Exempt from component**

**Grievance Procedures are included in the Admissions and Occupancy Policy**

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

**A. Public Housing**

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

If yes, list additions to federal requirements below:

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

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

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

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

If yes, list additions to federal requirements below:

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

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

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

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

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

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

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

Select one:

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

-or-

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

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

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment fl010n01

-or-

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

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

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

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

1. Development name:

2. Development (project) number:

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

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

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

If yes, list development name/s below:

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

If yes, list developments or activities below:

10-1 Dixie Court Apartments

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

If yes, list developments or activities below:

**8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Dixie Court 1b. Development (project) number: 10-1
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input 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: (12/15/2003)
5. Number of units affected: 78
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 04/30/2005 b. Projected end date of activity: 12/31/2006

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Sunnyreach Acres 1b. Development (project) number: 10-7.1
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>(DD/MM/YY)</u>
5. Number of units affected:
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development 24 X 200 ft. utility easement, currently this parcel of land has no viable use to the Housing Authority <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

<b>Designation of Public Housing Activity Description</b>		
1a. Development name:	Sunnyreach Acres	Sailboat Bend
1b. Development (project) number:	10-7.1	10-5

<p>2. Designation type:</p> <p>Occupancy by only the elderly <input type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(09/01/1992)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 205</p>
<p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

<b>Designation of Public Housing Activity Description</b>
<p>1a. Development name: Dixie Court</p> <p>1b. Development (project) number: 10-1</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(04/01/2005)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input checked="" type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>7. Number of units affected: 44</p>
<p>7. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

## **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.

See attachment fl010k01

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

<input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)
--

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

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

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

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

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

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

2. Activity Description

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

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	
<input type="checkbox"/>	HOPE I
<input type="checkbox"/>	5(h)
<input type="checkbox"/>	Turnkey III
<input type="checkbox"/>	Section 32 of the USHA of 1937 (effective 10/1/99)

<p>3. Application status: (select one)</p> <p><input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program</p> <p><input type="checkbox"/> Submitted, pending approval</p> <p><input type="checkbox"/> Planned application</p>
<p>4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)</p>
<p>5. Number of units affected:</p> <p>6. Coverage of action: (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

**B. Section 8 Tenant Based Assistance**

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

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

[24 CFR Part 903.7 9 (l)] High Performer/Exempt from this component

**Summary of Policy attached fl010e01**

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.

High Performing PHA

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

#### 1. Cooperative agreements:

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

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

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

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

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

#### (1) General

##### a. Self-Sufficiency Policies

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

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



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**

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

[24 CFR Part 903.7 9 (m)] **High Performer/Exempt from this component**

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.

High Performing PHA

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

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)
  - High incidence of violent and/or drug-related crime in some or all of the PHA's developments
  - High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
  - Residents fearful for their safety and/or the safety of their children
  - Observed lower-level crime, vandalism and/or graffiti
  - People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
  - Other (describe below)
  
2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).
  - Safety and security survey of residents
  - Analysis of crime statistics over time for crimes committed "in and around" public housing authority

- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

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

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

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

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

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

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

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

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

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

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

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

#### **14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)] **High Performer/Exempt from this Component**

Full policy is included in ACOP. Attachment fl010c01f summary

#### **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? Submission will be completed by 9/30/2004 deadline.
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? 1
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?  
Will be submitted by deadline of 9/30/2004

#### **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)] **High Performer/exempt from this component**

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

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

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

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

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
  
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
  - Attached at Attachment (File name) fl010g01 minutes from public hearing will be attached.
  - Provided below:
  
3. In what manner did the PHA address those comments? (select all that apply)
  - Considered comments, but determined that no changes to the PHA Plan were necessary.
  - The PHA changed portions of the PHA Plan in response to comments  
List changes below:
  - Other: (list below)

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

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

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

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

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

**D. Other Information Required by HUD**

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

**HUD Form 50070-Cerification for a of Drug-Free Workplace**  
**HUD Form 50071-Certification of Payments to Influence Federal Transactions**  
**HUD Form 50077-PHA Certifications of Compliance**  
**SFLLL-Disclosure of Lobbying Activities**  
**Civil Rights Certification**  
**Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan**

**(The above forms will be included upon review and approval of the Board of Commissioners of the Housing Authority)**

## **Attachments**

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

Admissions Policy for Deconcentration  
FY 2005 Capital Fund Statement and 5 Year Plan  
Pet Policy (Summary)  
Statement of Progress in Meeting 5 Year Plan Mission and Goals  
Community Service Requirements (Summary)  
Resident Board Membership  
Comments From Resident Board (if applicable)  
Performance and Evaluation Reports 2001, 2002, and 2003  
Housing Conversion Assessment  
Implementation Plan (Resident Survey)  
Significant Amendment Definition  
Replacement Housing Factor Plan (10-1 Dixie Court)



## ATTACHMENT A

### DECONCENTRATION POLICY

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

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

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

### **DECONCENTRATION INCENTIVES**

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

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

### **OFFER OF A UNIT**

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

# Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> Housing Authority of the City of Fort Lauderdale, Florida	<b>Grant Type and Number</b> Capital Fund Program Grant No: FL14P01050105 Replacement Housing Factor Grant No:	<b>Federal FY of Grant: 2005</b>
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Original Annual Statement     
  Reserve for Disasters/ Emergencies     
  Revised Annual Statement (revision no:    )

Performance and Evaluation Report for Period Ending:     
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	246,749			
3	1408 Management Improvements	246,749			
4	1410 Administration	123,375			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	25,000			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	88,072			
10	1460 Dwelling Structures	443,800			
11	1465.1 Dwelling Equipment—Nonexpendable	30,000			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	30,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,233,745			
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				

Signature of Executive Director & Date

Signature of Public Housing Director & Date

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

PHA Name: Housing Authority of the City of Fort Lauderdale, Florida		Grant Type and Number Capital Fund Program Grant No: <b>FL14P01050105</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2005</b>			
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	
10-2	Knockdown (walls)	1460	10 units	8,000				
Dr. Kennedy	Kitchen remodeling	1460	10 units	21,000				
Homes	Bathroom remodeling	1460	10 units	8,500				
	Floor replacement	1460	10 units	24,600				
	Roof replacement	1460	45 units	181,000				
				<b>243,100</b>				
10-3	Knockdown (walls)	1460	5 units	3,000				
Sunnyland Homes	Kitchen remodeling	1460	5 units	10,500				
	Bathroom remodeling	1460	5 units	4,250				
	Floor replacement	1460	5 units	13,500				
				<b>31,250</b>				
10-4	Knockdown (walls)	1460	5 units	3,000				
Suncrest Court	Kitchen remodeling	1460	5 units	10,500				
	Bathroom remodeling	1460	5 units	9,000				
	Floor replacement	1460	5 units	13,500				
				<b>36,000</b>				
105	Knockdown (walls)	1460	5 units	2,250				
Sailboat Bend	Kitchen remodeling	1460	5 units	10,500				
	Bathroom remodeling	1460	5 units	4,250				
	Floor replacement	1460	5 units	3,750				
				<b>20,750</b>				

Signature of Executive Director & Date

Signature of Public Housing Director & Date

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

PHA Name: Housing Authority of the City of Fort Lauderdale, Florida		Grant Type and Number Capital Fund Program Grant No: <b>FL14P01050105</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2005</b>			
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	
10-7.1	Knockdown (walls)	1460	5 units	2,700				
Sunnyreach Acres	Kitchen remodeling	1460	5 units	10,500				
	Bathroom remodeling	1460	5 units	4,250				
	Floor replacement	1460	5 units	3,750				
	Roof gable	1460		6,000				
	Sleeving A/C	1460		6,000				
	Hallway - Floor	1460		12,000				
				<b>45,200</b>				
10-7.2	Knockdown (walls)	1460	5 units	3,000				
Sistrunk	Kitchen remodeling	1460	5 units	10,500				
Gardens	Bathroom remodeling	1460	5 units	4,250				
	Floor replacement	1460	5 units	9,000				
	Central air conditioning	1460	4 units	12,000				
	Sleeving A/C	1460		2,000				
				<b>40,750</b>				
10-8	Knockdown (walls)	1460	5 units	2,000				
Oak Park	Kitchen remodeling	1460	5 units	10,500				
Apartments	Bathroom remodeling	1460	5 units	4,250				
	Floor replacement	1460	5 units	10,000				
				<b>26,750</b>				

Signature of Executive Director & Date

Signature of Public Housing Director & Date

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

PHA Name: <b>Housing Authority of the City of Fort Lauderdale, Florida</b>		Grant Type and Number Capital Fund Program Grant No: <b>FL14P01050105</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2005</b>			
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	
HA WIDE	Landscaping/tree trimming/sidewalks/ Irrigation	1450		68,800				
	Repave driveways	1450		19,272				
	Appliances	1465.1		30,000				
	Vehicles	1475		30,000				
				<b>148,072</b>				
H.A. Wide	Step-Up Program	1408		51,749				
Management	Service Aides/Tenant Management	1408	17	120,000				
Improvement	Drug Free Community Program	1408		75,000				
				<b>246,749</b>				
H.A. Wide	Partial Salaries & Benefits for							
Administration	Administrative Staff	1410	7	<b>123,375</b>				
Fees & Costs	A & E Services	1430		<b>25,000</b>				
Operations	Agency- wide	1406		<b>246,749</b>				

Signature of Executive Director & Date

Signature of Public Housing Director & Date

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

PHA Name: <b>Housing Authority of the City of Fort Lauderdale, Florida</b>		Grant Type and Number Capital Fund Program No: <b>FL14P01050105</b> Replacement Housing Factor No:				Federal FY of Grant: <b>2005</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
10-1 Dixie Court	5/31/2006			5/31/2008			
10-2 Dr. Kennedy Homes	5/31/2006			5/31/2008			
10-3 Sunnyland Homes	5/31/2006			5/31/2008			
10-4 Suncrest Cort	5/31/2006			5/31/2008			
10-5 Sailboat Bend	5/31/2006			5/31/2008			
10-7.1 Sunnyreach Acres	5/31/2006			5/31/2008			
10-7.2 Sistrunk Gardens	5/31/2006			5/31/2008			
10-8 Oak Park Apts.	5/31/2006			5/31/2008			
H.A. Wide	5/31/2006			5/31/2008			

Signature of Executive Director & Date

Signature of Public Housing Director & Date



## ATTACHMENT C

### Pet Policy

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

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

- \*Pay a security deposit of \$150.00 (payment arrangements will be available)
- \*Bring the pet into the office to have picture taken and on file at the management and site offices
- \*The pet must be licensed with the County and have all applicable vaccinations required by the law.
- \*At every annual recertification provide valid County license for pet
- \*All pets must be spayed or neutered. (proof from Veterinarian)
- \*Any cat or dog must be leashed while on the property
- \*Failure to comply can lead to the removal of the pet from the premises or eviction

## ATTACHMENT D

### PROGRESS OF 5 YEAR PLAN MISSION & GOALS

- Modernization/re-development of Dixie Court Apartments is progressing well. Of the seventy-two (72) units to be modernized, more than 50% have been completed and the perimeter fence on the south side completed. Permits to complete the interior roadway and parking are being processed. The selection of a financial advisor will take place early August to assist in obtaining funding for the re-development stages.
- Oak Park project has been put on hold indefinitely.
- The Housing Choice Voucher program has hit a road block in that funding for the baseline units approved by HUD will be insufficient to cover cost of HAP and this agency may be forced to take stringent action to avert a funding/cash flow shortage to pay landlord checks towards the end of the fiscal year ending 12/31/2004.
- Affordable Housing will break ground on July 27, 2004 on the construction of seven (7) new single family homes to be purchased by first time homebuyers.
- Section 8 Homeownership Voucher Program will benefit by having three (3) section 8 housing choice voucher holders convert to homeownership voucher on the completion of these new construction units. In addition, there is one long time public housing resident among the homebuyers.

## Attachment E

### Community Service Requirement

(24 CFR, Subpart F, 960.600-609)

Every non-exempt Public Housing Resident eighteen (18) years and older is required to perform eight (8) hours of community service hours per month.

The Housing Authority of the City of Fort Lauderdale will provide a list of potential agencies residents may contact to perform the required community service hours as well as monitoring the compliance of Public Housing Residents. Public Housing Residents will not be allowed to perform tasks for the Housing Authority to meet the community service hour's requirement.

Each month every applicable Public Housing Resident is to provide written proof of their completion of the community service hours requirement or certification of exemption of the community service hours to our Central Office.

The entire Community Service Policy is included in the Admissions and Continued Occupancy Handbook.

ATTACHMENT F

THE UNITED RESIDENT COUNCIL  
OF THE  
HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE

URC EXECUTIVE BOARD

MERCEDES BROWN, PRESIDENT  
MARCENIA WOOD, VICE PRESIDENT  
JOSEPHINE SWINTON, TREASURER  
MICHAEL SCHMIDT, SECRETARY

SITE PRESIDENTS

CATHERINE HARLEY  
DIXIE COURT

STELLA MARSHALL  
DR. KENNEDY HOMES

YOLONDA MOBLEY  
SUNNYLAND HOMES

MAE CALLOWAY  
SUNCREST COURT

TOM CURNIN  
SAILBOAT BEND

KATHY FISHER  
SUNNYREACH HI-RISE

BARBARA WILLIAMS  
SUNNYREACH TOWNHOMES

BERNICE GRAHAM  
SISTRUNK GARDENS

WENDELL MCFADDEN  
OAK PARK APARTMENTS

**ATTACHMENT G**  
**THE HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE, FL**

A public hearing was held on Thursday October 14, 2004, to receive commentary and answer questions on the Annual Agency Plan for FY 2005. The hearing was held in the community room at the Sailboat Bend Apartments, 425 SW 4 Avenue, Fort Lauderdale, Florida, commencing at 6:00 PM.

Present were:	Commissioners -	Tam English – Chair Reesa Watson – Vice Chair Quinn Fazio Goodchild Ruby Slaton – Resident Commissioner
	Non- resident Staff -	Philip Goombs – Executive Director Andrea Walen - Assistant Executive Director Alicia Phillips – P/H Management Director Veronica Lopez – Section 8 Director
	Staff and/or Residents -	Alfrieda Sampson Yolanda Mobley Gail Mitchell Christine Fields Carol Gonzalez Victoria Bing Louise Smith Willie Platts Fannie Chance Leroy Thompson Anna Marcucci Leslie Harden Theresa Johnson Clara Higdon Hezeree Smith Calmetta Challenger Dorothy Corbin

The Executive Director, Philip Goombs, welcomed everyone and explained that the purpose of the hearing was to receive comments and answer questions on the Agency Plan. The Chairman of the Board of Commissioners, Mr. Tam English, called the hearing to order.

The Executive Director discussed the changes to the Agency Plan since last year. Items discussed:

1. Addendum to the Agency Plan re Hope VI grant funds to demolish 78 units in Dixie Court
2. Renovation of Oak Park units
3. Capital Funds for Site Improvements
4. Preference for working families - Section 8
5. Preference for involuntary displacement - Public Housing
6. Elderly designation for the 44 units in Dixie Court

It was also noted that this document was posted in all offices at the various sites and at City Hall for 45 days prior to this hearing.

**Questions:**

1. The upgrading of common areas in Sailboat Bend Apartments
2. Why the fire extinguishers were not in the units at Sailboat Bend
3. Housing Programs
4. Relocation of the elderly in Dixie Court

There being no further discussion, the hearing was adjourned at 6:30 PM.

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

US Department of Housing

OMB **Approval No. 2577-**

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

**(Exp. 3/31/2002)**

HA Name: The Housing Authority of the City of Fort Lauderdale, Florida	Comprehensive Grant Number FL14-P010-501-01	FFY of Grant Approval: 2001
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- Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement/Revision Number 2  Performance and Evaluation Report for Report for Program Year Ending -6/30/04  
 Final Performance and Evaluation Report

Line No	Summary by Development Account	Total Estimated Rev. 1	Costs Revised 2	Total Actual Obligated	Costs 2 Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)	<b>152,720</b>	<b>152,720</b>	152,720	152,720.00
3	1408 Management Improvements	<b>230,441</b>	<b>230,441</b>	230,441	240,226.31
4	1410 Administration	<b>152,720</b>	<b>152,720</b>	152,720	125,665.62
5	1411 Audit	<b>0</b>	<b>0</b>	0	0
6	1415 Liquidated Damages	<b>0</b>	<b>0</b>	0	0
7	1430 Fees and Costs	<b>25,000</b>	<b>25,000</b>	25,000	25,000.00
8	1440 Site Acquisition	<b>0</b>	<b>0</b>	0	0
9	1450 Site Improvement	<b>198,794</b>	<b>206,794</b>	206,794	206,794.00
10	1460 Dwelling Structures	<b>227,820</b>	<b>434,923</b>	434,923	441,874.03
11	1465.1 Dwelling Equipment - Non-expendable	<b>56,000</b>	<b>56,000</b>	56,000	56,227.00
12	1470 Non-dwelling Structures	<b>336,629</b>	<b>0</b>	0	0
13	1475 Non-dwelling Equipment	<b>132,750</b>	<b>254,276</b>	254,276	243,717.81
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency (may not exceed 8% of line 20)				
20	<b>Amount of Annual Grant (Sum of Lines 2-19)</b>	<b>1,512,874</b>	<b>1,512,874</b>	<b>1,512,874</b>	<b>1,492,224.77</b>
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security	<b>55,000</b>			
24	Amount of line 20 Related to Energy Conservation Measures	<b>179,000</b>			

Signature of Executive Director & Date:

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

X

X

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

2 To be Completed for the Performance and Evaluation Report.

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

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

ND = Non Dwelling

FL14-P010-501-01

Number /Name HA - Wide Activities	General Description of Major Work Categories	Developmen Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original Rev. 1	Revised 2	Funds Obligated 2	Funds Expended 2	
FL 10-1 Dixie Court	Upgrade Lighting (ND)	1450	57 Bldgs.	137,294	137,294	137,294	137,294.00	Complete
	Replace Roofing	1460	57 Bldgs.	100,000	100,000	100,000	95,754.00	Complete
	Knockdown (walls)	1460		0	16,500	16,500	16,500.00	Complete
	Kitchen Remodeling	1460		0	12,500	12,500	12,419.92	Complete
	Bathroom Remodeling	1460		0	10,000	10,000	10,206.00	Complete
	Floor Replacement	1460		0	21,000	21,000	23,447.00	Complete
					237,294	297,294	297,294	295,620.92
FI. 10-2 Dr. Kennedy Homes	Door Locks	1460	132 Units	29,000	29,000	29,000	29,130.52	Complete
	Additional Parking (ND)	1450	20 Bldgs.	11,500	11,500	11,500	11,500.00	Complete
	Knockdown (walls)	1460		0	16,500	16,500	16,339.00	Complete
	Kitchen Remodeling	1460		0	12,500	12,500	12,253.00	Complete
	Bathroom Remodeling	1460		0	10,000	10,000	10,206.00	Complete
	Floor Replacement	1460		0	21,000	21,000	23,447.00	Complete
					40,500	100,500	100,500	102,875.52
FI. 10-3 Sunnyland Homes	Lock Guards	1460	84 Units	15,000	7,996	7,996	7,996.00	Complete
	Bath Renovation	1460	84 Units	45,670	0	0	0	
	Knockdown (walls)	1460		0	16,500	16,500	16,339.00	Complete
	Kitchen Remodeling	1460		0	12,500	12,500	12,421.89	Complete
	Bathroom Remodeling	1460		0	10,000	10,000	10,196.15	Complete
	Floor Replacement	1460		0	21,000	21,000	23,447.00	Complete
					60,670	67,996	67,996	70,400.04
FL 10-4 Suncrest Court	Appliances	1465.1	66 Units	56,000	56,000	56,000	56,227.00	Complete
	Shut-off Valves	1450	33 Bldgs.	23,323	0	0	0	
	Knockdown (walls)	1460		0	16,500	16,500	16,414.00	Complete
	Kitchen Remodeling	1460		0	12,500	12,500	12,253.00	Complete
	Bathroom Remodeling	1460		0	10,000	10,000	10,206.00	Complete
	Floor Replacement	1460		0	21,000	21,000	23,447.00	Complete
					79,323	116,000	116,000	118,547.00

Signature of Executive Director

Date:

Signature of Public Housing Director

Date:

X

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

2 To be completed for the Performance and Evaluation Report.

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

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

ND = Non Dwelling

FL14-P010-501-01

Number /Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original Rev. 1	Revised 2	Funds Obligated 2	Funds Expended 2	
FL 10-5 Sailboat Bend	HVAC/AC	1465.1	105 Units	0	0	0	0	
	Trash Compactor (ND)	1475	1 Bldg.	0	0	0	0	
	Security Fencing/Parking Lot (ND)	1450	1 Bldg.	0	0	0	0	
				0	0	0	0	
FL 107.I Sunnyreach Acres	Trash Compactor (ND)	1475	1 Bldg.	4,750	4,750	4,750	4,750.00	Complete
	Range Hoods	1460	129 Units	22,000	4,107	4,107	2,873.25	Complete
	Exterior Painting	1460	6 Bldgs.	0	0	0	0	
	HVAC/AC	1465.1	100 Units	0	0	0	0	
	Carpet Office Area	1460	1 Bldg.	1,820	1,820	1,820	1,818.50	Complete
	Replace Project Signs (ND)	1450	6 Bldgs.	0	0	0	0	
				28,570	10,677	10,677	9,441.75	
FL 107.II Sistrunk Gardens	Repair/Replace Exterior Stairs	1460	8 Bldgs.	40,000	32,000	32,000	31,947.69	Complete
	Exterior Painting	1460	8 Bldgs.	0	0	0	0	
				40,000	32,000	32,000	31,947.69	
HA Wide	Tile Floors	1460	60 Units	20,000	20,000	20,000	22,812.11	Complete
	Maintenance Vehicles	1475	13	128,000	249,526	249,526	238,967.81	Complete
	Tree Trimming/landscaping/Irrigation	1450		50,000	58,000	58,000	58,000.00	Complete
	Maintenance/ Mgmt Facility	1470		336,629	0	0	0	
					534,629	327,526	327,526	319,779.92
HA Wide Management Improvement	Computer Equipment	1408		25,000	25,000	25,000	34,785.31	Complete
	Step-Up Program	1408		165,441	165,441	165,441	165,441.00	Complete
	Service Aids/Tenant Mgmt.	1408	7	40,000	40,000	40,000	40,000.00	Complete
					230,441	230,441	230,441	240,226.31
HA Wide Admin.	Partial Salaries and Fringe Benefits for Admin. Officer, Step-Up Administrators and Comptroller	1410	4	152,720	152,720	152,720	125,665.62	On-going
Fees & Costs	A & E Services	1430	2	25,000	25,000	25,000	25,000.00	Complete
Operations		1406		152,720	152,720	152,720	152,720.00	Complete

Signature of Executive Director

Date:

Signature of Public Housing Director

Date:

X

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

2 To be completed for the Performance and Evaluation Report.

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

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

FL14-P010-501-01

Number /Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates 2
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
FL 10-1 Dixie Court	06/30/2003			06/30/2005			
FL 10-2 Dr. Kennedy Homes	06/30/2003			06/30/2005			
FL 10-3 Sunnyland Homes	06/30/2003			06/30/2005			
FL 10-4 Suncrest Ct.	06/30/2003			06/30/2005			
FL 10-5 Sailboat Bend	06/30/2003			06/30/2005			
FL 10-7.I Sunnyreach Acres	06/30/2003			06/30/2005			
FL 10-7.II Sistrunk Gardens	06/30/2003			06/30/2005			
HA Wide	06/30/2003			06/30/2005			
HA Wide Management Improvements	06/30/2003			06/30/2005			
Signature of Executive Director and Date X				Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

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



# Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> Housing Authority of the City of Fort Lauderdale, Florida	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>FL14P01050102</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant: 2002</b>
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Original Annual Statement  
 Reserve for Disasters/ Emergencies  
 Revised Annual Statement (revision no: 1)  
 Performance and Evaluation Report for Period Ending: 6/30/04  
 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	294,652	294,652	294,652	294,613.06
3	1408 Management Improvements	294,652	294,652	294,652	228,101.32
4	1410 Administration	147,326	147,326	147,326	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25,000	25,000	25,000	15,517.97
8	1440 Site Acquisition				
9	1450 Site Improvement	252,192	215,092	215,092	57,449.59
10	1460 Dwelling Structures	386,437	423,537	423,537	281,220.25
11	1465.1 Dwelling Equipment—Nonexpendable	67,000	67,000	67,000	67,000.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	6,000	6,000	6,000	1,099.98
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,473,259	1,473,259	1,473,259	945,002.17
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	89,000			

Signature of Executive Director & Date

Signature of Public Housing Director & Date

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

PHA Name: Housing Authority of the City of Fort Lauderdale, Florida		Grant Type and Number Capital Fund Program Grant No: <b>FL14P01050102</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2002</b>		
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 1	Funds Obligated	Funds Expended	
10-1								
Dixie Court	Bath Vanity Cabinets	1460	150 units	30,000	30,000	30,000	30,585.00	Completed
10-2								
Kennedy Homes	Shut Off Valves	1460	132 units	35,000	35,000	35,000	3,520.91	On-going
	Emergency Roof Repair	1460	10 bldgs		19,000	19,000	21,967.10	Completed
	Painting Exterior	1460	16 bldgs		25,000	25,000	0	Work-in-prog.
					79,000	79,000	25,488.01	
10-3								
Sunnyland Homes	Upgrade Electric Service	1460	84 units	99,437	99,437	99,437	75,745.00	On-going
	Emergency- Water, Sewer, Drain	1450			53,500	53,500	2,620.00	Work-in-progress
					152,937	152,937	78,365.00	
10-4	Upgrade Electric Service	1460	66 units	80,000	80,000	80,000	32,118.00	On-going
Suncrest Court	Closet Doors	1460	66 units	25,000	25,000	25,000	21,823.02	On-going
				105,000	105,000	105,000	53,941.02	
10-5	Interior Painting	1460	105 units	30,000	30,000	30,000	13,539.86	On-going
Sailboat Bend	Bathroom Faucets	1460	105 units	22,000	22,000	22,000	22,394.00	Completed
	Emergency – Replace A/C -Office	1460	1 Bldg.		14,100	14,100	14,100.00	Completed
				52,000	66,100	66,100	50,033.86	

Signature of Executive Director & Date

Signature of Public Housing Director & Date

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

PHA Name: Housing Authority of the City of Fort Lauderdale, Florida		Grant Type and Number Capital Fund Program Grant No: <b>FL14P01050102</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2002</b>		
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 1	Funds Obligated	Funds Expended	
10-6	Renovate Playground (ND)	1450	1	12,000	0	0	0	
Lakeview Gardens	Renovate Community Center	1450	1 bldg.	40,192	0	0	0	
				52,192				
10-7.1	Bathroom Lighting – T/H	1460	29 units	15,000	21,000	21,000	21,794.52	Completed
Sunnyreach Acres	Security Screens 1 <sup>st</sup> Floor – T/H	1460	29 units	18,000	0	0	0	
	Replace Fire Sprinkler Pipes (ND)	1450	1 bldg.	160,000	20,000	20,000	6,841.76	Work-in-progress
	Emergency Repair - Stairs	1450	1 bldg.		3,600	3,600	0	
				193,000	44,600	44,600	28,636.28	
107.2								
Sistrunk Gardens	Emergency – Sewer Repair	1450	7 units		16,000	16,000	0	
10-8								
Oak Park Apts.	Paint Building Exteriors	1460	20 bldgs	32,000	23,000	23,000	23,632.84	Completed
	Emergency – Sewer Repair	1450	2 bldgs		8,000	8,000	0	To be Completed
					31,000	31,000	23,632.84	
H. A. Wide	Tree Trimming, Landscaping							
	Irrigation	1450		40,000	113,992	113,992	47,987.83	On-going
	Wet Vacuums	1475	2	1,000	1,000	1,000	0	To be purchased
	Portable Generators	1475	3	5,000	5,000	5,000	1,099.98	To be purchased
	Appliances	1465 .1	188 units	67,000	67,000	67,000	67,000.00	Completed
				113,000	186,992	186,992	116,087.81	

Signature of Executive Director & Date	Signature of Public Housing Director & Date
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# Annual Statement/Performance and Evaluation Report

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

### Part III: Implementation Schedule

PHA Name: <b>Housing Authority of the City of Fort Lauderdale, Florida</b>		Grant Type and Number Capital Fund Program No: <b>FL14P01050102</b> Replacement Housing Factor No:				Federal FY of Grant: <b>2002</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
10-1 Dixie Court	5/30/2004			5/30/2006			
10-2 Dr. Kennedy Homes	5/30/2004			5/30/2006			
10-3 Sunnyland Homes	5/30/2004			5/30/2006			
10-4 Suncrest Cort	5/30/2004			5/30/2006			
10-5 Sailboat Bend	5/30/2004			5/30/2006			
10-6 Lakeview Gardens	5/30/2004			5/30/2006			
10-7.1 Sunnyreach Acres	5/30/2004			5/30/2006			
10-7.2 Sistrunk Gardens	5/30/2004			5/30/2006			
10-8 Oak Park Apts.	5/30/2004			5/30/2006			

Signature of Executive Director & Date

Signature of Public Housing Director & Date



# Annual Statement/Performance and Evaluation Report

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

PHA Name: The Housing Authority of the City of Fort Lauderdale, FL	Grant Type and Number Capital Fund Program Grant No: <b>FL 14-P01050103</b> Replacement Housing Factor Grant No:	Federal FY of Grant:  <b>2003</b>
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Original Annual Statement  
  Reserve for Disasters/ Emergencies  
  Revised Annual Statement (revision no:    )  
  Final Performance and Evaluation Report  
 Performance and Evaluation Report for Period Ending: 6/30/04

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	198,433		198,433	198,433.00
3	1408 Management Improvements	198,433		178,926	90,125.17
4	1410 Administration	99,216		0	0
5	1411 Audit	0		0	0
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	25,000		0	0
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	75,000		30,708	25,560.29
10	1460 Dwelling Structures	356,081		226,593	225,197.20
11	1465.1 Dwelling Equipment—Nonexpendable	0		0	0
12	1470 Nondwelling Structures	40,000		0	0
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	<b>Amount of Annual Grant: (sum of lines 2 - 20)</b>	<b>992,163</b>		<b>634,660</b>	<b>539,315.66</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security –Soft Costs				
25	Amount of Line 21 Related to Security-- Hard Costs	35,000			
26	Amount of line 21 Related to Energy Conservation Measures	71,081			

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

**Non Dwelling**

PHA Name: The Housing Authority of the City of Fort Lauderdale		Grant Type and Number Capital Fund Program Grant No: FL 14-P01050103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL 10-2								
	Security Lighting	1450	44 Bldgs.	20,000		540	540.00	On-going
Dr. Kennedy Homes	Knockdown (Walls)	1460	26 Units	12,500		12,500	9,265.60	“
	Kitchen Remodeling	1460	26 Units	12,500		12,500	12,384.08	“
	Bathroom Remodeling	1460	26 Units	12,500		9,265	9,264.69	“
	Floor Replacement	1460	26 Units	12,500		12,500	12,500.00	Completed
				<b>70,000</b>		<b>47,305</b>	<b>43,954.37</b>	
FL 10-3	Security Lighting	1450	42 Bldgs.	15,000		0	0	
Sunnyland Homes	Knockdown (Walls)	1460	17 Units	11,250		8,954	8,954.54	On-going
	Kitchen Remodeling	1460	17 Units	11,250		9,466	9,466.23	“
	Bathroom Remodeling	1460	17 Units	11,250		11,250	11,134.47	“
	Floor Replacement	1460	17 Units	11,250		11,250	11,423.49	Completed
				<b>60,000</b>		<b>40,920</b>	<b>40,978.73</b>	
FL 10-4	Knockdown (Walls)	1460	13 Units	10,000		10,000	10,000.00	Completed
Suncrest Court	Kitchen Remodeling	1460	13 Units	10,000		8,416	8,415.75	On-going
	Bathroom Remodeling	1460	13 Units	10,000		8,665	8,665.23	“
	Floor Replacement	1460	13 Units	10,000		10,000	10,000.00	Completed
				<b>40,000</b>		<b>37,081</b>	<b>37,080.98</b>	
FL 10-5	New Roof	1460	1 Bldg.	71,081		0	0	
Sailboat Bend	Knockdown (Walls)	1460	21 Units	10,000		3,668	3,668.04	On-going
	Kitchen Remodeling	1460	21 Units	10,000		3,174	3,174.32	“
	Bathroom Remodeling	1460	21 Units	10,000		4,655	4,655.49	“
	Floor Replacement	1460	21 Units	10,000		10,000	10,316.67	Completed
				<b>111,081</b>		<b>21,497</b>	<b>21,814.52</b>	
FL 10-7.1	Renovate Comm. Center (Town Houses)	1470	1 Bldg.	20,000		0	0	
Sunnyreach Acres	Knockdown (Walls)	1460	26 Units	12,500		5,302	5,301.68	On-going
	Kitchen Remodeling	1460	26 Units	12,500		2,508	2,508.42	“
	Bathroom Remodeling	1460	26 Units	12,500		2,558	2,557.59	“
	Floor Replacement	1460	26 Units	12,500		12,500	12,975.00	Completed
				<b>70,000</b>		<b>22,868</b>	<b>23,342.69</b>	

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

**Non Dwelling**

PHA Name: The Housing Authority of the City of Fort Lauderdale		Grant Type and Number Capital Fund Program Grant No: FL 14-P01050103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
10-7.2	Renovate Community Center	1470	1 Bldg.	20,000		0	0	
Sistrunk Blvd.	Knockdown (Walls)	1460	8 Units	8,750		8,700	8,700.00	Completed
	Kitchen Remodeling	1460	8 Units	8,750		8,291	8,290.74	On-going
	Bathroom Remodeling	1460	8 Units	8,750		8,700	8,700.00	Completed
	Floor Replacement	1460	8 Units	8,750		8,750	8,752.49	"
				<b>55,000</b>		<b>34,441</b>	<b>34,443.23</b>	
10-8	Knockdown (Walls)	1460	17 Units	6,250		6,250	6,250.00	Completed
Oak Park Apts.	Kitchen Remodeling	1460	17 Units	6,250		5,979	5,979.19	On-going
	Bathroom Remodeling	1460	17 Units	6,250		4,542	4,541.91	"
	Floor Replacement	1460	17 Units	6,250		6,250	7,351.58	Completed
				<b>25,000</b>		<b>23,021</b>	<b>24,122.68</b>	
H.A. Wide	Tree Trimming/Landscaping/Irrigation	1450		40,000		30,168	25,020.29	On-going
H.A. Wide -Mgmt.	Step-Up Program	1408		25,000		25,000	8,333.34	On-going
Improvements	Service Aids/Tenant Management	1408	7	123,433		123,433	51,319.88	"
	Drug Free Community Program	1408		50,000		30,493	30,471.95	"
				<b>198,433</b>		<b>178,926</b>	<b>90,125.17</b>	
H.A. Wide Administration	Partial Salary & Fringe Benefits for Administrative Staff	1410	4	99,216		0	0	
Fees & Costs	A & E Services	1430	2	25,000		0	0	
Operations	Agency Wide	1406		198,433		198,433	198,433	Completed

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

PHA Name: The Housing Authority of the City of Fort Lauderdale		Grant Type and Number Capital Fund Program No: <b>FL 14-P01050103</b> Replacement Housing Factor No:				Federal FY of Grant: <b>2003</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
FL 10-1 Dixie Court	9/16/2005			9/16/2007			
FL 10-2 Dr. Kennedy Homes	9/16/2005			9/16/2007			
FL 10-3 Sunnyland Homes	9/16/2005			9/16/2007			
FL 104 Suncrest Court	9/16/2005			9/16/2007			
FL 10-5 Sailboat Bend	9/16/2005			9/16/2007			
FL 10-7.1 Sunnyreach Acres	9/16/2005			9/16/2007			
FL 10-7-2 Sistrunk Gardens	9/16/2005			9/16/2007			
FL 10-8 Oak Park Apartments	9/16/2005			9/16/2007			
H.A. Wide	9/16/2005			9/16/2007			
H.A. Wide Management Improvements	9/16/2005			9/16/2007			



ATTACHMENT K

Voluntary Conversion Assessment

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

## ATTACHMENT L

### Resident Survey Follow-Up Plan

The following actions have been taken to address areas of concern based on the Resident Survey for the 12/31/2003 fiscal year end.

#### **Neighborhood Appearance**

The partial demolition, rebuilding, and major renovation of Dixie Court development will dramatically improve the appearance of this location. Housing Authority staff has held meetings with residents and are keeping them informed of the changes that are taking place.

Dr. Kennedy Homes is in the process of exterior painting and several of the roofs and porches have been repaired. The office parking lot has been expanded and the number of parking spots increased.

Sunnyland Homes, Suncrest Court, and Sistrunk Gardens community centers have undergone a complete renovation.

Oak Park apartments have undergone exterior painting on all buildings.

Each site has routine lawn service and major tree trimming in most of our sites has been addressed.

The Housing Authority contracts with an exterminator to conduct pest control on a monthly basis. Individual housekeeping issues are being addressed by having residents attend a housekeeping class conducted by our Public Housing Management Department.

Site Service Coordinators are responsible for periodic site inspections and reporting of any issues to the appropriate department. Each site has at least one (1) Service Aide to assist with the maintenance of the grounds.

The Fort Lauderdale Housing Authority consistently requests input from residents in all of our developments. Management staff along with the United Resident Council meet on issues, exchange ideas, and work together to provide services, housing, and opportunities to all of our residents.

The needs of all of our developments are evaluated in conjunction with the residents and budgets are developed to make the best use of funding that is received.

**Communication**

Ongoing training for staff will be provided in the area of customer service.

Resident Boards are asked to present, on behalf of their residents, a wish list of items that they would like to see incorporated into our annual or five (5) year budget plans.

Management staff will continue to attend resident meetings to keep residents informed, listen to their concerns, and to encourage them to be part of the solution.



## Attachment M

### Significant Amendment Definition

The Housing Authority of the City of Ft. Lauderdale will consider the following to be significant modifications or substantial deviations of the Annual Plan from the 5 Year Plan:

- Changes to rent or admissions policies
- Organization of the waiting list
- Change in the use of the replacement reserve funds under the capital fund
- Changes in regard to demolition, disposition, and conversion activities

# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name		Housing Authority of the City of Fort Lauderdale, FL		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1 2005	Work Statement for Year 2 FFY Grant: FL 14 P01050105 PHA FY: 2006	Work Statement for Year 3 FFY Grant: FL 14 P01050105 PHA FY: 2007	Work Statement for Year 4 FFY Grant: FL14 P01050105 PHA FY: 2008	Work Statement for Year 5 FFY Grant: FL 14 P01050105 PHA FY: 2009
10-1 Dixie Court	Annual Statement	0	60,000	0	0
10-2 Dr. Kennedy Homes		212,100	72,100	82,100	61,050
10-3 Sunnyland Homes		31,250	31,250	31,250	106,250
10-4 Suncrest Court		36,000	36,000	46,000	66,000
10-5 Sailboat Bend		30,750	20,750	20,750	31,250
10-7.1 Sunnyreach Acres		34,250	21,200	151,200	25,200
10-7.2 Sistrunk Gardens		68,750	71,750	22,000	0
10-8 Oak Park Apts.		26,750	26,750	26,750	26,750
H.A. Wide		72,022	83,072	86,822	86,872
Physical Improvements Subtotal			511,872	422,872	466,872
Management Improvements		246,749	246,749	246,749	246,749
H.A. Wide Non Dwelling Structure & Equipment		80,000	169,000	125,000	188,500
Administration		123,375	123,375	123,375	123,375
Other – Fees & Costs		25,000	25,000	25,000	25,000
Operations		246,749	246,749	246,749	246,749
CFP Funds Listed for 5-year planning		1,233,745	1,233,745	1,233,745	1,233,745
Replacement Housing Factor Funds		151,640	151,640		
<b>Grand Total</b>		<b>1,385,385</b>	<b>1,385,385</b>	<b>1,233,745</b>	<b>1,233,745</b>

Signature of Executive Director & Date

Signature of Public Housing Director & Date

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

Activities for Year 1 2005	Activities for Year : <u>2006</u> FFY Grant: FL 14 P01050104 PHA FY:			Activities for Year: <u>2007</u> FFY Grant: PHA FY:		
	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
See Annual Statement	10-1 Dixie Court		0	10-1 Dixie Court	Exterior paint	60,000
	10-2 Dr. Kennedy Homes	Knockdown (walls)	8,000	10-2 Kennedy Homes	Knockdown (walls)	8,000
		Kitchen remodeling	21,000		Kitchen remodeling	21,000
		Bathroom remodeling	8,500		Bathroom remodeling	8,500
		Floor replacement	24,600		Floor replacement	24,600
		Upgrade electric	150,000		Mail box shelter (ND)	15,000
					Interior painting	10,000
	10-3 Sunnyland Homes	Knockdown (walls)	3,000			
		Kitchen remodeling	10,500	10-3 Sunnyland Homes	Knockdown (walls)	3,000
		Bathroom remodeling	4,250		Kitchen remodeling	10,500
		Floor replacement	13,500		Bathroom remodeling	4,250
		Shutoff Valve (ND)	10,000		Floor replacement	13,500
					Water lines (ND)	55,000
	10-4 Suncrest Court	Knockdown (walls)	3,000			
		Kitchen remodeling	10,500	10-4 Suncrest Court	Knockdown (walls)	3,000
		Bathroom remodeling	9,000		Kitchen remodeling	10,500
		Floor replacement	13,500		Bathroom remodeling	9,000
		Shutoff valve (ND)	10,000		Floor replacement	13,500
	10-5 Sailboat Bend	Knockdown (walls)	2,250	10-5 Sailboat Bend	Knockdown (walls)	2,250
		Kitchen remodeling	10,500		Kitchen remodeling	10,500
		Bathroom remodeling	4,250		Bathroom remodeling	4,250
		Floor replacement	3,750		Floor replacement	3,750
		Floor (hallway)	10,000		Laundry room	5,000
					Community room	30,000
	107.1 Sunnyreach Acres	Knockdown (walls)	3,000			
		Kitchen remodeling	10,500	10-7.1 Sunnyreach	Knockdown (walls)	2,700
		Bathroom remodeling	4,250	Acres	Kitchen remodeling	10,500
		Floor replacement	9,000		Bathroom remodeling	4,250
		Door exterior	7,500		Floor replacement	3,750
		<b>Sub-Total CFP Estimated Cost</b>	<b>\$364,350.00</b>			<b>\$346,300.00</b>



	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	10-1 Dixie Court		0	10-1 Dixie Court		0
Annual						
Statement	10-2 Kennedy Homes	Knockdown (walls)	8,000	10-2 Dr. Kennedy Homes	Knockdown (wall)	4,000
		Kitchen remodeling	21,000		Kitchen remodeling	10,500
		Bathroom remodeling	8,500		Bathroom remodeling	4,250
		Floor replacement	24,600		Floor replacement	12,300
		Ramps	20,000		Comm. Room - renovation	5,000
					Exterior door	30,000
	10-3 Sunnyland Homes	Knockdown (walls)	3,000			
		Kitchen remodeling	10,500	10-3 Sunnyland Homes	Knockdown (walls)	3,000
		Bathroom remodeling	4,250		Kitchen remodeling	10,500
		Floor replacement	13,500		Bathroom remodeling	4,250
		Parking Lots (ND)	35,000		Floor replacement	13,500
					Air conditioner/electric	25,000
	10-4 Suncrest Court	Knockdown (walls)	3,000		Exterior painting	50,000
		Kitchen remodeling	10,500			
		Bathroom remodeling	9,000	10-4 Suncrest Court	Knockdown (walls)	3,000
		Floor replacement	13,500		Kitchen remodeling	10,500
		Exterior Doors	10,000		Bathroom remodeling	9,000
		Parking lots (ND)	20,000		Floor replacement	13,500
					Waterlines (ND)	70,000
	10-5 Sailboat Bend	Knockdown (walls)	2,250		Air conditioner/electric	30,000
		Kitchen remodeling	10,500			
		Bathroom remodeling	4,250	10-5 Sailboat Bend	Knockdown (walls)	2,250
		Floor replacement	3,750		Kitchen remodeling	10,500
					Bathroom remodeling	4,250
	10-7.1 Sunnyreach Acres	Knockdown (walls)	2,700		Floor replacement	3,750
		Kitchen remodeling	10,500		Hall way emergency lights	10,500
		Bathroom remodeling	4,250			
		Floor replacement	3,750			
		Floor – hallway	10,000			
		Elevator	120,000			
		<b>Total CFP Estimated Cost</b>	<b>\$386,300</b>			<b>\$339,550</b>

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages—Work Activities (Continued)**

Activities for Year 1 2004	Activities for Year : <u>2008</u> FFY Grant: FL 14 P01050104 PHA FY:	Activities for Year: <u>2009</u> FFY Grant: PHA FY:
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ATTACHMENT O

Replacement Housing Factor  
(RHF) Funding

FY 2003  
Through  
FY 2007  
Submitted by

The Housing Authority of the City of Fort Lauderdale, FL  
437 South West 4<sup>th</sup> Avenue  
Fort Lauderdale, FL 33315

Telephone : (954) 525-6444  
Fax Number: (954) 764-4604

March 4<sup>th</sup> 2004

## Plan Contents

### **Replacement Housing Factor (RHF)**

#### **Development: Dixie Court Apartments**

##### **Item 1 – Introduction/Brief Statement**

##### **Item 2 – Schedule of Major Milestones**

##### **Item 3 – Sources and Uses of Funds**

##### **Item 4 – Plan Obligation/Expenditure Status**

## **Replacement Housing Factor Plan FY'S 2003-2007**

### **Item 1**

The Housing Authority of the City of Fort Lauderdale's Dixie Court Apartments was originally developed in 1940 as one hundred and fifty (150) Low Rent Housing units family site, Project number: FL29P010001.

In December 2001, HACFL completed disposition of one hundred (100) Low Rent Housing Apartments (Lakeview Gardens Apartments) FL29P010006 to the City of Fort Lauderdale (City). This was accomplished with the cooperation of the then residents of the Lakeview Gardens Apartments, the United States Department of Housing and Urban Development (HUD) and in response to the rezoning of the Lakeview site as well as the deterioration of the neighborhood as a residential community.

As a result, HACFL became eligible for RHF Funding in FY 2003 from HUD. Funds will accumulate for the first five (5) year increment of an estimated seven hundred and fifty thousand dollars (\$750,000).

The Master Rehabilitation Plan (MRP) for Dixie Court Apartments calls for the renovation of seventy-two (72) units and the demolition of seventy-eight (78) units and the Community Center. The 78 units will be rebuilt with a totally different configuration/site plan.

The Demolition Application for 78 units at Dixie Court was submitted to the Special Applications Center (SAC) on December 15<sup>th</sup> 2003 for approval to demolish the 78 units planned for demolition per the MRP for the Dixie Court Apartments. The standard approval timeframe quoted by SAC is 'up to 120 days'. It is evident therefore that the demolition has not yet been approved, however, we are pressing on with development plans in anticipation of the Demolition Application being approved within the next 60 days. This approval would then set in motion a series of events related to the demolition and rebuild of these units.

### **Item 2**

#### Schedule of Major Milestone

- |    |          |           |                                     |
|----|----------|-----------|-------------------------------------|
| 1. | FYE 2003 | \$151,640 | Place funds in reserve account 1499 |
| 2. | FYE 2004 | \$150,000 | Place funds in reserve account 1499 |
| 3. | FYE 2005 | \$150,000 | Place funds in reserve account 1499 |
| 4. | FYE 2006 | \$150,000 | Start of administrative activities  |
| 5. | FYE 2007 | \$150,000 | New construction of units           |

The Phases of the MRP calls for the forty-four (one-bedroom elderly) units structure being constructed in the first phase.

### **General Plan of Action**

Plans are to identify and select qualified contractors to respond to a “design/build” RFP for the construction of the entire project. Resident involvement has been and will continue to be solicited. Several meetings have been held including meeting with the site plan architect in order to arrive at a mutually acceptable plan. The final site plan design will be agreed on by the resident group prior to obtaining Board and HUD approval. It is safe to say, however, that the design will be limited to two stories maximum on both the forty-four (one bedroom/elderly) multi-family elderly and the seven (7) two bedroom/ten (10) three bedroom duplex family units.

### **Schedule**

- Date Dev’t Proposal submit to HUD September 2006
- Start Dev’t Activities June 2007

### **Item 3**

Sources and Uses of Funds

#### **Sources of funds**

RHF Funds	\$ 750,000
Existing cash (proceeds of Lakeview sale)	\$ 2,600,000
Capital Fund Revenue Bond Issue	<u>\$ 4,000,000</u>
Total	<u>\$ 7,350,000</u>

#### **Use of Funds**

New construction 78 units	\$ 5,850,000
Community Center & recreation	\$ 500,000
Infrastructure (roads/landscaping)	<u>\$ 1,000,000</u>
Total	<u>\$ 7,350,000</u>

### **Item 4**

Obligation and Expenditure Status

Upon approval by USHUD of the Development Proposal per 24 CFR 941, the HACFL will obligate and expend the RHF funds within the 2 and 4 year statutory timeframes.

ATTACHMENT P

ADDENDUM TO THE 2005 AGENCY PLAN

On September 14, 2004 The Housing Authority of the City of Ft. Lauderdale applied for a Hope VI Demolition Grant. If these funds are received they will be used for the demolition of seventy-eight (78) Public Housing Units at Dixie Court.

## Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> The Housing Authority of the City of Fort Lauderdale, FL	<b>Grant Type and Number</b> Capital Fund Program Grant No: FL14-P01050203 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2003
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Original Annual Statement  
  Reserve for Disasters/ Emergencies  
  Revised Annual Statement (revision no:    )  
  Performance and Evaluation Report for Period Ending: 6-30-2004  
  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	48,316		48,316	48,310.91
3	1408 Management Improvements	48,316		7,000	6,922.85
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	124,950		3,176	3,175.50
11	1465.1 Dwelling Equipment—Nonexpendable	20,000		20,000	23,649
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	241,582		78,492	82,058.26
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: The Housing Authority of the City of Fort Lauderdale		Grant Type and Number Capital Fund Program Grant No: FL14-P01050203 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	
10-2								
Kennedy Homes	Emergency Plumbing	1460		124,950		3,176	3,175.50	Ongoing
H.A. Wide	Appliances	1465. 1		20,000		20,000	23,649	Completed
H.A. Wide Management Improvements	Computers	1408		48,316		7,000	6,922.85	Ongoing
Operations	Agency Wide	1406		48,316		48,316	48,310.91	Ongoing

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

PHA Name: The Housing Authority of the City of Fort Lauderdale		Grant Type and Number Capital Fund Program No: FL14-P01050203 Replacement Housing Factor No:				Federal FY of Grant: 2003	
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	
FL10-2	02/13/2006			02/13/2008			
H.A. Wide	02/13/2006			02/13/2008			
H.A. Wide Management Improvements	02/13/2006			02/13/2008			





## Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> The Housing Authority of the City of Fort Lauderdale, FL	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL14R01050103	<b>Federal FY of Grant:</b> 2003
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Original Annual Statement 
  Reserve for Disasters/ Emergencies 
  Revised Annual Statement (revision no: ) 
  Performance and Evaluation Report for Period Ending: 06/30/2004 
  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				
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 Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	151,640		0	0
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
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				







