OMB Approval No: 2577-0226
(exp. 02/28/2006)

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

PHA Plans

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

Housing Authority of the City of Fort Pierce

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: Housing Authority of the City of Fort Pierce

PHA Number: FL041

PHA Fiscal Year Beginning: (07/2005)

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)
☒ Main administrative office of the PHA
☐ PHA development management offices
☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)
☒ Main administrative office of the PHA
☐ PHA development management offices
☐ PHA local offices
☐ Main administrative office of the local government
☐ Main administrative office of the County government
☐ Main administrative office of the State government
☐ Public library
☐ PHA website
☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)
☒ Main business office of the PHA
☐ PHA development management offices
☐ Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

A. Mission

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

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

☒ The PHA's mission is:

The Mission of the Housing Authority of the City of Fort Pierce, Florida is to:

Eliminate the negative influence of poverty in public housing to ensure that residents develop self-esteem and lead fulfilling and productive lives.

In order to achieve this mission, this Authority will provide:

- Decent, safe and sanitary housing
- Guidance that lends to self-empowerment
- Assistance in delivering health, personal and social services to residents and to remove barriers to their independence

In addition, this Authority will cooperate with other agencies to provide:

- Educational assistance toward GED certification and matriculation in institutions of higher learning in academic and trade schools
- Pre-employment training for particular jobs
- Opportunities for entry level employment in industries and disciplines, which will provide economic stability and rewards to ensure self-sufficiency
- Affordable housing opportunities and promote homeownership

B. Goals

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

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

☐ PHA Goal: Expand the supply of assisted housing

Objectives:

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

☐ PHA Goal: Improve the quality of assisted housing

Objectives:

- ☐ Improve public housing management: (PHAS score)
- ☐ 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: The Housing Authority has been hit very hard by the hurricanes that went through Florida in 2004. A lot of units were damaged. It is a priority of the Authority to get these units back on line as soon as possible.
- ☐ Demolish or dispose of obsolete public housing:
- ☐ Provide replacement public housing:
- ☐ Provide replacement vouchers:
- ☐ Other: (list below)

☐ PHA Goal: Increase assisted housing choices

Objectives:

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

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

☐ PHA Goal: Provide an improved living environment

Objectives:

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

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

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

Objectives:

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

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

☐ PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- ☐ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- ☐ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- ☐ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- ☐ Other: (list below)

Other PHA Goals and Objectives: (list below)

GOAL #1

Continue to improve communications outside the agency, among the staff, with residents and the community at large.

Objectives:

A. Continue to improve public relations and communication with the City, County and Community Agencies, organizations and businesses. Market success stories to the Fort Pierce community.
B. Improve telephone, radio and computer communication systems.
C. Continue to conduct meetings with residents and community to obtain feedback on proposed grant, physical and management improvements.

GOAL #2

Provide Board, Staff and Residents of FPHA professional development, training and educational opportunities.

Objectives:

A. Increase the knowledge of staff who operate computers to utilize the existing computer applications currently used by the Authority to their maximum capability.
B. Provide staff with professional development training in the following areas:
   1. Oral, Written and Non-verbal communications
   2. Active Listening
   3. Time Management
   4. Stress Management
   5. Supervisory and Leadership training
   6. Maintenance Trade Skills
   7. Standard Operating Procedures and General Policies
C. Provide leadership, conflict resolution, entrepreneurship and other training opportunities to resident leaders, resident council officers, and other interested residents.
D. Inform Board members of HUD's policy and procedural changes in a timely manner. Secure training to fullest extent possible in meeting training needs.

GOAL #3

Implement income generating and cost saving measures.

Objectives:

A. Identify property investments.
B. Use our Tenant Integrity Specialist to ensure recapture of any possible loss income.
C. Research Grant opportunities.
D. Lease up Section 8 units to maximum extent allowable. (Budgeted Authority)
E. Implement energy and utility saving efforts.
F. Utilize force account labor in modernization renovations.
G. Identify fixed costs that can be reduced.
H. Hold residents accountable for fire safety, trash cleanup, etc.
I. Hold employees accountable for safety, paper waste, lease violations, etc.
J. Review HUD regulatory changes that allow for increased discretionary income.
K. Identify other dollar generators.
L. Sell seats for FPHA's in house training to other local agencies.

GOAL #4

Foster resident self-sufficiency and economic opportunities.

Objectives:

A. Comply with Section 3 Goals as established by HUD, including promotion of in-house hiring opportunities for assisted housing residents.
B. Coordinate activities with the Workforce Development Board, Work Experience Program, and other aspects of WAGES Welfare Reform policies.
C. Continue to develop maintenance and management trainee programs.
D. Child Care opportunities will be increased.
E. Develop a Computer Learning Center for use by children and adults.
F. Scholarships for residents and students will be developed.
G. Entrepreneur Training will be developed and expanded.
H. Market the Family Self-sufficiency Program more effectively and fill all available slots.

GOAL #5

Review, revise, develop and implement policies and procedures in accordance with the changing regulatory environment.

Objectives:

A. Comply with public records retention guidelines.
B. Review existing Memorandums of Understandings with Resident Councils, law enforcement and other agencies.
C. Develop a new and improved Resident Orientation Program and Handbook for new residents of Public and Section 8 Housing.
D. Revise and improve the Section 8 Rental Assistance Program Landlord Handbook.
E. Market housing to non-traditional applicants, including working households and non-minorities.
F. Update the Resident Selection and Assignment Plan.
G. Implement effective housekeeping and yard cleanliness guidelines.
H. Update/review other agency policies and procedures.

GOAL #6

Encourage community, resident and staff teamwork.

Objectives:

A. Utilize designated community facilities to offer community services and meet with residents about community needs.
B. Utilize incentives to encourage resident and management involvement in crime reduction and community participation.
C. Partner with local agencies and groups to offer services needed by assisted housing residents.
D. Continue to improve communications with and expand outreach to landlords in the Section 8 rental assistance program and expand participation.

GOAL #7

Improve physical conditions and appearances of all properties.

Objectives:

A. Utilize the modernization planning program to develop and implement a five-year improvement plan.
B. Develop programs and procedures to improve landscaping, cleanliness and beautification.
D. Continue to implement preventive maintenance programs for plumbing, electrical and general maintenance.
D. Continue to improve pest control procedures.

GOAL #8

Retain skilled and qualified employees, volunteers, contractors, and consultants to accomplish objectives of this housing plan.

Objectives:

A. Select highly qualified employees and volunteers by proper interviewing techniques, reference checks, background investigations and outreach techniques.
B. Select contractors and consultants based upon price and qualification factors, using broad outreach efforts. Ensure that contractors and consultants satisfy the terms of their contracts.

GOAL #9

Fully utilize or replace existing computer resources.

Objectives:

A. Further develop in-house expertise to handle routine computer problems.
B. Implement regular training schedule to upgrade skills of all employees, including video training.
C. Further expand current CCS computer users group.

GOAL #10

Fully implement the system as established through Human Resources for rewarding employees for exemplary contributions and commitment.

Objectives:

A. Increase awareness of reward system (pay for performance) established by Human Resources Department.
B. Utilize open door policy as designated by Management.
C. Recognize all employees equally at staff function.
D. Utilize Human Resources to ensure all employee birthdays are recognized.

GOAL #11

Improve and enhance the Authority's public image.

Objectives:

A. Improve site appearance of all properties.
B. Market our successful programs and residents
C. Perform customer service surveys
D. Communicate more effectively with local government and other community agencies.
E. Ensure FPHA logo is on vehicles

GOAL #12

Foster resident youth empowerment opportunities.

Objectives:

A. Assess needs and desires of youth.
B. Survey existing programs.
C. Partner with local agencies to provide services on site.
D. Communicate with schools, police, Serious Habitual Offenders Community Awareness Program (SHOCAP)
E. Participate in and help to expand youth employment programs.

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

i. Annual Plan Type:
Select which type of Annual Plan the PHA will submit.

☐ **Standard Plan**

Streamlined Plan:
- ☒ **High Performing PHA**
- ☐ **Small Agency (<250 Public Housing Units)**
- ☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan
[24 CFR Part 903.7 9 (r)]
Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Agency Plan is a comprehensive guide to the Housing Authority of the City of Fort Pierce's policies, programs, operations and strategies for meeting local housing needs and goals. There are two parts to the Plan: the Five-Year Plan, which the Authority submits to the Department of Housing and Urban Development (HUD) once every fifth fiscal year, and the Annual Plan, which is submitted to HUD every year. This document represents the Authority's FY2005-2009 Five-Year Agency Plan and FY2005 Annual Update.

Since the Agency Plan serves as the annual application for the Capital Fund Program (CFP), the Authority has submitted an Annual Statement and Five-Year Plan for the FY2005 CFP based on the FY2004 funding amount. The Annual Statement and Five-Year Plan can be found in this binder under Tab 2 (fl041a01).

A list of all information included in the Plan is located on the following pages.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

☒ **Attachment A.** Deconcentration Analysis
☒ **Attachment B.** Brief Statement in Meeting the Five-Year Plan Mission and Goals
☒ **Attachment C.** Resident Commissioner and Resident Advisory Board Membership
☒ **Attachment D.** Resident Assessment and Satisfaction Survey Follow-Up Plan
☒ **Attachment E.** Criteria for Substantial Deviation and Significant Amendment
☒ **Attachment F.** Capacity to Implement a Housing Choice Voucher Homeownership Program
☒ FY 2005 Capital Fund Program Annual Statement **(fl041a01)**
☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

☐ PHA Management Organizational Chart
☒ FY 2005 Capital Fund Program 5 Year Action Plan **(fl041a01)**
☐ Public Housing Drug Elimination Program (PHDEP) Plan
☐ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
☒ Other (List below, providing each attachment name)

FY2004 CFP FL14P04150104 Performance and Evaluation Report **(fl041b01)**
FY2003 CFP FL14P04150203 Performance and Evaluation Report **(fl041c01)**
FY2003 CFP FL14P04150103 Performance and Evaluation Report **(fl041d01)**
FY2002 CFP FL14P04150102 Performance and Evaluation Report **(fl041e01)**
FY2001 CFP FL14P04150101 Performance and Evaluation Report **(fl041f01)**
FY2004 RHF Performance and Evaluation Report **(fl041g01)**
FY2003 RHF Performance and Evaluation Report **(fl041h01)**
FY2002 RHF Performance and Evaluation Report**(fl041 i01)**
FY2001 RHF Performance and Evaluation Report **(fl041j01)**
FY2000 RHF Performance and Evaluation Report **(fl041k01)**

Supporting Documents Available for Review

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

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
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	1,643	5	5	5	3	3	3
Income >30% but <=50% of AMI	1,045	4	4	4	3	3	3
Income >50% but <80% of AMI	700	3	3	3	3	3	3
Elderly	485	3	3	3	3	3	3
Families with Disabilities	836	4	4	4	5	3	3
White	1,055	3	3	3	3	3	3
Black	2,030	3	3	3	3	3	3
Hispanic	505	3	3	3	3	3	3

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:

☒ 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	553		n/a
Extremely low income (<=30% AMI)			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children	453	81.9%	
Elderly families	34	6.1%	
Families with Disabilities	143	25.9%	
Caucasian	106	19.2%	
African-American	424	76.6%	
Other	23	4.2%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	n/a	n/a	n/a
2 BR	n/a	n/a	n/a
3 BR	n/a	n/a	n/a
4 BR	n/a	n/a	n/a
5 BR	n/a	n/a	n/a
5+ BR	n/a	n/a	n/a
Is the waiting list closed (select one)? ☐ No ☒ Yes If yes: How long has it been closed (# of months)? 18 months Does the PHA expect to reopen the list in the PHA Plan year? ☒ No ☐ Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☒ No ☐ Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) ☐ Section 8 tenant-based assistance ☒ Public Housing ☐ Combined Section 8 and Public Housing ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	515		202
Extremely low income (<=30% AMI)			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children	303	58.8%	
Elderly families	69	13.4%	
Families with Disabilities	164	31.8%	
Caucasian	123	23.9%	
African-American	369	71.7%	
Other	23	4.5%	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	158	30.7%	44
1 BR	56	10.9%	25
2 BR	207	40.2%	31
3 BR	77	15.0%	81
4 BR	11	2.2%	18
5+ BR	6	1.0%	3
Is the waiting list closed (select one)? ☒ No ☐ Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes			

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)

  Apply for ALF medicaid vouchers and convert elderly building into Assisted Living Facility.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:
Select all that apply

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

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

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

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

Strategy 2: Conduct activities to affirmatively further fair housing
Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 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.

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. **Federal Grants (FY 2005 grants)**		
a) Public Housing Operating Fund	$1,911,740	
b) Public Housing Capital Fund	$1,494,483	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	$3,473,353	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
FY2004 CFP FL14P04150104 (12/31/04)	$1,434,904	Capital Improvements
FY2003 CFP FL14P04150203 (12/31/04)	$268,263	Capital Improvements
FY2003 CFP FL14P04150103 (12/31/04)	$1,226,220	Capital Improvements
FY2004 RHF Grant (12/31/04)	$51,380	Replacement Housing
FY2003 RHF Grant (12/31/04)	$43,908	Replacement Housing
FY2002 RHF Grant (12/31/04)	$51,520	Replacement Housing
FY2001 RHF Grant (12/31/04)	$52,206	Replacement Housing

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
FY2000 RHF Grant (12/31/04)	$45,878	Replacement Housing
3. Public Housing Dwelling Rental Income	$1,589,643	Operations
4. Other income (list below)		
Excess Utilities	$106,920	Operations
Non-dwelling rentals	$36,036	Operations
Interest	$35,000	Operations
Other	$420,140	Operations
5. Non-federal sources (list below)		
Total Resources	**$12,241,594**	

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 Housing Authority strives to notify an applicant far enough in advance that any information needed for verification can be obtained before the unit becomes available.

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**

The Housing Authority does not plan to operate any site-based waiting list this year.

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

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

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

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

(3) Assignment

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

- ☒ One
- ☐ Two
- ☐ Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

Graduates of job training programs

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

2 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

☒1 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
☒1 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
☒1 Victims of reprisals or hate crimes
☒ Other preference(s) (list below)

1 Graduates of job training programs

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

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

☐ Adoption of site-based waiting lists
If selected, list targeted developments below:

☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:

☐ Other (list policies and developments targeted below)

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

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

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

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
☒ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
☒ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

B. Section 8

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

(1) Eligibility

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

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

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

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

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

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

Prior landlord's name and phone number, if requested.

(2) Waiting List Organization

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

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

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

☒ PHA main administrative office
☐ Other (list below)

(3) Search Time

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

If yes, state circumstances below: Upon receipt of written request for an extension from the family.

(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.

1 Date and Time

Former Federal preferences

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

1 Victims of domestic violence

1 Substandard housing

2 Homelessness

High rent burden

Other preferences (select all that apply)

☒ 2 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

☒ 2 Households that contribute to meeting income goals (broad range of incomes)

☒ 2 Households that contribute to meeting income requirements (targeting)

☐ Those previously enrolled in educational, training, or upward mobility programs

☒ 2 Victims of reprisals or hate crimes

☐ Other preference(s) (list below)

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

☒ Date and time of application

☐ Drawing (lottery) or other random choice technique

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

☐ This preference has previously been reviewed and approved by HUD

☐ The PHA requests approval for this preference through this PHA Plan

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

☐ The PHA applies preferences within income tiers

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

☒ Through published notices
☐ Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 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?

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

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

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

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

☐ For household heads
☐ For other family members
☐ For transportation expenses
☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
☒ Other (describe below)

Cost of job training programs

e. Ceiling rents

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

☐ Yes for all developments
☐ Yes but only for some developments
☒ No

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

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

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

☐ Market comparability study
☐ Fair market rents (FMR)
☐ 95th percentile rents
☐ 75 percent of operating costs
☐ 100 percent of operating costs for general occupancy (family) developments
☐ Operating costs plus debt service
☐ The “rental value” of the unit
☐ Other (list below)

f. Rent re-determinations:

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

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

Any time the income of family composition changes.

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

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

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

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

☐ At or above 90% but below100% of FMR
☒ 100% of FMR
☐ Above 100% but at or below 110% of FMR
☐ Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

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

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

☒ Annually
☐ Other (list below)

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

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

Rent reasonable Survey

(2) Minimum Rent

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

☐ $0
☐ $1-$25
☒ $26-$50

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

The Housing Authority of the City of Fort Pierce is a High Performing PHA and therefore, is exempt from this section of the Agency Plan.

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

☐ An organization chart showing the PHA's management structure and organization is attached.

☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

The Housing Authority of the City of Fort Pierce is a High Performing PHA and therefore, is exempt from this section of the Agency Plan.

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

☐ PHA main administrative office

☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment fl041a01.

-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 fl041a01.

-or-

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

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

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

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

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

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

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

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

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? ☐ Assessment underway ☐ Assessment results submitted to HUD ☐ Assessment results approved by HUD (if marked, proceed to next question) ☐ Other (explain below)
3. ☐ Yes ☐ 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) ☐ Conversion Plan in development ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY) ☐ Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- ☐ Units addressed in a pending or approved demolition application (date submitted or approved:
- ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)
- ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
- ☐ Requirements no longer applicable: vacancy rates are less than 10 percent
- ☐ Requirements no longer applicable: site now has less than 300 units
- ☐ Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: ☐ HOPE I ☐ 5(h) ☐ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☐ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☐ Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) ☐ Part of the development ☐ Total development

B. Section 8 Tenant Based Assistance

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

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.

The Housing Authority of the City of Fort Pierce is a High Performing PHA and therefore, is exempt from this section of the Agency Plan.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

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

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 12/31/03)
Public Housing		
Section 8		

b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

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

☐ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
☐ Informing residents of new policy on admission and reexamination
☐ Actively notifying residents of new policy at times in addition to admission and reexamination.
☐ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
☐ Establishing a protocol for exchange of information with all appropriate TANF agencies
☐ Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

The Housing Authority of the City of Fort Pierce is a High Performing PHA and therefore, is exempt from this section of the Agency Plan.

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)

2. 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 2004 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 2004 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)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

The Housing Authority of the City of Fort Pierce is a High Performing PHA and therefore, is exempt from this section of the Agency Plan.

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)
☐ 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 Pierce, Florida)

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

☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

☐ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

☐ Other: (list below)

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

It is stated in the Consolidated Plan of the City of Fort Pierce that helping low income families find affordable housing is a main priority. This matches the Mission of the Housing Authority.

D. Other Information Required by HUD

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

Attachment A

Deconcentration Analysis

Development	Average Income	Authority Average Income	Percentage
FL049-1	$8,508	$10,524	80.8%
FL049-2	$10,398	$10,524	98.8%
FL049-4	$14,563	$10,524	138.4%
FL049-5	$8,390	$10,524	79.7%
FL049-10	$9,398	$10,524	89.3%
FL049-11	$11,214	$10,524	106.6%

The Deconcentration Rule states that all covered developments average income should fall between 85% and 115% of the Authority-wide average income. The table above shows that the Housing Authority of the City of Annapolis has two developments that fall outside this range.

Component 3, (6) Deconcentration and Income Mixing

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

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

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	**Number of Units**	**Explanation (if any) [see step 4 at §903.2(c)(1)((iv)]**	**Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]**
FL049-1	56	See below.	
FL049-4	57	See below.	
FL049-5	59	See below.	

All average incomes are below 30% of the Area Median Income.

Attachment B

Brief Statement of Progress in Meeting the Five-Year Plan Mission and Goals

Goal #1

- Implemented staff meetings the second Friday of each month. Provide a complete review of the Board of Commissioner's meeting as well as other pertinent information of interest to employees.
- Implemented a quarterly newsletter from the Executive Director to all residents as well as tape a regular public service radio show.
- Conducted meetings in public housing communities promoting the formation of Resident Councils

Goal #2 (b & c)

- In 2003, required managers, as part of employee's annual performance review, to identify training needs. From this, developed a "master" list to be used as programs were identified during the year that would address the identified need.

Goal #3

- Tenant Integrity Specialist has worked to product repayment agreements on residents found cheating the system through the courts.
- We have formed a Risk Management Team that meets monthly to address safety issues.
- We have sent to neighboring HA's, HTVN schedules for training being offered at FPHA.
- We have received two small grants to purchase playground equipment to install in our developments.

Goal #4

- We have established MOU's with partnering agencies.
- We have submitted the names of residents for FAHRO and the Bollinger scholarships.
- Our FSS program is completely filled.

Goal #5 (c)

- Expanded the resident orientation program to include a significant section on "safety" via a 30-minute video-based program.
- (d) Developed a new approach to presenting Section 8 program information for landlords.

Goal #6 (d)

- Now conducting two meetings annually exclusively for our current (as well as prospective) landlords.

Goal #7

- We have just completed a major modernization program on our Lincoln Investment property. We added shrubbery, sod, central heat and air, and parking. We have contracted with a lawn service provider for all sites.

Goal #8(a)

- Developed a well-defined selection process that now provides us consistency in the hiring process as well as helps ensure we identify and select the most qualified candidate.

Goal #9

- We have upgraded all staff computers over the past two years and implemented a computer-training program.

Goal #10(d)

- Now publish a monthly list of all employee birthdays as well as recognize them at each staff meeting.

Goal #11

- We meet with agencies and market our programs offered.
- Residents are contacted when work is performed in their units to acquire feedback on customer service.
- All FPHA vehicles have logos.

Goal #12

- We have recently partnered with the Dignity Program to work with at-risk kids and also teach them a trade in computer or car repair.

Attachment C

Resident Commissioner and Resident Advisory Board Members

Resident Commissioner

Name	Theresa Carter
Term	2/5/01 – 2/2/05
Appointing Official	Mayor of the City of Fort Pierce

Resident Advisory Board

Name
Jim Ransom
Dorothy Gaines
Connie Codio
Jeannie Jackson
Karen Peterson
Nellie Lumpkin
Ozell Cooper
Melvin Wright
Linda Milliken

Attachment D

Resident Assessment and Satisfaction Survey Follow-Up Plan

The Department of Housing and Urban Development requires all Housing Authorities to develop a Follow-Up Plan for all sections of the Resident Assessment and Satisfaction Survey that fell below 75%. Because the Fort Pierce Housing Authority's scores were all above the required threshold, the Authority is exempt from completing a Follow-Up Plan for the Survey.

Attachment E

Criteria for Substantial Deviation and Significant Amendments

A. Substantial Deviation from the 5-year Plan:

A "Substantial Deviation" from the 5-Year Plan is an overall change in the direction of the Authority pertaining to the Authority's Goals and Objectives. This includes changing the Authority's Goals and Objectives.

B. Significant Amendment or Modification to the Annual Plan:

A "Significant Amendment or Modification" to the Annual Plan is a change in a policy or policies pertaining to the operation of the Authority. This includes the following:

- Changes to rent or admissions policies or organization of the waiting list.
- Additions of non-emergency work items over $100,000(items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Attachment F

Capacity to Implement Housing Choice Voucher Homeownership Program

Any Public Housing Authority that wishes to administer a Section 8 Homeownership Program must include a capacity statement of the PHA's ability to administer such a program with the Agency Plan.

The Housing Authority of the City of Fort Pierce will demonstrate its capacity to administer the program by:

1. Establishing a minimum homeowner downpayment requirement of at least three percent and require that at least one percent of the downpayment come from family resources; and

2. Require that financing for purchase of a home under its Section 8 homeownership program will: be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		**Activity Description**						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III *Component 7a*	Development Activities *Component 7b*	Demolition / disposition *Component 8*	Designated housing *Component 9*	Conversion *Component 10*	Home-ownership *Component 11a*	Other (describe) *Component 17*

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

PHA Name: Housing Authority of the City of Fort Pierce	**Grant Type and Number** Capital Fund Program Grant No: FL14P04150105 Replacement Housing Factor Grant No:	**Federal FY of Grant:** FY2005

☒ **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	$298,896.00			
3	1408 Management Improvements	$266,700.00			
4	1410 Administration	$149,440.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$85,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	$577,447.00			
11	1465.1 Dwelling Equipment—Nonexpendable	$45,000.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	$20,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	$20,000.00			
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency	$32,000.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	$1,494,483.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	$45,000.00			

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

PHA Name: Housing Authority of the City of Fort Pierce		**Grant Type and Number** Capital Fund Program Grant No: FL14P04150105 Replacement Housing Factor Grant No:				**Federal FY of Grant:** FY2005		
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	
	Operations							
PHA-Wide	Operating Fund	1406	LS	$298,896.00				
	Subtotal 1406			**$298,896.00**				
	Management Improvements							
PHA-Wide	General Management Improvements	1408	LS	$86,000.00				
PHA-Wide	Skills Training for Staff and Commissioners	1408	LS	$60,000.00				
PHA-Wide	Technical Assistance for Resident Council	1408	LS	$15,000.00				
PHA-Wide	Resident Economic Development and Resident-owned Business	1408	LS	$23,000.00				
PHA-Wide	Resident Education and Training	1408	LS	$20,000.00				
PHA-Wide	HTVN Programming	1408	LS	$6,700.00				
PHA-Wide	Rental Space for Resident Council and Equipment	1408	LS	$8,000.00				
PHA-Wide	Tenant Integrity Investigator	1408	LS	$48,000.00				
	Subtotal 1408			**$266,700.00**				
	Administration							
PHA-Wide	Administrative Salaries	1410	LS	$149,440.00				
	Subtotal 1410			**$149,440.00**				

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

PHA Name: Housing Authority of the City of Fort Pierce		**Grant Type and Number** Capital Fund Program Grant No: FL14P04150105 Replacement Housing Factor Grant No:				**Federal FY of Grant:** FY2005		
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	
	Fees and Costs							
PHA-Wide	Fees and Costs	1430	LS	$85,000.00				
	Subtotal 1430			**$85,000.00**				
	Dwelling Structures							
FL 41-3 Lawnwood Terrace	Complete Modernization of Kitchens	1460	70	$240,815.00				
FL 41-6 Lawnwood Terrace Annex	Complete Modernization of Kitchens	1460	14	$90,000.00				
FL 41-10 South 27th Street Circle	Complete Modernization of Kitchens	1460	52	$246,632.00				
	Subtotal 1460			**$577,447.00**				
	Dwelling Equipment							
PHA-Wide	Dwelling Equipment	1465.1	LS	$45,000.00				
	Subtotal 1465.1			**$45,000.00**				
	Non-Dwelling Equipment							
PHA-Wide	Non-Dwelling Equipment	1475	LS	$20,000.00				
	Subtotal 1475			**$20,000.00**				

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

PHA Name: Housing Authority of the City of Fort Pierce		**Grant Type and Number** Capital Fund Program Grant No: FL14P04150105 Replacement Housing Factor Grant No:				**Federal FY of Grant:** FY2005		
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	
	Relocation Costs							
PHA-Wide	Resident Relocation	1495		$20,000.00				
	Subtotal 1495			**$20,000.00**				
	Contingency							
PHA-Wide	Contingency for Costs Overruns	1502	LS	$32,000.00				
	Subtotal 1502			**$32,000.00**				
	Total Capital Fund Program Grant			**$1,494,483.00**				

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

PHA Name: Housing Authority of the City of Fort Pierce	**Grant Type and Number** Capital Fund Program No: FL14P04150105 Replacement Housing Factor No:	**Federal FY of Grant:** 2005

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	6/30/07			6/30/09			
FL 41-3 Lawnwood Terrace	6/30/07			6/30/09			
FL 41-6 Lawnwood Terrace Annex	6/30/07			6/30/09			
FL 41-10 South 27th Street Circle	6/30/07			6/30/09			

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

PHA Name: Housing Authority of Fort Pierce				☒**Original 5-Year Plan** ☐**Revision No:**	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2008	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2010
PHA-Wide	Annual Statement	$917,036.00	$917,036.00	$917,036.00	$917,036.00
FL 41-1 Wildwood Terrace		$0.00	$577,447.00	$0.00	$0.00
FL 41-2 Garden Terrace		$0.00	$0.00	$577,446.00	$336,000.00
FL 41-3 Lawnwood Terrace		$0.00	$0.00	$0.00	$0.00
FL 41-4 Garden Terrace Annex		$577,447.00	$0.00	$0.00	$120,000.00
FL 41-5 Eldorado Terrace		$0.00	$0.00	$0.00	$121,447.00
FL 41-6 Lawnwood Terrace Annex		$0.00	$0.00	$0.00	$0.00
FL 41-10 South 27th Circle		$0.00	$0.00	$0.00	$0.00
CFP Funds Listed for 5-year planning		$1,494,483.00	$1,494,483.00	$1,494,483.00	$1,494,483.00
Replacement Housing Factor Funds					

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

Activities for Year 1	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2007			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2008		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See						
Annual		**Operations - 1406**			**Operations - 1406**	
Statement	PHA-Wide	Operating Fund	$298,896.00	PHA-Wide	Operating Fund	$298,896.00
		Subtotal 1406	**$298,896.00**		**Subtotal 1406**	**$298,896.00**
		Management Improvements - 1408			**Management Improvements - 1408**	
	PHA-Wide	General Management Improvements	$86,000.00	PHA-Wide	General Management Improvements	$86,000.00
	PHA-Wide	Skills Training for Staff and Commissioners	$60,000.00	PHA-Wide	Skills Training for Staff and Commissioners	$60,000.00
	PHA-Wide	Technical Assistance for Resident Council	$15,000.00	PHA-Wide	Technical Assistance for Resident Council	$15,000.00
	PHA-Wide	Resident Economic Development and Resident-owned Business	$23,000.00	PHA-Wide	Resident Economic Development and Resident-owned Business	$23,000.00
	PHA-Wide	Resident Education and Development	$20,000.00	PHA-Wide	Resident Education and Development	$20,000.00
	PHA-Wide	HTVN Programming	$6,700.00	PHA-Wide	HTVN Programming	$6,700.00
	PHA-Wide	Rental Space for Resident Council and Equipment	$8,000.00	PHA-Wide	Rental Space for Resident Council and Equipment	$8,000.00
	PHA-Wide	Tenant Integrity Monitor	$48,000.00	PHA-Wide	Tenant Integrity Monitor	$48,000.00
		Subtotal 1408	**$266,700.00**		**Subtotal 1408**	**$266,700.00**
		Administration – 1410			**Administration – 1410**	
	PHA-Wide	Administrative Salaries	$149,440.00	PHA-Wide	Administrative Salaries	$149,440.00
		Subtotal 1410	**$149,440.00**		**Subtotal 1410**	**$149,440.00**
		Fees and Costs – 1430			**Fees and Costs – 1430**	
	PHA-Wide	Fees and Costs	$85,000.00	PHA-Wide	Fees and Costs	$85,000.00
		Subtotal 1430	**$85,000.00**		**Subtotal 1430**	**$85,000.00**
		Total CFP Estimated Cost	**See Next Page**			**See Next Page**

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

Activities for Year 1	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2007			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2008		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See						
Annual						
Statement		**Dwelling Structures - 1460**			**Dwelling Structures - 1460**	
	FL 41-4 Garden Terrace Annex	Modernization of Development including Building Envelope, Building Interior, Electrical and Mechanical (60 units)	$577,447.00	FL 41-1 Wildwood Terrace	Modernization of Development including Building Envelope, Building Interior, Electrical and Mechanical (60 units)	$577,447.00
		Subtotal 1460	**$577,447.00**		**Subtotal 1460**	**$577,447.00**
		Dwelling Equipment – 1465.1			**Dwelling Equipment – 1465.1**	
	PHA-Wide	Dwelling Equipment	$45,000.00	PHA-Wide	Dwelling Equipment	$45,000.00
		Subtotal 1465.1	**$45,000.00**		**Subtotal 1465.1**	**$45,000.00**
		Non-Dwelling Equipment – 1475			**Non-Dwelling Equipment – 1475**	
	PHA-Wide	Non-Dwelling Equipment	$20,000.00	PHA-Wide	Non-Dwelling Equipment	$20,000.00
		Subtotal 1475	**$20,000.00**		**Subtotal 1475**	**$20,000.00**
		Relocation Costs – 1495.1			**Relocation Costs – 1495.1**	
	PHA-Wide	Relocation Costs	$20,000.00	PHA-Wide	Relocation Costs	$20,000.00
		Subtotal 1495.1	**$20,000.00**		**Subtotal 1495.1**	**$20,000.00**
		Contingency - 1502			**Contingency - 1502**	
	PHA-Wide	Contingency for cost overruns	$32,000.00	PHA-Wide	Contingency for cost overruns	$32,000.00
		Subtotal 1502	**$32,000.00**		**Subtotal 1502**	**$32,000.00**
		Total CFP Estimated Cost	**$1,494,483.00**			**$1,494,483.00**

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

Activities for Year: 4 FFY Grant: 2008 PHA FY: 2009			Activities for Year: 5 FFY Grant: 2009 PHA FY: 2010		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
	Operations - 1406			**Operations - 1406**	
PHA-Wide	Operating Fund	$298,896.00	PHA-Wide	Operating Fund	$298,896.00
	Subtotal 1406	**$298,896.00**		**Subtotal 1406**	**$298,896.00**
	Management Improvements - 1408			**Management Improvements - 1408**	
PHA-Wide	General Management Improvements	$86,000.00	PHA-Wide	General Management Improvements	$86,000.00
PHA-Wide	Skills Training for Staff and Commissioners	$60,000.00	PHA-Wide	Skills Training for Staff and Commissioners	$60,000.00
PHA-Wide	Technical Assistance for Resident Council	$15,000.00	PHA-Wide	Technical Assistance for Resident Council	$15,000.00
PHA-Wide	Resident Economic Development and Resident-owned Business	$23,000.00	PHA-Wide	Resident Economic Development and Resident-owned Business	$23,000.00
PHA-Wide	Resident Education and Training	$20,000.00	PHA-Wide	Resident Education and Training	$20,000.00
PHA-Wide	HTVN Programming	$6,700.00	PHA-Wide	HTVN Programming	$6,700.00
PHA-Wide	Rental Space for Resident Council and Equipment	$8,000.00	PHA-Wide	Rental Space for Resident Council and Equipment	$8,000.00
PHA-Wide	Tenant Integrity Investigator	$48,000.00	PHA-Wide	Tenant Integrity Investigator	$48,000.00
	Subtotal 1408	**$266,700.00**		**Subtotal 1408**	**$266,700.00**
	Administration – 1410			**Administration – 1410**	
PHA-Wide	Administrative Salaries	$149,440.00	PHA-Wide	Administrative Salaries	$149,440.00
	Subtotal 1410	**$149,440.00**		**Subtotal 1410**	**$149,440.00**
	Fees and Costs – 1430			**Fees and Costs – 1430**	
PHA-Wide	Fees and Costs	$85,000.00	PHA-Wide	Fees and Costs	$85,000.00
	Subtotal 1430	**$85,000.00**		**Subtotal 1430**	**$85,000.00**
	Total CFP Estimated Cost	**See Next Page**			**See Next Page**

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

Activities for Year: 4 FFY Grant: 2008 PHA FY: 2009			Activities for Year: 5 FFY Grant: 2009 PHA FY: 2010		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
	Dwelling Structures - 1460			**Dwelling Structures - 1460**	
FL 41-2 Garden Terrace	Modernization of Development including Building Envelope, Building Interior, Electrical and Mechanical (40 Units)	$577,447.00	FL 41-2 Garden Terrace	Replace Sewer Lines (exterior) (169 Units)	$336,000.00
	Subtotal 1460	**$577,447.00**	FL 41-4 Garden Terrace Annex	Replace Sewer Lines (exterior) (60 Units)	$120,000.00
			FL 41-5 Eldorado Terrace	Replace Sewer Lines (exterior) (70 Units)	$121,447.00
				Subtotal 1460	**$577,447.00**
	Dwelling Equipment – 1465.1			**Dwelling Equipment – 1465.1**	
PHA-Wide	Dwelling Equipment	$45,000.00	PHA-Wide	Dwelling Equipment	$45,000.00
	Subtotal 1465.1	**$45,000.00**		**Subtotal 1465.1**	**$45,000.00**
	Non-Dwelling Equipment – 1475			**Non-Dwelling Equipment – 1475**	
PHA-Wide	Non-Dwelling Equipment	$20,000.00	PHA-Wide	Non-Dwelling Equipment	$20,000.00
	Subtotal 1475	**$20,000.00**		**Subtotal 1475**	**$20,000.00**
	Relocation Costs – 1495.1			**Relocation Costs – 1495.1**	
PHA-Wide	Relocation Costs	$20,000.00	PHA-Wide	Relocation Costs	$20,000.00
	Subtotal 1495.1	**$20,000.00**		**Subtotal 1495.1**	**$20,000.00**
	Contingency - 1502			**Contingency - 1502**	
PHA-Wide	Contingency for cost overruns	$32,000.00	PHA-Wide	Contingency for cost overruns	$32,000.00
	Subtotal 1502	**$32,000.00**		**Subtotal 1502**	**$32,000.00**
	Total CFP Estimated Cost	**$1,494,483.00**			**$1,494,483.00**

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

PHA Name: Housing Authority of the City of Fort Pierce	**Grant Type and Number** Capital Fund Program Grant No: FL14P04150104 Replacement Housing Factor Grant No:	**Federal FY of Grant:** FY2004

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/04** ☐ **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	$298,896.00		$0.00	$0.00
3	1408 Management Improvements	$153,704.00		$0.00	$0.00
4	1410 Administration	$149,440.00		$0.00	$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$80,000.00		$0.00	$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	$355,525.00		$0.00	$0.00
10	1460 Dwelling Structures	$284,918.00		$0.00	$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	$45,000.00		$0.00	$0.00
12	1470 Nondwelling Structures	$55,000.00		$0.00	$0.00
13	1475 Nondwelling Equipment	$20,000.00		$0.00	$0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	$20,000.00		$0.00	$0.00
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency	$32,000.00		$0.00	$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	$1,494,483.00		$0.00	$0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	$206,000.00		$0.00	$0.00

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

PHA Name: Housing Authority of the City of Fort Pierce		**Grant Type and Number** Capital Fund Program Grant No: FL14P04150104 Replacement Housing Factor Grant No:				**Federal FY of Grant:** FY2004		
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	
	Operations							
PHA-Wide	Operating Fund	1406	LS	$298,896.00		$0.00	$0.00	
	Subtotal 1406			**$298,896.00**		**$0.00**	**$0.00**	
	Management Improvements							
PHA-Wide	General Management Improvements	1408	LS	$48,000.00		$0.00	$0.00	
PHA-Wide	Training for Staff and Commissioners	1408	LS	$45,000.00		$0.00	$0.00	
PHA-Wide	Technical Assistance for Resident Council	1408	LS	$15,000.00		$0.00	$0.00	
PHA-Wide	Resident Economic Development and Resident-owned Business	1408	LS	$9,000.00		$0.00	$0.00	
PHA-Wide	Resident Education and Development	1408	LS	$10,000.00		$0.00	$0.00	
PHA-Wide	HTVN Programming	1408	LS	$7,000.00		$0.00	$0.00	
PHA-Wide	Rental of Space for Resident Council and Purchase of Equipment	1408	LS	$6,000.00		$0.00	$0.00	
PHA-Wide	Economic Development, Revolving Loan Fund	1408	LS	$13,704.00		$0.00	$0.00	
	Subtotal 1408			**$153,704.00**		**$0.00**	**$0.00**	
	Administration							
PHA-Wide	Administrative Salaries	1410	LS	$149,440.00		$0.00	$0.00	
	Subtotal 1410			**$149,440.00**		**$0.00**	**$0.00**	

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

PHA Name: Housing Authority of the City of Fort Pierce		**Grant Type and Number** Capital Fund Program Grant No: FL14P04150104 Replacement Housing Factor Grant No:				**Federal FY of Grant:** FY2004		
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	
	Fees and Costs							
PHA-Wide	Fees and Costs	1430	LS	$80,000.00		$0.00	$0.00	
	Subtotal 1430			**$80,000.00**		**$0.00**	**$0.00**	
	Site Improvements							
FL 41-2 Garden Terrace	Remove and Replace Clotheslines	1450	169	$84,500.00		$0.00	$0.00	
FL 41-2 Garden Terrace	Remove and Replace Sewer Lines	1450	LS	$122,525.00		$0.00	$0.00	
FL 41-4 Garden Terrace Annex	Remove and Replace Clotheslines	1450	60	$30,000.00		$0.00	$0.00	
FL 41-4 Garden Terrace Annex	Remove and Replace Sewer Lines	1450	LS	$43,500.00		$0.00	$0.00	
FL 41-10 South 27 St. Circle	Remove and Replace Clotheslines	1450	52	$26,000.00		$0.00	$0.00	
PHA-Wide	Landscaping	1450	LS	$49,000.00		$0.00	$0.00	
	Subtotal 1450			**$355,525.00**		**$0.00**	**$0.00**	
	Dwelling Structures							
FL 41-8 Park Terrace	Remove and Replace Roof	1460	105	$145,000.00		$0.00	$0.00	
FL 41-11B Parkland Square	Install Security Screens	1460	70	$116,193.00		$0.00	$0.00	
PHA-Wide	Remove and Replace Floor Tile	1460	LS	$23,725.00		$0.00	$0.00	
	Subtotal 1460			**$284,918.00**		**$0.00**	**$0.00**	

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

PHA Name: Housing Authority of the City of Fort Pierce		**Grant Type and Number** Capital Fund Program Grant No: FL14P04150104 Replacement Housing Factor Grant No:				**Federal FY of Grant:** FY2004		
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	
	Dwelling Equipment							
PHA-Wide	Dwelling Equipment	1465.1	LS	$45,000.00		$0.00	$0.00	
	Subtotal 1465.1			**$45,000.00**		**$0.00**	**$0.00**	
	Non-Dwelling Structures							
FL 41-9 Buell Brown Center	Remove and Replace Roof at Restoration House	1470	LS	$55,000.00		$0.00	$0.00	
	Subtotal 1470			**$55,000.00**		**$0.00**	**$0.00**	
	Non-Dwelling Equipment							
PHA-Wide	Non-Dwelling Equipment	1475	LS	$20,000.00		$0.00	$0.00	
	Subtotal 1475			**$20,000.00**		**$0.00**	**$0.00**	
	Relocation Costs							
PHA-Wide	Resident Relocation	1495		$20,000.00		$0.00	$0.00	
	Subtotal 1495			**$20,000.00**		**$0.00**	**$0.00**	
	Contingency							
PHA-Wide	Contingency for Costs Overruns	1502	LS	$32,000.00		$0.00	$0.00	
	Subtotal 1502			**$32,000.00**		**$0.00**	**$0.00**	
	Total Capital Fund Program Grant			**$1,494,483.00**		**$0.00**	**$0.00**	

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

PHA Name: Housing Authority of the City of Fort Pierce	**Grant Type and Number** Capital Fund Program No: FL14P04150104 Replacement Housing Factor No:	**Federal FY of Grant:** 2004

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	
PHA-Wide	6/30/06			6/30/08			
FL 41-2 Garden Terrace	6/30/06			6/30/08			
FL 41-4 Garden Terrace	6/30/06			6/30/08			
FL 41-10 South 27th Street Circle	6/30/06			6/30/08			
FL 41-11B Parkland Square	6/30/06			6/30/08			
FL 41-9 Buell Brown Center	6/30/06			6/30/08			

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

PHA Name: Housing Authority of the City of Fort Pierce	**Grant Type and Number** Capital Fund Program Grant No: FL14P04150203 Replacement Housing Factor Grant No:	**Federal FY of Grant:** FY2003

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/04** ☐ **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				
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				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	$268,263.00		$0.00	$0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Fort Pierce		**Grant Type and Number** Capital Fund Program Grant No: FL14P04150203 Replacement Housing Factor Grant No:				**Federal FY of Grant:** FY2003		
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	
	Operations							
PHA-Wide	Operating Fund	1406	LS	$245,244.00		$0.00	$0.00	
	Subtotal 1406			**$245,244.00**		**$0.00**	**$0.00**	
	Management Improvements							
PHA-Wide	General Management Improvements	1408	LS	$48,000.00		$0.00	$0.00	
PHA-Wide	Training for Staff and Commissioners	1408	LS	$45,000.00		$0.00	$0.00	
PHA-Wide	Technical Assistance for Resident Council	1408	LS	$15,000.00		$0.00	$0.00	
PHA-Wide	Resident Economic Development and Resident-owned Business	1408	LS	$9,000.00		$0.00	$0.00	
PHA-Wide	Resident Education and Development	1408	LS	$10,000.00		$0.00	$0.00	
PHA-Wide	HTVN Programming	1408	LS	$7,000.00		$0.00	$0.00	
PHA-Wide	Rental of Space for Resident Council and Purchase of Equipment	1408	LS	$6,000.00		$0.00	$0.00	
PHA-Wide	Economic Development, Revolving Loan Fund	1408	LS	$13,704.00		$0.00	$0.00	
	Subtotal 1408			**$153,704.00**		**$0.00**	**$0.00**	
	Administration							
PHA-Wide	Administrative Salaries	1410	LS	$122,622.00		$0.00	$0.00	
	Subtotal 1410			**$122,622.00**		**$0.00**	**$0.00**	

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

PHA Name: Housing Authority of the City of Fort Pierce		**Grant Type and Number** Capital Fund Program Grant No: FL14P04150203 Replacement Housing Factor Grant No:				**Federal FY of Grant:** FY2003		
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	
	Fees and Costs							
PHA-Wide	Fees and Costs	1430	LS	$75,000.00		$0.00	$0.00	
	Subtotal 1430			**$75,000.00**		**$0.00**	**$0.00**	
	Site Improvements							
PHA-Wide	Site Improvements	1450	LS	$90,000.00		$0.00	$0.00	
	Subtotal 1450			**$90,000.00**		**$0.00**	**$0.00**	
	Dwelling Structures							
FL 41-10 South 27th Street Circle	Modernization of Development including:							
	Building Envelope	1460	52 units	$135,000.00		$0.00	$0.00	
	Building Interior	1460	52 units	$104,000.00		$0.00	$0.00	
	Electrical	1460	52 units	$80,000.00		$0.00	$0.00	
	Mechanical	1460	52 units	$90,650.00		$0.00	$0.00	
	Subtotal 1460			**$409,650.00**		**$0.00**	**$0.00**	
	Dwelling Equipment							
PHA-Wide	Dwelling Equipment	1465.1		$30,000.00		$0.00	$0.00	
	Subtotal 1465.1			**$30,000.00**		**$0.00**	**$0.00**	
	Non-Dwelling Structures							
PHA-Wide	Non-Dwelling Equipment	1470		$20,000.00		$0.00	$0.00	
	Subtotal 1470			**$20,000.00**		**$0.00**	**$0.00**	

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

PHA Name: Housing Authority of the City of Fort Pierce		**Grant Type and Number** Capital Fund Program Grant No: FL14P04150203 Replacement Housing Factor Grant No:				**Federal FY of Grant:** FY2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Non-Dwelling Equipment							
PHA-Wide	Non-Dwelling Equipment	1475	LS	$20,000.00		$0.00	$0.00	
	Subtotal 1475			**$20,000.00**		**$0.00**	**$0.00**	
	Relocation Costs							
PHA-Wide	Resident Relocation	1495		$20,000.00		$0.00	$0.00	
	Subtotal 1495			**$20,000.00**		**$0.00**	**$0.00**	
	Contingency							
PHA-Wide	Contingency for Costs Overruns	1502	LS	$40,000.00		$0.00	$0.00	
	Subtotal 1502			**$40,000.00**		**$0.00**	**$0.00**	
	Total Capital Fund Program Grant			**$1,226,220.00**		**$0.00**	**$0.00**	

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

PHA Name: Housing Authority of the City of Fort Pierce	**Grant Type and Number** Capital Fund Program No: FL14P04150203 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	
PHA-Wide	2/12/06			2/12/08			
FL 41-10 South 27th Street Circle	2/12/06			2/12/08			

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

PHA Name: Housing Authority of the City of Fort Pierce	**Grant Type and Number** Capital Fund Program Grant No: FL14P04150103 Replacement Housing Factor Grant No:	**Federal FY of Grant:** FY2003

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/04** ☐ **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	$245,244.00		$0.00	$0.00
3	1408 Management Improvements	$153,704.00		$0.00	$0.00
4	1410 Administration	$122,622.00		$0.00	$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$75,000.00		$0.00	$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	$90,000.00		$0.00	$0.00
10	1460 Dwelling Structures	$409,650.00		$0.00	$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	$30,000.00		$0.00	$0.00
12	1470 Nondwelling Structures	$20,000.00		$0.00	$0.00
13	1475 Nondwelling Equipment	$20,000.00		$0.00	$0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	$20,000.00		$0.00	$0.00
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency	$40,000.00		$0.00	$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	$1,226,220.00		$0.00	$0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	$170,000.00		$0.00	$0.00

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

PHA Name: Housing Authority of the City of Fort Pierce		**Grant Type and Number** Capital Fund Program Grant No: FL14P04150103 Replacement Housing Factor Grant No:				**Federal FY of Grant:** FY2003		
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	
	Operations							
PHA-Wide	Operating Fund	1406	LS	$245,244.00		$0.00	$0.00	
	Subtotal 1406			**$245,244.00**		**$0.00**	**$0.00**	
	Management Improvements							
PHA-Wide	General Management Improvements	1408	LS	$48,000.00		$0.00	$0.00	
PHA-Wide	Training for Staff and Commissioners	1408	LS	$45,000.00		$0.00	$0.00	
PHA-Wide	Technical Assistance for Resident Council	1408	LS	$15,000.00		$0.00	$0.00	
PHA-Wide	Resident Economic Development and Resident-owned Business	1408	LS	$9,000.00		$0.00	$0.00	
PHA-Wide	Resident Education and Development	1408	LS	$10,000.00		$0.00	$0.00	
PHA-Wide	HTVN Programming	1408	LS	$7,000.00		$0.00	$0.00	
PHA-Wide	Rental of Space for Resident Council and Purchase of Equipment	1408	LS	$6,000.00		$0.00	$0.00	
PHA-Wide	Economic Development, Revolving Loan Fund	1408	LS	$13,704.00		$0.00	$0.00	
	Subtotal 1408			**$153,704.00**		**$0.00**	**$0.00**	
	Administration							
PHA-Wide	Administrative Salaries	1410	LS	$122,622.00		$0.00	$0.00	
	Subtotal 1410			**$122,622.00**		**$0.00**	**$0.00**	

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

PHA Name: Housing Authority of the City of Fort Pierce		**Grant Type and Number** Capital Fund Program Grant No: FL14P04150103 Replacement Housing Factor Grant No:				**Federal FY of Grant:** FY2003		
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	
	Fees and Costs							
PHA-Wide	Fees and Costs	1430	LS	$75,000.00		$0.00	$0.00	
	Subtotal 1430			**$75,000.00**		**$0.00**	**$0.00**	
	Site Improvements							
PHA-Wide	Site Improvements	1450	LS	$90,000.00		$0.00	$0.00	
	Subtotal 1450			**$90,000.00**		**$0.00**	**$0.00**	
	Dwelling Structures							
FL 41-10 South 27th Street Circle	Modernization of Development including:							
	Building Envelope	1460	52 units	$135,000.00		$0.00	$0.00	
	Building Interior	1460	52 units	$104,000.00		$0.00	$0.00	
	Electrical	1460	52 units	$80,000.00		$0.00	$0.00	
	Mechanical	1460	52 units	$90,650.00		$0.00	$0.00	
	Subtotal 1460			**$409,650.00**		**$0.00**	**$0.00**	
	Dwelling Equipment							
PHA-Wide	Dwelling Equipment	1465.1		$30,000.00		$0.00	$0.00	
	Subtotal 1465.1			**$30,000.00**		**$0.00**	**$0.00**	
	Non-Dwelling Structures							
PHA-Wide	Non-Dwelling Equipment	1470		$20,000.00		$0.00	$0.00	
	Subtotal 1470			**$20,000.00**		**$0.00**	**$0.00**	

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

PHA Name: Housing Authority of the City of Fort Pierce		**Grant Type and Number** Capital Fund Program Grant No: FL14P04150103 Replacement Housing Factor Grant No:				**Federal FY of Grant:** FY2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Non-Dwelling Equipment							
PHA-Wide	Non-Dwelling Equipment	1475	LS	$20,000.00		$0.00	$0.00	
	Subtotal 1475			**$20,000.00**		**$0.00**	**$0.00**	
	Relocation Costs							
PHA-Wide	Resident Relocation	1495		$20,000.00		$0.00	$0.00	
	Subtotal 1495			**$20,000.00**		**$0.00**	**$0.00**	
	Contingency							
PHA-Wide	Contingency for Costs Overruns	1502	LS	$40,000.00		$0.00	$0.00	
	Subtotal 1502			**$40,000.00**		**$0.00**	**$0.00**	
	Total Capital Fund Program Grant			**$1,226,220.00**		**$0.00**	**$0.00**	

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

PHA Name: Housing Authority of the City of Fort Pierce	**Grant Type and Number** Capital Fund Program No: FL14P04150103 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	
PHA-Wide	9/16/05			9/16/07			
FL 41-10 South 27th Street Circle	9/16/05			9/16/07			

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

PHA Name: Housing Authority of the City of Fort Pierce	**Grant Type and Number** Capital Fund Program Grant No: FL14P04150102 Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2002

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/04** ☐ **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	$158,448.00		$158,448.00	$158,448.00
3	1408 Management Improvements	$178,704.00		$178,704.00	$0.00
4	1410 Administration	$158,448.00		$158,448.00	$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$95,000.00		$95,000.00	$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	$120,000.00		$120,000.00	$0.00
10	1460 Dwelling Structures	$683,848.00		$683,848.00	$2,602.88
11	1465.1 Dwelling Equipment—Nonexpendable	$60,000.00		$60,000.00	$96,364.00
12	1470 Nondwelling Structures	$35,000.00		$35,000.00	$0.00
13	1475 Nondwelling Equipment	$25,000.00		$25,000.00	$0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	$30,000.00		$30,000.00	$0.00
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency	$40,000.00		$40,000.00	$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	$1,584,448.00		$1,584,448.00	$257,414.88
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	$235,000.00		$0.00	$0.00

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

PHA Name: Housing Authority of the City of Fort Pierce		**Grant Type and Number** Capital Fund Program Grant No: FL14P04150102 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Operations							
PHA-Wide	Operating Fund	1406	LS	$158,448.00		$158,448.00	$158,448.00	
	Subtotal 1406			**$158,448.00**		**$158,448.00**	**$158,448.00**	
	Management Improvements							
PHA-Wide	General Management Improvements	1408	LS	$48,000.00		$0.00	$0.00	
PHA-Wide	Training for Staff and Commissioners	1408	LS	$45,000.00		$0.00	$0.00	
PHA-Wide	Technical Assistance for Resident Council	1408	LS	$30,000.00		$0.00	$0.00	
PHA-Wide	Resident Economic Development and Resident-owned Business	1408	LS	$15,000.00		$0.00	$0.00	
PHA-Wide	Resident Education and Development	1408	LS	$10,000.00		$0.00	$0.00	
PHA-Wide	HTVN Programming	1408	LS	$11,000.00		$0.00	$0.00	
PHA-Wide	Rental of Space for Resident Council and Purchase of Equipment	1408	LS	$6,000.00		$0.00	$0.00	
PHA-Wide	Economic Development, Revolving Loan Fund	1408	LS	$13,704.00		$0.00	$0.00	
	Subtotal 1408			**$178,704.00**		**$0.00**	**$0.00**	
	Administration							
PHA-Wide	Administrative Salaries	1410	LS	$158,448.00		$0.00	$0.00	
	Subtotal 1410			**$158,448.00**		**$0.00**	**$0.00**	

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

PHA Name: Housing Authority of the City of Fort Pierce		**Grant Type and Number** Capital Fund Program Grant No: FL14P04150102 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Fees and Costs							
PHA-Wide	Fees and Costs	1430	LS	$95,000.00		$0.00	$0.00	
	Subtotal 1430			**$95,000.00**		**$0.00**	**$0.00**	
	Site Improvements							
PHA-Wide	Site Improvements	1450	LS	$120,000.00		$0.00	$0.00	
	Subtotal 1450			**$120,000.00**		**$0.00**	**$0.00**	
	Dwelling Structures							
FL 41-2 Garden Terrace	Modernization of Development including:							
	Building Envelope	1460	40 units	$271,000.00		$0.00	$0.00	
	Building Interior	1460	40 units	$259,848.00		$0.00	$0.00	
	Electrical	1460	40 units	$80,000.00		$0.00	$0.00	
	Mechanical	1460	40 units	$73,000.00		$0.00	$0.00	
	Subtotal 1460			**$683,848.00**		**$0.00**	**$2,602.88**	
	Dwelling Equipment							
PHA-Wide	Dwelling Equipment	1465.1		$60,000.00		$0.00	$96,364.00	
	Subtotal 1465.1			**$60,000.00**		**$0.00**	**$96,364.00**	
	Non-Dwelling Structures							
PHA-Wide	Non-Dwelling Structures	1470		$35,000.00		$0.00	$0.00	
	Subtotal 1470			**$35,000.00**		**$0.00**	**$0.00**	

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

PHA Name: Housing Authority of the City of Fort Pierce		**Grant Type and Number** Capital Fund Program Grant No: FL14P04150102 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Non-Dwelling Equipment							
PHA-Wide	Non-Dwelling Equipment	1475	LS	$25,000.00		$0.00	$0.00	
	Subtotal 1475			**$25,000.00**		**$0.00**	**$0.00**	
	Relocation Costs							
PHA-Wide	Resident Relocation	1495		$30,000.00		$0.00	$0.00	
	Subtotal 1495			**$30,000.00**		**$0.00**	**$0.00**	
	Contingency							
PHA-Wide	Contingency for Costs Overruns	1502	LS	$40,000.00		$0.00	$0.00	
	Subtotal 1502			**$40,000.00**		**$0.00**	**$0.00**	
	Total Capital Fund Program Grant			**$1,584,448.00**		**$1,584,448.00**	**$257,414.88**	

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

PHA Name: Housing Authority of the City of Fort Pierce	**Grant Type and Number** Capital Fund Program No: FL14P04150102 Replacement Housing Factor No:	**Federal FY of Grant:** 2002

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	5/31/04			5/31/06			
FL 41-2 Garden Terrace	5/31/04			5/31/06			

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

PHA Name: Housing Authority of the City of Fort Pierce	**Grant Type and Number** Capital Fund Program Grant No: FL14P04150101 Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2001

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☒ **Revised Annual Statement (revision no: 1)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/04** ☐ **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	$166,373.00	$332,746.00	$332,746.00	$332,746.00
3	1408 Management Improvements	$178,704.00	$266,700.00	$266,700.00	$52,080.84
4	1410 Administration	$166,373.00	$166,373.00	$166,373.00	$93,321.51
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$75,000.00	$50,000.00	$50,000.00	$25,558.19
8	1440 Site Acquisition				
9	1450 Site Improvement	$64,700.00	$224,743.00	$224,743.00	$151,563.39
10	1460 Dwelling Structures	$848,130.00	$300,570.00	$300,570.00	$438,403.82
11	1465.1 Dwelling Equipment—Nonexpendable	$25,000.00	$37,200.00	$37,200.00	$41,254.00
12	1470 Nondwelling Structures	$15,000.00	$39,000.00	$39,000.00	$36,206.00
13	1475 Nondwelling Equipment	$14,452.00	$75,000.00	$75,000.00	$6,019.39
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	$45,000.00	$45,000.00	$45,000.00	$405.29
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency	$65,000.00	$116,400.00	$116,400.00	$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	$1,663,732.00	$1,663,732.00	$1,663,732.00	$1,177,558.43
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	$560,000.00	$52,000.00	$52,000.00	$0.00

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

PHA Name: Housing Authority of the City of Fort Pierce		**Grant Type and Number** Capital Fund Program Grant No: FL14P04150101 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Operations							
PHA-Wide	Operating Fund	1406	LS	$166,373.00	$332,746.00	$332,746.00	$332,746.00	
	Subtotal 1406			**$166,373.00**	**$332,746.00**	**$332,746.00**	**$332,746.00**	
	Management Improvements							
PHA-Wide	General Management Improvements	1408	LS	$48,000.00	$86,000.00	$86,000.00	$0.00	
PHA-Wide	Training for Staff and Commissioners	1408	LS	$23,000.00	$60,000.00	$60,000.00	$0.00	
PHA-Wide	Technical Assistance for Resident Council	1408	LS	$30,000.00	$15,000.00	$15,000.00	$0.00	
PHA-Wide	Resident Economic Development and Resident-owned Business	1408	LS	$30,000.00	$23,000.00	$23,000.00	$0.00	
PHA-Wide	Resident Education and Development	1408	LS	$20,000.00	$20,000.00	$20,000.00	$0.00	
PHA-Wide	HTVN Programming	1408	LS	$6,000.00	$6,700.00	$6,700.00	$0.00	
PHA-Wide	Rental of Space for Resident Council and Purchase of Equipment	1408	LS	$8,000.00	$8,000.00	$8,000.00	$0.00	
PHA-Wide	Economic Development, Revolving Loan Fund	1408	LS	$13,704.00	$0.00	$0.00	$0.00	
PHA-Wide	Tenant Integrity Investigator	1408	LS	$0.00	$48,000.00	$48,000.00	$0.00	
	Subtotal 1408			**$178,704.00**	**$266,700.00**	**$266,700.00**	**$52,080.84**	
	Administration							
PHA-Wide	Administrative Salaries	1410	LS	$166,373.00	$166,373.00	$166,373.00	$93,321.51	
	Subtotal 1410			**$166,373.00**	**$166,373.00**	**$166,373.00**	**$93,321.51**	

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 Pierce		**Grant Type and Number** Capital Fund Program Grant No: FL14P04150101 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Fees and Costs							
PHA-Wide	Fees and Costs	1430	LS	$75,000.00	$50,000.00	$50,000.00	$25,558.19	
	Subtotal 1430			**$75,000.00**	**$50,000.00**	**$50,000.00**	**$25,558.19**	
	Site Improvements							
PHA-Wide	Site Improvements/Landscaping	1450	LS	$64,700.00	$224,743.00	$224,743.00	$151,563.39	
	Subtotal 1450			**$64,700.00**	**$224,743.00**	**$224,743.00**	**$151,563.39**	
	Dwelling Structures							
FL 41-5 El Dorado Terrace	Modernization of Development, Roofing: Fascia and Soffit	1460	70 units	$350,500.00	$0.00	$0.00	$0.00	
FL 41-11C Avenue H	Building Envelope	1460	12 units	$38,000.00	$0.00	$0.00	$0.00	
FL 41-11C Avenue H	Building Interior	1460	12 units	$250,156.00	$0.00	$0.00	$0.00	
FL 41-8 Park Terrace	Window Replacement	1460	105 units	$209,474.00	$0.00	$0.00	$0.00	
PHA-Wide	Removal of exterior sheds and concrete	1460	LS	$0.00	$75,000.00	$75,000.00	$0.00	
PHA-Wide	Remove and Replace VCT Flooring	1460	LS	$0.00	$78,000.00	$78,000.00	$0.00	
Buell Brown Center	Trash Chute	1460	95 units	$0.00	$45,000.00	$45,000.00	$0.00	
Buell Brown Center	Fire Alarm Upgrade	1460	95 units	$0.00	$42,100.00	$42,100.00	$0.00	
Buell Brown Center	Emergency Call for Residents	1460	95 units	$0.00	$60,470.00	$60,470.00	$0.00	
	Subtotal 1460			**$848,130.00**	**$300,485.00**	**$300,485.00**	**$438,403.82**	

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 Pierce		**Grant Type and Number** Capital Fund Program Grant No: FL14P04150101 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Dwelling Equipment							
PHA-Wide	Dwelling Equipment	1465.1	LS	$25,000.00	$37,200.00	$37,200.00	$41,254.00	
	Subtotal 1465.1			**$25,000.00**	**$37,200.00**	**$37,200.00**	**$41,254.00**	
	Non-Dwelling Structures							
Boys and Girls Club	Roof Replacement	1470	LS	$15,000.00	$39,000.00	$39,000.00	$36,206.00	
	Subtotal 1470			**$15,000.00**	**$39,000.00**	**$39,000.00**	**$36,206.00**	
	Non-Dwelling Equipment							
PHA-Wide	Non-Dwelling Equipment	1475	LS	$14,452.00	$75,000.00	$75,000.00	$6,019.39	
	Subtotal 1475			**$14,452.00**	**$75,000.00**	**$75,000.00**	**$6,019.39**	
	Relocation Costs							
PHA-Wide	Resident Relocation	1495		$45,000.00	$45,000.00	$45,000.00	$405.29	
	Subtotal 1495			**$45,000.00**	**$45,000.00**	**$45,000.00**	**$405.29**	
	Contingency							
PHA-Wide	Contingency for Costs Overruns	1502	LS	$65,000.00	$116,400.00	$65,000.00	$0.00	
	Subtotal 1502			**$65,000.00**	**$116,400.00**	**$65,000.00**	**$0.00**	
	Total Capital Fund Program Grant			**$1,663,732.00**	**$1,663,732.00**	**$1,663,732.00**	**$1,177,558.43**	

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

PHA Name: Housing Authority of the City of Fort Pierce	**Grant Type and Number** Capital Fund Program No: FL14P04150101 Replacement Housing Factor No:	**Federal FY of Grant:** 2001

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	6/30/03	6/30/03		6/30/05	6/30/05		
FL 41-8 Park Terrace	6/30/03	6/30/03		6/30/05	6/30/05		
FL 41-11C Avenue H	6/30/03	6/30/03		6/30/05	6/30/05		
Buell Brown Center	n/a	6/30/.03		n/a	6/30/05		

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

PHA Name: Housing Authority of the City of Fort Pierce	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL14R04150104	**Federal FY of Grant:** 2004

☐**Original Annual Statement** ☐**Reserve for Disasters/ Emergencies** ☐**Revised Annual Statement (revision no:)**
☒**Performance and Evaluation Report for Period Ending: 12/31/04** ☐**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				
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	$51,380.00		$0.00	$0.00
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	$51,380.00		$0.00	$0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Fort Pierce		**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL14R04150104				**Federal FY of Grant:** 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Owned Property	Replacement Housing	1499		$51,380.00		$0.00	$0.00	

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

PHA Name: Housing Authority of the City of Fort Pierce	**Grant Type and Number** Capital Fund Program No: Replacement Housing Factor No: FL14R04150104	**Federal FY of Grant:** 2004

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	
HA-Owned Property	9/13/06			9/13/08			

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

PHA Name: Housing Authority of the City of Fort Pierce	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL14R04150103	**Federal FY of Grant:** 2003

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/04** ☐ **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				
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	$43,908.00		$0.00	$0.00
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	$43,908.00		$0.00	$0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Fort Pierce		**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL14R04150103				**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	
HA-Owned Property	Replacement Housing	1499		$43,908.00		$0.00	$0.00	

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

PHA Name: Housing Authority of the City of Fort Pierce	**Grant Type and Number** Capital Fund Program No: Replacement Housing Factor No: FL14R04150103	**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	
HA-Owned Property	10/30/06			10/30/08			

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

PHA Name: Housing Authority of the City of Fort Pierce	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL14R04150102	**Federal FY of Grant:** 2002

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/04** ☐ **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				
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	$51,520.00		$0.00	$0.00
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	$51,520.00		$0.00	$0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Fort Pierce		**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL14R04150102				**Federal FY of Grant:** 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL 41-2 Garden Terrace	Development Activities	1499		$51,520.00		$0.00	$0.00	

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

PHA Name: Housing Authority of the City of Fort Pierce	**Grant Type and Number** Capital Fund Program No: Replacement Housing Factor No: FL14R04150102	**Federal FY of Grant:** 2002

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
FL 41-2 Garden Terrace	10/30/06			10/30/08			

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

PHA Name: Housing Authority of the City of Fort Pierce	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL14R04150101	**Federal FY of Grant:** 2001

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/04** ☐ **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				
3	1408 Management Improvements				
4	1410 Administration				
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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	$52,206.00		$0.00	$0.00
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	$52,206.00		$0.00	$0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Fort Pierce		**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL14R04150101				**Federal FY of Grant:** 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Owned Housing	Development Activities	1499		$52,206.00		$0.00	$0.00	

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

PHA Name: Housing Authority of the City of Fort Pierce	**Grant Type and Number** Capital Fund Program No: Replacement Housing Factor No: FL14R04150101	**Federal FY of Grant:** 2001

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Owned Housing	10/30/06			10/30/08			

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

PHA Name: Housing Authority of the City of Fort Pierce	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL14R04150100	**Federal FY of Grant:** 2000

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/04** ☐ **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				
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	$45,878.00		$0.00	$0.00
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	$45,878.00		$0.00	$0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Fort Pierce		**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL14R04150100				**Federal FY of Grant:** 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Development Activities	1499		$45,878.00		$0.00	$0.00	

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

PHA Name: Housing Authority of the City of Fort Pierce	**Grant Type and Number** Capital Fund Program No: Replacement Housing Factor No: FL14R04150100	**Federal FY of Grant:** 2000

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	
PHA-Wide	10/30/06			10/30/08			