

02/09/06

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

---

# PHA Plans

Annual Plan for Fiscal Year 2005

Gainesville Housing Authority  
Gainesville, Florida

Gainesville Housing Authority  
Post Office Box 1468  
1900 SE 4<sup>th</sup> Street  
Gainesville, FL 32602-1468  
(352) 334-4000

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

---

HUD 50075  
OMB Approval No: 2577-0226  
Expires: 03/31/2002

## PHA Plan Agency Identification

**PHA Name:** Gainesville Housing Authority

**PHA Number:** FL063 (incorporating the former FL088)

**PHA Fiscal Year Beginning:** 04/2005

### Public Access to Information

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

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

### Display Locations for PHA Plans and Supporting Documents

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

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

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

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

**Annual PHA Plan  
PHA Fiscal Year 2004**

[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.

*On December 22, 2000, HUD issued 24 CFR Part 903, Public Housing Agency Plans; Final Rule. This Rule eliminates the requirement for an Executive Summary as part of the Agency Plans.*

**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.

*On October 21, 1999, HUD issued 24 CFR Part 903, Public Housing Agency Plans; Final Rule. This Rule eliminates the requirement for Table of Contents as part of the Agency Plans.*

**Table of Contents**

**Annual Plan**

- i. Executive Summary - N/A
- ii. Table of Contents
  - 1. Housing Needs
  - 2. Financial Resources
  - 3. Policies on Eligibility, Selection and Admissions
  - 4. Rent Determination Policies
  - 5. Operations and Management Policies

Gainesville Housing Authority

- 6. Grievance Procedures
- 7. Capital Improvement Needs
- 8. Demolition and Disposition
- 9. Designation of Housing
- 10. Conversions of Public Housing
- 11. Homeownership
- 12. Community Service Programs
- 13. Crime and Safety
- 14. Pets (Inactive for January 1 PHAs)
- 15. Civil Rights Certifications (included with PHA Plan Certifications)
- 16. Audit
- 17. Asset Management
- 18. Other Information

Criterion for Substantial Deviation

**Attachments**

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

Required Attachments:

- Admissions Policy for Deconcentration .....A
- Capital Fund Program Annual Statements—Open Years.....B
- Statement of Progress in Achieving Goals and Objectives..... F
- Statement on PH Resident Community Service Requirement.....G
- Statement of Pet Policy .....H
- Statement of Resident Membership on the PHA Governing Board ..... I
- Statement of Membership on the PHA Resident Advisory Board.....J
- Statement on the Deconcentration of Poverty..... L
- Statement on the Initial Conversion Assessment.....M
- 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 .....n/a
- Capital Fund Program 5 Year Action Plan .....C
- Public Housing Drug Elimination Program (PHDEP) Plan.....D
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) .....K
- Other (List below, providing each attachment name)

Gainesville Housing Authority

**Supporting Documents Available for Review**

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	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 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies

Gainesville Housing Authority

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
NA	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
NA	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
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	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
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency

Gainesville Housing Authority

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs

**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.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ability	Size	Locatio-n
Income <= 30% of AMI	4,010	5	5	4	3	5	4
Income >30% but <=50% of AMI	2,450	4	5	4	3	5	4
Income >50% but <80% of AMI	1,805	3	4	3	3	3	3
Elderly	1,050	3	3	4	3	2	3
Families with Disabilities	Not Avail	Not Avail	Not Avail	Not Avail	Not Avail	Not Avail	Not Avail
Black	5,848	5	4	4	3	3	3
Hispanic	1,233	4	4	4	3	4	3
Asian	1,237	5	4	4	3	4	3
Native American	68	3	3	4	2	2	2

*NOTE: The City of Gainesville 2003-2008 "Housing and Community Development Consolidated Plan" includes both 1990 and 2000 census data*

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: "City of Gainesville Housing and Community Development Consolidated Plan" 2003 - 2008  
Indicate year: 2003-2008
- 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 lists. **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.

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	147		360
Extremely low income <=30% AMI	142	97	
Very low income (>30% but <=50% AMI)	5	3	
Low income (>50% but <80% AMI)	0		
Families with children	38	26	
Elderly families	16	11	
Families with Disabilities	56	38	
White	52	35	
African American	91	62	
Other	4	3	
Characteristics by Bedroom Size			
1BR / Efficiency	112	76	
2 BR	18	12	
3 BR	11	07	
4 BR	6	04	
5 BR	0	0	
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No* <input type="checkbox"/> Yes			
.....* <b>The One BR waiting list is closed</b>			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Gainesville Housing Authority

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> <b>Section 8 tenant-based assistance</b>			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	87		169 families
Extremely low income <=30% AMI	70	80	
Very low income (>30% but <=50% AMI)	16	18	
Low income (>50% but <80% AMI)	1	1	
Families with children	57	66	
Elderly/Disabled families	0	0	
White Non- Hispanic	16	18	
Black Non-Hispanic	70	80	
All others	1	1	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes: How long has it been closed (# of months)? <b>9 months</b>			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

**C. Strategy for Addressing Needs**

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

**(1) Strategies**

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

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based Section 8 assistance

Gainesville Housing Authority

- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

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

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

Select all that apply

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

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

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

Select all that apply

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

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- 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

Gainesville Housing Authority

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.

Gainesville Housing Authority

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants</b>	<b>8,403,195</b>	
a. Public Housing Operating Fund	1,521,723	
b. Public Housing Operating under funded	-29,184	
c. Annual Contributions for Section 8 Tenant Based Assistance	5,572,389	
d. ROSS – Resident Opportunity and Self Sufficiency Grant 2003	200,000	
e. Resident Participation Funding	14,300	
f. Public Housing Capital Fund	1,123,967	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>	<b>1,460,455</b>	
Capital Fund 2003	641,216	
ROSS 2002	70,193	
YouthBuild 2002	72,332	
Shelter + Care 2001 and 2002	676,714	
<b>3. Public Housing Dwelling Rental Income</b>	<b>1,077,347</b>	HA Operations
<b>4. Other income (list below)</b>	<b>204,420</b>	
Other Operating Income	114,800	HA Operations
Interest Income	13,200	HA Operations
Capital Fund	76,420	HA Operations
<b>5. Non-federal sources (list below)</b>		
<b>6. Reserves/Equity</b>	<b>1,807,320</b>	Other
<b>Total resources</b>	<b>12,952,737</b>	

### **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)  
An applicant fills out an initial application form. The intake specialist begins the process of determining eligibility, which is determined prior to the applicant being placed on our waiting list.

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)  
We also review credit reports, especially if the family owes another public housing organization funds or owes this Authority any funds from a prior tenancy with us.

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

Gainesville Housing Authority

Other (describe)

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

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

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

1. How many site-based waiting lists will the PHA operate in the coming year? None

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)? NA

- 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)
  - To meet 504 accessibility requirements
  - Domestic violence

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)

Gainesville Housing Authority

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

- The PHA-resident lease

Gainesville Housing Authority

- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)  
Newsletters, Special Events and Notices

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?

Gainesville Housing Authority

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?

Gainesville Housing Authority

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):

If requested, information about Section 8 clients who use to, or still do, live in public housing, i.e., rent payment history, housekeeping, conduct with neighbors, etc.

**(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:

Prior to the voucher expiration date, clients can request one 30-day extension in writing. Approval will be on a case-by-case basis. Persons with disabilities may request extensions for an additional 120 days, 30 days at a time.

**(4) Admissions Preferences**

a. Income targeting

Gainesville Housing Authority

- 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

Gainesville Housing Authority

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

Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply)

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

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

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

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

- 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): N/A

- 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)

Gainesville Housing Authority

Newspaper advertisements and media exposure.

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:

Gainesville Housing Authority

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:

BRs	0	1	2	3	4	5
Flat Rent	320	350	420	580	680	780
<b>If a tenant's calculated rent reaches or exceeds these numbers, they have the option of choosing the flat rent rate according to HUD guidelines.</b>						

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)
  - Yes for all developments
  - Yes but only for some developments
  - No

Gainesville Housing Authority

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

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

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

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

f. Rent re-determinations:

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

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

The participant must report any of the following factors that could result in an increase in rent:

- a) Change in income from welfare to earned income.
- b) Change from zero income to any form of income.
- c) Change in family composition (which could either provide additional income to the household or reduce the deductions and allowances for which the family qualifies).

Gainesville Housing Authority

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

**(2) Flat Rents**

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

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

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

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

**(1) Payment Standards**

Describe the voucher payment standards and policies.

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

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

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

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area  
 The PHA has chosen to serve additional families by lowering the payment standard  
 Reflects market or submarket  
 Other (list below)
  - HUD Funding Formula Now at 90% FMR

Gainesville Housing Authority

c. If the payment standard is higher than FMR, why has the PHA chosen this level?

(select all that apply) N/A

- 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): Market rates (rents)
  - HUD Funding Formula – Limit Port – Outs (portability) to receiving PHAs that have payment standards below GHA Payment Standards

**(2) Minimum Rent**

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

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

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

**5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

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

**A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

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

Gainesville Housing Authority

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

**B. HUD Programs Under PHA Management**

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

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	628	360
Section 8 Vouchers	1227	144
Section 8 Certificates	0	
Section 8 Mod Rehab	NA	
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs (list individually)		
Shelter + Care		
Meridian	18	1
Vet Space	16	1

**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.

**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.

Gainesville Housing Authority

**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

Gainesville Housing Authority

provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) (f1063b01)

-or-

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

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

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) (f1063c01)

-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:

Gainesville Housing Authority

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.)

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input type="checkbox"/>	

Gainesville Housing Authority

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

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Gainesville Housing Authority

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	Oak Park // _ Sunshine Park
1b. Development (project) number:	63-2 63-4
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	(09/30/2005)
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	### 171
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

**10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

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

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

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

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

Gainesville Housing Authority

<b>Conversion of Public Housing Activity Description</b>
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

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

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

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

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

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

1.  Yes  No: Does the PHA administer any home ownership programs administered by the PHA under an approved section 5(h) home ownership 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 home ownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)
2. Activity Description  
 Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

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

## B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

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

[24 CFR Part 903.7 9 (1)]

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

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

1. Cooperative agreements:

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

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

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

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

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

**(1) General**

a. Self-Sufficiency Policies

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

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

Gainesville Housing Authority

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 2002 Estimate)	Actual Number of Participants (As of: 12/01/01)
Public Housing & Section 8 (combined)		

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.

Gainesville Housing Authority

- 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.

**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 use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anti-crime/anti-drug programs

Gainesville Housing Authority

Other (describe below)

3. Which developments are most affected? All developments are affected.

**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 (Reichert House)
- Volunteer Resident Patrol/Block Watchers Program (Citizens on Patrol)
- Other (describe below)

Our University of Florida *Free Tutorial Program* for public housing youth.  
Boys & Girls Club

2. Which developments are most affected? All developments are affected.

**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 2001 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

Gainesville Housing Authority

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2003 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment.

**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?  
Two findings will be resolved through normal audit process
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

**17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment,

Gainesville Housing Authority

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): **ATTACHMENT K**
- 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-

Gainesville Housing Authority

component C.) Appointed by the Mayor with the consent of the City Commission (Florida State Statute 421).

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 Gainesville

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)

## Gainesville Housing Authority

The Gainesville Housing Authority takes an active cooperative role with the City of Gainesville in helping the city develop its Consolidated Plan. In the “2003 – 2008 Housing & Community Development Consolidated Plan, the city references GHA programs as integral parts of its plan to improve housing conditions for the disadvantaged families within the city. The City specifically references the following ongoing GHA programs as essential to its Consolidated Plan strategy.

*Public housing.* The City of Gainesville Consolidated Plan contains a chart fully showing the housing units available at all GHA developments as an important community resource that should not be diminished.

*Section 8.* The Consolidated Plan references the GHA Section 8 Program, including its project-based developments, as essential housing resources in the community.

*Section 8 New Construction.* The GHA manages two affordable housing complexes that contribute to the reducing needs for low income housing in Gainesville.

*Capital Fund Program.* The Consolidated Plan references the past Comprehensive Grant Program for maintenance of existing housing resources in the community. This is especially important, since the Consolidated Plan observes emphatically that the city suffers from too much dilapidated, unrentable housing, especially for poor families, who must compete with college students for what suitable housing there is. This section also observes how the GHA has brought its residents into its decision making process.

*Youthbuild Grants.* The city also applauds GHA programs aimed to improve opportunities for the city’s non-college, disadvantaged young people through its Youthbuild Program and similar efforts. This grant will terminate in April, 2005.

*Path.* Units to be developed to address the housing needs.

*Resident Initiatives.* Throughout the City of Gainesville Consolidated Plan there are indications of support for GHA programs to improve the chance for economic improvement and homeownership, especially through its Family Self-Sufficiency Program and its graduates. The Interim Plan adds a section on the GHA’s ROSS grant, and the contribution it makes to assisting needful families in Gainesville.

*National Housing Development Corporation.* MOU to develop Section 8 Homeownership housing.

## Gainesville Housing Authority

See specifically pages: 27 – Self Sufficiency Program; p. 33 - 35, Tenant Based Section 8 Voucher Program; p 36, Elderly Housing; p 48 – 49 Vetport Veteran housing; pp 54 – 59, Public Housing – general discussion.

Other: (list below)

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

The Consolidated Plan, the City of Gainesville indicates several ways in which it will support programs at the GHA. There we read the following.

“The City of Gainesville will assist and support GHA in reaching its program goals as feasible and appropriate through the following activities:

### Primary Activities:

- Public/Assisted Housing Resident Initiatives and Support Services
- Rental Assistance
- Rehabilitation and Physical Improvements

### Objectives and Measures

1. Maintain the existing capacities for public housing units, Section 8 subsidized units, Section 8 New Construction.... and ensure there are no net loses in the number of these units.
2. Apply for additional rental vouchers to increase the number of applicants served from the Section 8 waiting list.

### Strategies

1. Support and assist GHA in implementation of the Family Self Sufficiency program to the maximum extent feasible....
2. Target homebuyer assistance programs to qualified households presently receiving or on the waiting lists for rental assistance....
3. Support GHA in its use of ROSS and other funding to maintain or establish innovative housing programs to benefit its residents.”

## **D. Other Information Required by HUD**

**Criterion for identifying a “substantial deviation” from the PHA Plan**

The Housing Authority of the City of Gainesville will consider the following to be changes in its *Agency Plan* necessary and sufficient to require a full review by the Resident Advisory Board and by the Public Hearing process before a corresponding change in the Agency Plan can be adopted.

1. Any alteration of the Authority’s *Mission Statement*;
2. Any change or amendment to a stated Strategic Goal;
3. Any change or amendment to a stated Strategic Objective except in a case where the change results from the objective having been met;
4. Any introduction of a new Strategic Goal or a new Strategic Objective;
5. Any alteration in the Capital Fund Program Annual Plan that affects an expenditure greater than ten percent (10%) of the CFP Annual Budget for that year.

In setting the above criteria, the Gainesville Housing Authority intends by “Strategic Goal” and “Strategic Objective” specifically those items under those headings in its *5-Year Plan*.

Because the Annual Plan already requires annual review by the Resident Advisory Board and by Public Hearing, the Authority believes this annual process sufficient to meet the spirit of the *Quality Housing and Work Responsibility Act of 1998*. It expects that changes to the Annual Plan will be primarily administrative in nature. It believes, however, as shown in item #5 above, that significant changes in its planned modernization expenditures should be subject to a resident/public process.

The Gainesville Housing Authority has also reviewed the requirements set out in HUD Notice PHI 99-51. It here incorporates the several additional criteria established by HUD for “substantial deviation” and “significant amendment or modification” to its Agency Plan. The GHA will also consider the following events to require a public process before amending such changes to its Agency Plan:

- changes to rent or admissions policies or organization of the waiting list;
- additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Plan) or change in use of replacement reserve funds under the Capital Fund;
- additions of new activities not included in the current PHDEP Plan and

Gainesville Housing Authority

- any change with regard to demolition or disposition , designation, homeownership programs or conversion activities.

The Gainesville Housing Authority acknowledges that an exception will be made by HUD in compliance with the above criteria for any of the above changes that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.

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

**Attachments**

- A Policy for the Deconcentration of Poverty
- B fl063b01 Capital Fund Program Annual Statements—Open Years (Separate Excel File)
- C fl063c01 5 Year Action Plan (Separate Excel File)
- D FY 2003 PHDEP Plan Template (not required anymore, so it is not filled out.)
- E GHA Organizational Chart (not required)
- F Statement of Progress in Achieving Goals and Objectives
- G Statement on PH Resident Community Service Requirement
- H Statement of Pet Policy
- I Statement of Resident Membership on the PHA Governing Board
- J Statement of Membership on the PHA Resident Advisory Board; listing of members on the Resident Councils and listing of members of the Board of Commissioners
- K Summary of Comments by the Resident Advisory Board
- L Statement on the Deconcentration of Poverty (Component 3 (6))
- M Statement on the Initial Conversion Assessment
- N Statement on Resident Assessment Satisfaction Survey follow – up Plan

**ATTACHMENT A:**

**POLICY FOR THE DECONCENTRATION OF POVERTY**

Where an inequity has been discovered in the distribution of impoverished families within its jurisdiction or on its waiting list, this PHA will take steps to remove that concentration of poverty by bringing higher income families into its lower income developments and lower income families into its higher income developments.

Among the strategies this authority will consider in attempting to remedy the inequity are the following:

- 1). It may skip certain income families on its waiting list to reach other families with a lower or higher income, as may be required to achieve better income distribution balance in its developments. This authority will apply such skipping uniformly and fairly.
- 2). It may make concerted efforts to aid lower-income families to increase their income through offering incentives. These incentives may include but are not required to be or limited to the following:
  - a) Providing self sufficiency activities to improve resident employability;
  - b) Providing permissive deductions from annual income and other permissive deductions to public housing resident as allowed by law. If offered, these options will be spelled out in detail as an amendment to this policy;
  - c) Providing individual savings accounts to families who select income-based rents;
  - d) Establishing a rent structure that encourages deconcentration of poverty;
  - e) Providing certain admissions preferences, such as those for working families;
  - f) Providing additional applicant consultation and information;
  - g) And providing additional supportive services or amenities.

In pursuing this policy of deconcentration, where a family receiving TANF assistance is concerned, this authority will make every reasonable recourse to coordinate its efforts to provide incentives to families that are consistent with programs administered by the office having TANF responsibilities in its jurisdiction.

In conducting its required analysis of income levels at its developments to determine if any have a concentration of poverty, the Gainesville Housing Authority discovered a need to take specific measures to promote deconcentration of poverty and income mixing. To

## Gainesville Housing Authority

that end, the Authority will take the following specific steps to alleviate and later prevent any poverty concentration at its developments.

The HUD *Public Housing Agency Plans Final Rule*, 24 CFR Part 903, published on October 21, 1999, indicates that PHAs with any concentration of poverty must employ skipping applicants on a waiting list as a means to redress such inequity in income distributions at any specific development where poverty is concentrated; therefore, the Gainesville Housing Authority will act as follows.

Our efforts to reduce the number of lower income families or higher income families concentrated at our family developments will rely on judicious administration of our waiting lists. In order to reach higher income or lower income applicants on our waiting lists for admission to our selected developments, we will develop a process to “skip” applicants as needed to reach other applicants that will better redress any income imbalances at those developments. Where we have designated a development as “higher income” we will seek by skipping to admit to it more families with lower incomes. Where we have identified a development as “lower income” we will use skipping on the waiting list to admit higher income families to it.

As a further strategy, our Authority will pursue outreach efforts to attract more higher income families to our waiting lists.

This PHA will pursue this policy of deconcentration of poverty in a way that affirmatively furthers fair housing, and that ensures for both our applicants and our residents receive equitable treatment devoid of discrimination.

**ATTACHMENTS B AND C**

**B. See separate Excel Attachment, filename f1063b01**

**CAPITAL FUND ANNUAL STATEMENTS—OPEN YEARS**

**AND**

**C. See separate Excel Attachment, filename f1063c01**

**FIVE YEAR ACTION PLAN**

**ATTACHMENT D:**

**PUBLIC HOUSING DRUG ELIMINATION PROGRAM PLAN**

**PHDEP program  
has been suspended**

**ATTACHMENT E**

**ORGANIZATIONAL CHART**

**Not required – High Performer**

**ATTACHMENT F**

**Statement of Goals and Objectives  
GAINESVILLE HOUSING AUTHORITY  
Second five year planning cycle – 2005 – 2009  
PUBLIC HOUSING PROGRAM**

**PHA GOAL: IMPROVE THE QUALITY OF ASSISTED HOUSING**

In this second cycle of five year planning, The Gainesville Housing Authority (GHA) will continue to concentrate on delivering the highest quality of affordable housing services possible. This includes the Authority's emphasis on raising its Resident Satisfaction Scores (RASS) which reflect the actual and perceived impressions of tenants. Every effort will be made to augment agency wide and individual staff communications and to improve the appearance of the various communities.

**PHA GOAL: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS**

Over the last five years, all interested public housing families have been referred to the Family Self Sufficiency (FSS) Coordinator by management staff. Continued efforts to bring more public housing residents into the program is ongoing. There are currently 29 such families enrolled.

**PHA GOAL: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING OBJECTIVES**

The GHA staff constantly and consistently practices our mission to undertake affirmative measures to ensure equal opportunity to all public housing residents and the general public. This practice is demonstrated in our application process and daily operations. Our objectives to meet this requirement are posted on the bulletin boards, which are located in conspicuous places throughout the GHA properties.

**PHA GOAL: FACILITATE AND IMPROVE TWO-WAY COMMUNICATION BETWEEN RESIDENTS, RESIDENT GROUPS, AND THE GHA**

In addition to being accessible to the residents, the public housing management staff communicates with the residents through monthly newsletters and quarterly newsletters, monthly meetings and special event notices

**PHA GOAL: INCORPORATE OPERATIONAL EFFICIENCIES WHICH PROVIDE COST AND / OR PRODUCTIVITY IMPROVEMENT TO THE HOUSING AUTHORITY**

Offices of GHA are equipped with Internet Access and computers. These are constantly being upgraded. Training and cross training is ongoing.

**SECTION 8 PROGRAM**

**PHA GOAL: EXPAND THE SUPPLY OF ASSISTED HOUSING  
APPLY FOR ADDITIONAL RENTAL VOUCHERS: INCREASE THE NUMBER OF  
APPLICANTS SERVED FROM THE SECTION 8 WAITING LIST.**

In recent years GHA has applied for additional Section 8 rental vouchers in order to expand the current program. Over the last five years the number of vouchers has grown from 1,009 to 1,227. When available, GHA will make application for additional vouchers.

**PHA GOAL: IMPROVE THE QUALITY OF ASSISTED HOUSING  
ACHIEVE THE HIGHEST POSSIBLE SEMAP SCORE – ONE MEASURE OF QUALITY**

Each year GHA is graded by the U.S. Department of Housing and Urban Development on its Section Eight Housing Choice Voucher Program performance. Given the recent fluctuations in formula funding and changes in regulations regarding this program, GHA will continue to optimize its annual score which measures, among other items, both budgetary as well as voucher utilization.

**PHA GOAL: INCREASE ASSISTED HOUSING CHOICES**

**PROVIDE VOUCHER MOBILITY COUNSELING; CONDUCT MONTHLY TRAINING  
AND INFORMATIONAL SEMINARS WITH CLIENTS.**

GHA currently provides voucher mobility counseling to all new tenants who enter the Section 8 program. This same information is also relayed to each tenant during every annual or interim recertification.

**CONDUCT OUTREACH EFFORTS TO POTENTIAL VOUCHER LANDLORDS.**

The Section 8 Director has participated in meetings on a regular basis with existing and potential landlords by attending numerous property owner association meetings, district policing landlord meetings, and by delivering informational talks and formal presentations to the landlord/property management communities. GHA intends to continue with these efforts on an ongoing basis.

**PHA GOAL: PROVIDE AN IMPROVED LIVING ENVIRONMENT**

GHA has established local HQS standards that, in many respects, exceed the minimum requirements set forth by HUD. These standards are uniformly enforced by the Section 8 housing inspector. Regular quality audits are performed by management to assure a high level of compliance.

**PHA GOAL: PROMOTE SELF-SUFFICIENCY AND THE DEVELOPMENT OF ASSETS  
AMONG ASSISTED HOUSEHOLDS and INCREASE THE NUMBER AND PERCENTAGE  
OF EMPLOYED PERSONS IN ASSISTED FAMILIES, DEVELOP AN MOU WITH THE  
STATE DEPARTMENT OF LABOR AND STATE DEPARTMENT OF CHILDREN AND  
FAMILIES.**

## Gainesville Housing Authority

An MOU is in effect between GHA and a Service Provider that provides a one-stop shop job training program for all interested residents.

**DEVELOP OR ATTRACT SUPPORTIVE SERVICES TO IMPROVE ASSISTANCE RECIPIENTS' EMPLOYABILITY: COORDINATE SCHOLARSHIP OPPORTUNITIES WITH Santa Fe COMMUNITY COLLEGE.**

GHA has provided scholarship opportunities for its tenants in conjunction with Santa Fe Community College for a number of years, and will continue to do so in the future.

**PROVIDE AN FSS PROGRAM FOR SECTION 8 HOUSING PARTICIPANTS THAT SUPPORTS EDUCATIONAL TRAINING AND EMPLOYMENT OPPORTUNITIES AND THAT IMPROVES COMMUNICATION, INSTILLS INDIVIDUAL RESPONSIBILITY, AND ENCOURAGES RESIDENT PARTICIPATION IN RESIDENT COUNCILS.**

GHA has an FSS Coordinator serving interested residents. The Coordinator seeks to recruit additional residents for the program on a regular basis. This program is in place and will continue to provide appropriate service as resources permit.

**MAINTAIN A PROGRAM TO INCREASE HIGH SCHOOL GRADUATION FOR SECTION 8 YOUTH.**

GHA is currently operating its Youthbuild program on-site. This program has resulted in a number of Youthbuild students receiving their GED/high school degrees. Every effort will be made to continue this program either with public or private resources.

**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, OR DISABILITY. ADVERTISE SERVICES IN LOCAL NEWSPAPER AND MINORITY PUBLICATIONS.**

GHA makes the needed handicap accessibility modifications to units and/or assigns disabled persons to units which have been modified as an accessible unit. All inspections are conducted in accordance with required standards regardless of the minority status of the resident. GHA regularly conducts Section 8 program outreach to targeted populations through use of general newspaper media, minority newspaper media, minority radio, social service agencies and minority religious organizations. These efforts have been effective.

**UNDERTAKE AFFIRMATIVE MEASURES TO PROVIDE A SUITABLE LIVING ENVIRONMENT FOR FAMILIES LIVING IN ASSISTED HOUSING. ESTABLISH A UNIFORM INSPECTIONS STANDARD THAT IMPROVES THE QUALITY OF HOUSING FOR SECTION 8 VOUCHER FAMILIES.**

## Gainesville Housing Authority

GHA has established a uniform inspections standard that improves the quality of housing for Section 8 voucher families

**UNDERTAKE AFFIRMATIVE MEASURES TO ENSURE ACCESSIBLE HOUSING TO PERSONS WITH ALL VARIETIES OF DISABILITIES REGARDLESS OF UNIT SIZE REQUIRED.**

GHA has utilized the payment standards exceptions provided under the “hard to house” standard in an effort to expand the stock of disability-ready properties available for Section 8 utilization. Several landlords have agreed to undertake the cost of significant structural retrofitting in response to these payment guarantees.

**PHA GOAL: IMPLEMENT PUBLIC HOUSING SECURITY IMPROVEMENTS**

GHA management staff meets weekly with local law enforcement officers to exchange information regarding crime and crime prevention in public housing complexes.

GHA meets this requirement in its daily operations in all aspects of its housing opportunities to include posting affirmative action measures on bulletin boards, through advertisements, handouts and presentations to perspective clients. Key staff members attend Fair Housing Training and receive certification. GHA was a sponsor and participant in the annual County Fair Housing Symposium.

**PHA GOAL: 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: ESTABLISH LOCAL UNIFORM INSPECTIONS STANDARDS THAT IMPROVE THE QUALITY OF SAFE, SANITARY, AND DECENT HOUSING FOR PUBLIC HOUSING.**

GHA meets this goal in its daily operations in all aspects of its properties to include making the needed handicap accessibility modifications to units and/or assigning disabled persons to units which have been modified as an accessible unit. All inspections are conducted in accordance with required standards regardless of the minority status of the resident.

**PHA GOAL: UNDERTAKE AFFIRMATIVE MEASURES TO ENSURE ACCESSIBLE HOUSING TO PERSONS WITH ALL VARIETIES OF DISABILITIES REGARDLESS OF UNIT SIZE REQUIRED.**

GHA presently has units designated as accessible units; however, as the need presents itself, management will continue to make modifications to accommodate individuals with disabilities. Capital funds are used to make existing units accessible for individuals with disabilities.

**PHA GOAL: THROUGH THE 504 SURVEY PROCESS, COUNSEL PUBLIC HOUSING RESIDENTS REGARDING THE AVAILABILITY OF MODIFICATIONS AND CAPITAL IMPROVEMENT FUNDS FOR THIS PURPOSE.**

## Gainesville Housing Authority

Public housing residents are provided many opportunities regarding the availability of modifications and capital improvement funds, but they are also given an opportunity to provide input into the process, which addresses the perceptions and desires held by residents.

## ATTACHMENT G

### STATEMENT ON THE COMMUNITY SERVICE REQUIREMENT

The Quality Housing and Work Responsibility Act of 1998 (QHWRA) added a new section to the United States Housing Act of 1937 (1937 Act). Section 12(c) of the Housing Act established the Community Service Requirement for residents of public housing. In compliance with the QHWRA and Section 12(c) of the 1937 Act, the Housing Authority has established a Community Service Requirement Policy for those residents residing in Public Housing.

The following residents are exempt from the Community Service Requirement:

- An individual that is blind or disabled, as defined under section 216(i)(1) or 1614 of the Social Security Act (42 U.S.C. 416(i)(1); 1382c), and who is unable to comply with this section, or is primary caretaker of such individual;
- Residents 62 years of age and older
- Is engaged in a work activity (as such term is defined in section 407(d) of the social security Act (42 U.S.C. 607), as in effect on and July 1, 1997);
- Meets the requirements for being exempted from having to engage in a work activity under the State program funded under Part A of Title IV of the Social Security Act (42 U.S.C. 601 et seq.) or under any other welfare program of the State in which the public housing agency is located, including a State-administered welfare-to-work program; or
- Is in a family receiving assistance under a State program funded under Part A of Title IV of the Social Security Act (42 U.S.C. 601 et seq.) or under any other welfare program of the State in which the public housing agency is located, including a State-administered welfare-to-work program, and has not been found in noncompliance with such program

Third party certification must be provided by the entity with whom the resident is working

Residents 18 years or older not exempt, as determined by the Authority in conformance with HUD rules, shall perform eight (8) hours per month of approved community service and/or economic self-sufficiency activities. Residents' compliance will be verified monthly. If a resident has not fulfilled the community service/economic self-sufficiency requirement during the past year, the resident must enter into an agreement with the Authority to comply with the requirement. If the resident does not enter into

## Gainesville Housing Authority

such agreement or does not comply with the stipulations in the agreement, the lease will not be renewed. The agreement must be signed by both the Authority and resident before the expiration for the lease and must include additional hours of community service or economic self-sufficiency activities to cure the past year's noncompliance.

The Authority will determine which family members are subject to or exempt from the service requirement during the recertification of family. The exempt or nonexempt status of family members may change throughout the year and family members, at time of recertification, must sign an agreement stating that if the status changes, the family member must contact the appropriate staff person assigned to the family's recertification and inform them of the change. The Authority will determine if the family member must enter into a community service or economic self-sufficiency program and will notify resident of process and approved activities.

The Authority will approve the activities that fulfill the community service/economic self-sufficiency requirements and will provide an updated list of approved activities for dissemination to staff and residents.

## **ATTACHMENT H**

### **SUMMARY STATEMENT OF PET POLICY**

The Gainesville Housing Authority has two separate pet policies. One governs residents in its elderly housing developments, and the other governs pets in its general occupancy family units. Neither of these policies applies to residents with disabilities who own an animal as an accommodation to deal with their disability.

#### **1. Pet Rule for the Gainesville Housing Authority Elderly Housing Projects**

This policy identifies the developments governed by the rule. It defines pets. It requires a security deposit for pet owners. It suggests that such owners have liability insurance protection. It requires that pets be properly inoculated. It sets sanitation standards for residents keeping pets. It also requires leashing certain pets under specified conditions, registering fur-bearing pets, and spaying or neutering dogs and cats. The policy also limits the size and weight of certain pets and requires that dog and cat owners take steps against possible flea infestation.

The Rule is in the form of an executable document that further requires that pet owners affirm they will abide with all applicable local and state laws governing pet ownership. It also sets standards governing nuisance pets, violation of the pet rule, and how the GHA will deal with sick or abandoned pets. The document is signed by both the resident and the GHA and becomes an enforceable addendum to the lease.

#### **2. Pet Rule for the Gainesville Housing Authority General Family Housing Projects**

This “Pet Policy” is “Chapter 10” of the GHA’s Admissions and Continued Occupancy Policy.

The Policy opens with a statement of purpose and affirms that the policy will be administered in a way that does not discriminate against any resident. It declares a general exception to “service animals that assist persons with disabilities, provided such a person meets certain qualifying and verifiable criteria.

The Policy requires that residents enter into a written “Pet Agreement” with the GHA. Under its part A, the policy limits pet ownership to birds and fish, and prohibits any other types of pets. Part B of the policy sets out how the GHA will deal with damage to its premises caused by the pet or the pet owner, and affirms who is responsible for any such damage or liability caused by pet ownership. Part C affirms the right of the GHA to have access to units in which resident pet owners reside under specific conditions that affect the health, safety or enjoyment of their premises by residents, giving reasonable notice beforehand. Part D outlines how the GHA will deal with violations of the Pet Policy, including giving notice to the pet owner. Part E sets out the conditions under which the GHA may remove a pet from its premises, and Part F outlines how the GHA will deal with abandoned pets.

**ATTACHMENT I**

**STATEMENT ABOUT RESIDENT MEMBERSHIP  
ON THE  
GAINESVILLE HOUSING AUTHORITY GOVERNING BOARD**

The resident commissioner serving on the Board of the Gainesville Housing Authority is Ms. Christine Flowers.

Gainesville Housing Authority

**ATTACHMENT J**

**THE GAINESVILLE HOUSING AUTHORITY BOARD OF COMMISSIONERS**

John V. Carlson, Chairperson  
Vanessa I. Gordon, Vice Chairperson  
Andrew R. Mickle, Commissioner  
Kevin Blount, Commissioner  
Christine Flowers, Resident Commissioner

**The Gainesville Housing Authority Resident Advisory Board**

The Gainesville Housing Authority currently lacks a formal Resident Advisory Board. It is our current practice instead to present all matters pertaining to our Agency Plans to our resident councils and their leaders in open meetings where as many residents as may wish can be included in the Agency Plan review and discussion. These meetings are also open to our Section 8 residents.

We believe this allows the maximum feedback from all of our residents.

If the Gainesville Housing Authority were to form a resident advisory board of smaller scope, it would consist of the heads of its resident councils. They are listed below.

**GAINESVILLE HOUSING AUTHORITY**  
**GAINESVILLE HOUSING AUTHORITY**  
**FAMILY HOUSING RESIDENT COUNCIL**  
**As of January 1, 2005**

**WOODLAND PARK**  
**1900 SE 4<sup>th</sup> STREET, @172, 32641**

President	Laura Spates	#72
Vice President	Vacant	
Secretary	Vacant	
Treasurer	Vacant	

**LAKE ROAD**  
**(Pine Meadows, Lake Terrace and Caroline Manor) 32641**

President	Barbara Reed	107 SE 26 <sup>th</sup> Street
Vice President	Sharlyn Vernon	7 SE 25 <sup>th</sup> Terrace
Secretary	Bennett Perry	7 SE 26 <sup>th</sup> Street
Treasurer	Dorothy Davis	103 SE 25 <sup>th</sup> Terrace

Gainesville Housing Authority

**FOREST PINES**  
**1015 NE 25<sup>th</sup> Terrace**

President	Diane Russell	1114 NE 25 <sup>th</sup> Terrace
Vice President	Marchell Simmons	1127 NE 25 <sup>th</sup> Street
Secretary/Treasurer	Lisa Michael	1130 NE 25 <sup>th</sup> Street

**EASTWOOD MEADOWS**  
**925 SE 43<sup>rd</sup> Street, 32641**

President	June Hayes	#36
Vice President	Earlisha Anderson	#46
Secretary/Treasurer	Shirley Rivers	#50

**OAK PARK**  
**100 NE 8<sup>th</sup> AVENUE, 32601**

President	Bruce Williams	#408
VP	Jamisha Fieseler	#503
Secretary	Dorothy Baker	#310
Treasurer	Vacant	

**SUNSHINE PARK**  
**1901 NE 2<sup>nd</sup> Street**

President	Mark Rouse	K-6
Secretary	Annie Thomas	E-1
Treasurer	Janet Moriarty	H-7

**ATTACHMENT K**

**PUBLIC MEETING COMMENTS AND GHA RESPONSES**

***ANNUAL PLAN/5 YEAR PLAN MEETINGS  
RESIDENT COMMENTS***

The staff delivered notices to residents advising them that there would be two (an a.m. and p.m.) meetings conducted in their community rooms to provide an overview and discussion of the annual plan. This document was prepared to provide the resident's comments during the meetings, as required. There were no attendees at either of the meetings held at the Woodland Park, Eastwood Meadows and Forest Pines communities.

**Comments from Pine Meadows, Lake Terrace, and Caroline Manor Residents on 12/09/04:**

Barbara Pickens was the only resident to attend the a.m. meeting and Donnita Bryant, Lolo Simmons, Beatrice West, and Bertha Williams were the only persons to attend the p.m. meeting. The concerns voiced are as follows:

1. There is a lack of parking to accommodate guests in the neighborhood. Specifically, Ms. Pickens neighbor's guests used to park in Ms. Pickens driveway, Ms. Pickens resolved the issue by talking to the neighbor. Presently, the neighbor's guests are parking on the grass and on the street in front of Ms. Pickens unit instead of in front of the neighbor's unit. She stated that her neighbor is in the unit farthest from the driveway, which makes it difficult for the neighbor to put water in her vehicle radiator. She wanted to know if the tenants who live in the rear units would be allowed to park on the grass;
2. Ms. Pickens was concern that some tenants were performing mechanical services to their vehicles, which caused residents to be exposed to hazardous fluids and fumes;
3. Ms. Pickens felt that tenants and/or their guests were using/selling drugs. She stated that she has contacted GPD and the Public Housing Manager with her concerns;
4. Residents would like to see the former daycare center be utilized as a community center and/or daycare center;
5. The tutoring program is great; however, they would like to see a year-round activity provided for the children, which can be an extension of the tutoring program;
6. The residents feel that the Cone Community Center was (prior to and during construction) advertised as a facility for residents in the area, but due to the cost associated with utilizing the facility and its services the low-income residents who live in the neighborhood receives limited use of the facility and its services;
7. The grass needs to be maintained on a more frequent basis than the present schedule provides;
8. The residents would like to have a monthly residential meeting with the manager to discuss community improvement issues. The meeting should not be of the same nature or similar to a crime watch meeting, and;
9. The maintenance personnel are entering units without announcing themselves and plundering once they enter the units.

## Gainesville Housing Authority

### **Comments from Sunshine Park Residents on 12/14/04:**

There were no residents at the a.m. meeting. Diane Tricamio was the only person to participate in the p.m. meeting. Her comments included a lot of praise for the installation of kitchen cabinets. She also stated that she would like to see the gutters repaired/replaced, the front of her building painted, damaged caused by termites repaired (termites have been destroyed), and a vanity installed in the bathrooms.

### **Comments from Oak Park Residents on 12/15/04:**

There were a total of eleven individuals in attendance at the a.m. meeting and nine individuals at the p.m. meeting. Their comments were as follows:

1. One of the interior entrance doors to the community room need to be modified to accommodate individuals with disabilities;
2. The washers and dryers are always in need of repair and should be replaced. Additionally, residents routinely loose money to the machines. The residents were also concerned that the price of washing and drying their laundry would increase if the old equipment were replaced. Therefore, they wanted to ensure that if machines are replaced the price for doing laundry doesn't significantly change;
3. There is a leak at the vent nearest the exterior entrance to the community room;
4. The residents wanted the ability to use their electronic keys to gain entrance to the north (rear) entrance of the building;
5. The parking lot has several problems; 1) individuals who work in the downtown area parked their vehicles in the lot during the day, 2) the parking lot was not big enough to accommodate the needs of the residents, 3) there are abandoned vehicles in the lot; and 4) individuals leave unattended vehicles in or near the ramps, which prevents individuals using wheelchairs from gaining access to the building;
6. The craft room has not been available for years and the residents would like it repaired so they can begin to use it;
7. The stove in the community room does not work and needs to be repaired or replaced;
8. The library's carpet needs to be replaced due to it age and mildew. Additionally, the residents would like to have internet access in the library;
9. The doors on the trash chute needs to be repaired or replaced. They are either hard to close and/or remain open, causing an odor in the vicinity of the chute;
10. The security guard doesn't make her rounds, she visits certain residents' apartment for long periods of time, she doesn't call the police even when there is an obvious security violation or risk, and during the recent storms she asked residents to use their flashlights two days in a row, instead of bringing her own;
11. The security guard tends to harass the residents while choosing to ignore the non-residents, who in some cases are simply in the building to get out of the weather and/or to take advantage of the residents. One example of this action is how the security guard continues to harass a resident because he returns to the building in a different vehicle. The resident doesn't drive and simply catches a ride with friends offering a ride back to Oak Park. On the other hand, the guard will see someone sitting in the community room or elsewhere in the building that she knows does not belong in the building and she will choose to ignore this person;
12. There are non-residents using the facility to stay out of the cold and the telephone in the lobby. Some residents use the phone for extended periods of time instead of complying with the five minute rule for using the telephone;

## Gainesville Housing Authority

13. There is one resident who harasses and threatens residents on a continuous basis. This same resident routinely walks through the building with either no cloths on below the waist (pants and/or underwear) or exposing his underwear and body when wearing cloths below the waist;
14. There are times during non-business hours when individuals may vomit, urinate or defecate in the building. At these times there is no emergency number for residents to call so that someone can respond in a timely manner to clean the bodily discharge;
15. When it rains, puddles of water formulate on the floors, residents would like a squeegee on each floor to remove water;
16. Railings or grab bars need to be installed on each floor to assist residents with maintaining their stability;
17. The sun screens need to be replaced/repared;
18. The space where the floor heaters were prior to being removed needs to have a finished appearance. When the heaters were removed no attempt was made to enhance the appearance of the heaters previous location;
19. Many of the planters have nothing in them, some of the planters need new plants;
20. There need to be accommodations made to accommodate those who choose to recycle items such as aluminum cans, card board, etc.;
21. Install a telephone outside of the building, which will allow visitors to call specific rooms;
22. The walls need painting, due to marks, damage and color (existing color not bright enough). One resident voiced a concern about the paint being latex, which is a concern for those residents who are latex sensitive. It was suggested that the staff at least advise residents that they are using latex paint; and
23. The residents desire that the bullhorn or another bullhorn be assigned to members of the leadership representing the Resident Advisory Council during non-business hours so they can contact individuals during emergency situations.

All issues raised by the tenants were addressed, in some cases the questions had been raised before and the responses had already been incorporated into the annual plan.

January 5, 2005

To: John Cherry  
From: Cain Davis  
Subject: Annual Public Hearing

This letter is a follow-up to my letter dated December 17, 2004 reference the "Annual Plan Meetings with Residents". A public hearing, held at GHA's main offices on December 22, 2004, followed the series of meetings discussed in that letter. Bernadette Woody, Public Housing Director and Rob Groeb, GHA Attorney, joined me at this meeting. There was no public or resident input provided due to the fact that no others attended the meeting.

As cited in my December 17, 2004 correspondence the residents input included discussions addressing the lease, trespassing, parking availability/decals and specific items as it relates to capital fund expenditures. The staff has already responded to some of the concerns expressed by our residents. Additionally, many of the issues will be addressed in detail during the upcoming meetings scheduled by the Public Housing Director and our attorney concerning the new parking guidelines and residential leases.

**ATTACHMENT L**

**STATEMENT ON THE DECONCENTRATION OF POVERTY  
COMPONENT 3 (6)**

**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:

<b>Deconcentration Policy for Covered Developments</b>			
<b>Development Name:</b>	<b>Number of Units</b>	<b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b>	<b>Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b>
Forest Pines		“	

**NOTE:**

Although our analysis for the deconcentration of poverty carried out in accordance with 24 CFR Part 903, section 903.2, showed that the above development deviated beyond the 85% to 115% criterion, the average income at our highest income development did not exceed 30% of the area median income as published by HUD.

**Therefore, as indicated in HUD Notice PIH 2001-26 part II (C) (2), our housing authority is not subject to the deconcentration rule.**

**ATTACHMENT M**

**COMPONENT 10 (B) VOLUNTARY CONVERSION INITIAL ASSESSMENTS**

- a) How many of the PHA's developments are subject to the Required Initial Assessments?

Seven

- b) How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy developments)?

Seven

- c) How many Assessments were conducted for the PHA's covered developments?

The GHA assessed **all** of its developments

- d) Identify developments that may be appropriate for conversion based on the Required Initial Assessments:

None

Development Name	Number of Units
N/A	N/A

- a) If the PHA has not completed the Required Initial Assessments, describe the status of these assessments.

**ATTACHMENT N**

**STATEMENT ON RASS FOLLOW UP PLAN**

**BACKGROUND**

Each year, HUD conducts a random satisfaction survey of residents in public housing. This Resident Satisfaction Survey measures tenant satisfaction in five areas: Maintenance and Repair; Communication; Safety; Services; and appearance. If the score in one or more of these areas falls below 75%, the Authority is required to initiate a follow – up plan that seeks to improve those scores. What appears below are the scores below 75%, the actual questions asked, and responses to those questions where score was lower than acceptable as fulfillment of the requirement for a follow – up plan.

For the most recent RASS survey, a follow-up plan is required by HUD for the following areas since the survey scores for these categories were below 75%, they are as follows:

<b>CATEGORY</b>	<b>SCORE</b>
Communication	72.9 %
Neighborhood Appearance	71.6 %

**COMMUNICATION**

**Q Do you think management provides you information about the rules of the lease?**

**A.**

- Continue requiring orientation for all new residents.
- Send a flyer that explains common misconceptions about the lease

**Q Do you think management is responsive to your questions and concerns?**

**A**

- Provide on-site management-resident meetings at all developments at least once per year. In the past year, the senior developments had such a meeting.

**Q Do you think management is courteous and professional with you?**

**A**

- Provide communications training for staff.

**Q Noise is a problem for your property?**

**A**

- Remind residents in flyers that noise, which disturbs their neighbors, is a lease violation. Encourage residents to report noise disturbances to the voice mail of the Development Manager
- Encourage all staff members, whether office staff or field staff, to report offensive noise to the contact person for the Gainesville Police Department
- When specific noise complaints are made, write individual letters and/or require the reported offenders to discuss the matter in person. This would again be more consistent and thorough than in the past

## **NEIGHBORHOOD APPEARANCE**

**Q How satisfied are you with the upkeep of the following areas in your property: common areas?**

**A**

- Increase communication to the residents regarding cleaning and preventive maintenance schedules.

**Q How satisfied are you with the upkeep of the exterior of buildings?**

**A**

- Ensure regular schedules are kept.

**Q How satisfied are you with the upkeep of the parking areas?**

**A**

- Ask tenants to be eyes for non-compliant residents.

**Q How satisfied are you with the upkeep of recreation areas (for example: playgrounds and other outside facilities).**

**A**

- Increase cleaning schedules as well as formulate a plan with the resident councils to safeguard these areas against vandalism, dumping, etc.

**Q Abandoned vehicles are a problem for your property?**

**A**

- “Roam towing” Agreement to tow illegally parked vehicles
- Enforcing or establishing for all complexes a vehicle registration program.

**Q Rodents and insects (indoors) is a problem for your property?**

**A**

- Increase lease enforcement for housekeeping.

**Q Trash/litter is a problem for your property?**

**A**

- Resident Initiatives
- Preventive grounds maintenance program.

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

<b>PHA Name:</b> Gainesville Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No. FL29P063501 - 03 Replacement Housing Factor Grant No.	<b>Federal FY of Grant:</b> 2003 A
---	---	---------------------------------------

**PART I SUMMARY**  
 Original Annual Statement     Revised Annual Statement (revision no)     Obligated     Expended  
 Performance and Evaluation Report for Period Ending: 11 30 04     Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	194,104		134,791	68,690
4	1410 Administration	97,052		93,455	79,011
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees & Costs	40,000			
8	1440 Site Acquisition				
9	1450 Site Improvements	87,000		22,060	22,060
10	1460 Dwelling Structures	524,099		256,073	204,261
11	1465.1 Dwelling Equipment--Nonexpendable	28,266		16,346	16,346
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	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	970,521		\$ 522,725	\$ 390,368
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Services				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages** **Obligated & Expended 11-31-04**

PHA Name: <b>Gainesville Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>FL29P063501-03</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003 A</b>			
Development No. 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	Obligated	Expended		
<b>FL63-1-1</b>	Site Work	145002		\$	25,000		\$ 12,910	\$ 12,910	In Progress
<b>FL63-1-2</b>	Paint/Strip Unit	146002		\$	10,957		\$ 10,957	\$ 10,957	In Progress
<b>Woodland Park</b>	Handicap Renovation	146007		\$	15,000		\$ 2,401	\$ 2,401	In Progress
<b>Pine Meadows</b>	Vacancy Reduction: (Surface, Prep & Paint Interior, Repair or Replace: Flooring, Roof, Water Heaters, Tub Valves, Window or Security Screens, Exterior Doors)	146041		\$	65,000		\$ 52,434	\$ 52,434	In Progress
	<b>Subtotal FL631-1 &amp; FL63-1-2</b>			\$	<b>115,957</b>		<b>\$ 78,702</b>	<b>\$ 78,701</b>	
<b>FL63-2</b>	Site Work	145002		\$	7,000		365	365	In Progress
<b>Oak Park</b>	Electrical Entry Door	146005		\$	23,616		22,146	22,146	In Progress
	Handicap Renovations	146007		\$	10,000		982	982	In Progress
	Repipe Fresh Water Supply	146036		\$	90,000		\$ 90,000	\$ 33,834	In Progress
	Vacancy Reduction: (Surface, Prep & Paint Interior, Repair or Replace: Flooring, Roof, Water Heaters, Tub Valves, Window or Security Screens, Exterior Doors)	146041		\$	25,000		538	538	In Progress
	<b>Subtotal FL63-2</b>			\$	<b>155,616</b>		<b>\$ 114,031</b>	<b>\$ 57,865</b>	
<b>FL63-3</b>	Site Work	145002		\$	12,000		\$ 5,795	\$ 5,795	In Progress
<b>Lake Terrace</b>	Paint/Strip Unit	146002		\$	5,222		\$ 5,222	\$ 5,222	In Progress
	Handicap Renovations	146007		\$	6,000				
	Roof Repair/Replacement	146025		\$	15,000		\$ 6,622	\$ 6,622	In Progress
	Water Main Replacement	146036		\$	2,734		\$ 2,813	\$ 2,813	In Progress
	Vacancy Reduction: (Surface, Prep & Paint Interior, Repair or Replace: Flooring, Roof, Water Heaters, Tub Valves, Window or Security Screens, Exterior Doors)	146041		\$	30,000		\$ 39,857	\$ 39,857	In Progress
	<b>Subtotal FL63-3</b>			\$	<b>70,956</b>		<b>\$ 60,309</b>	<b>\$ 60,309</b>	
<b>FL63-4</b>	Site Work	145002		\$	7,000		\$ 253	\$ 253	In Progress
<b>Sunshine Park</b>	Handicap Renovations	146007		\$	10,000		\$ 1,003	\$ 5,243	In Progress
	Roof Repair/Replacement	146025		\$	60,000				
	Replace Heaters	146035		\$	5,000		\$ 709	\$ 709	In Progress
	Vacancy Reduction: (Surface, Prep & Paint Interior, Repair or Replace: Flooring, Roof, Water Heaters, Tub Valves, Window or Security Screens, Exterior Doors)	146041		\$	20,000		\$ 8,387	\$ 8,387	In Progress
	<b>Subtotal FL63-4</b>			\$	<b>102,000</b>		<b>\$ 10,352</b>	<b>\$ 14,593</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages** **Obligated & Expended 11-30-04**

<b>PHA Name:</b> <b>Gainesville Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2003 A</b>
--	--	--

Development No. Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>FL63-5</b> <b>Forest Pines</b>	Site Work	145002		\$ 10,000		\$ 710	\$ 710	In Progress
	Handicap Renovations	146007		\$ 6,000				
	Refinish Ceilings	146033		\$ 5,900				
	Vacancy Reduction: (Surface, Prep & Paint Interior, Repair or Replace: Flooring, Roof, Water Heaters, Tub Valves, Window or Security Screens, Exterior Doors)	146041		\$ 21,670		\$ 1,401	\$ 1,401	
	<b>Subtotal FL63-5</b>			<b>\$ 43,570</b>		<b>\$ 2,111</b>	<b>\$ 2,111</b>	
<b>FL63-6</b> <b>Caroline Manor</b>	Site Work	145002		\$ 5,000		\$ 101	\$ 101	In Progress
	Handicap Renovations	146007		\$ 6,000				
	Replace Heating System	146035		\$ 15,000				
	Vacancy Reduction: (Surface, Prep & Paint Interior, Repair or Replace: Flooring, Roof, Water Heaters, Tub Valves, Window or Security Screens, Exterior Doors)	146041		\$ 20,000		\$ 1,728	\$ 1,841	
	<b>Subtotal FL63-6</b>			<b>\$ 46,000</b>		<b>\$ 1,829</b>	<b>\$ 1,942</b>	
<b>FL63-7</b> <b>Eastwood</b> <b>Meadows</b>	Site Work (Tree Removal & Fencing)	145002		\$ 6,000		\$ 1,926	\$ 1,926	In Progress
	Handicap Renovations	146007		\$ 6,000				
	Parking Lot Numbers & Decals	145001		\$ 5,000				
	Vacancy Reduction: (Surface, Prep & Paint Interior, Repair or Replace: Flooring, Roof, Water Heaters, Tub Valves, Window or Security Screens, Exterior Doors)	146041		\$ 20,000		\$ 8,873	\$ 8,873	
	<b>Subtotal FL63-7</b>			<b>\$ 37,000</b>		<b>\$ 10,799</b>	<b>\$ 10,800</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages** **Obligated & Expended 11-30-04**

PHA Name: <b>Gainesville Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003 A</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
<b>PHA Wide Non-dwelling Structures &amp; Equipment</b>	Appliances	146501		\$	28,266		\$ 16,346	\$ 16,346	In Progress
	Operations	140600							
	A&E Fees	143004		\$	40,000				
	Water Main Replacement	145006		\$	10,000				
	Roof Replacement	146025		\$	30,000				
	<b>Subtotal PHA Wide</b>			\$	<b>108,266</b>		<b>\$ 16,346</b>	<b>\$ 16,346</b>	
<b>PHA-Wide Management Improvements</b>	Management Salaries/Fringe	140801		\$	95,774		\$ 95,774	\$ 57,127	In Progress
	Ed & Misc Materials - Drug Program (Police Dept, UF Tutoring Program)	140810		\$	46,080		\$ 1,287	\$ 1,287	In Progress
	Ed & Misc Materials - Res Init Program (Reichert House, Girl Scouts)	140803		\$	16,620		\$ 2,100	\$ 2,100	In Progress
	Boys & Girls Club	140811		\$	35,630		\$ 35,630	\$ 8,177	In Progress
		<b>Subtotal GHA-Wide Mgmt Improvements</b>			\$	<b>194,104</b>		<b>\$ 134,791</b>	<b>\$ 68,691</b>
<b>PHA-Wide Administration</b>	Administrative Salaries/Fringe	141001		\$	91,772		\$ 91,772	\$ 77,328	In Progress
	Travel	141010		\$	2,120		\$ 959	\$ 959	In Progress
	Supplies, Postage, Software	141014		\$	1,600		\$ 36	\$ 36	In Progress
	Phone	141016		\$	1,560		\$ 688	\$ 688	In Progress
		<b>Subtotal GHA Wide Administration</b>			\$	<b>97,052</b>		<b>\$ 93,455</b>	<b>\$ 79,011</b>
	<b>TOTAL Capital Fund Program</b>			\$	<b>970,521</b>		<b>\$ 522,725</b>	<b>\$ 390,368</b>	

Obligation End Date: 9/16/2005  
Expenditure End Date: 9/16/2007

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

PHA Name: <b>Gainesville Housing Authority</b>		Grant Type and Number Capital Fund Program No. Replacement Housing Factor No:				Federal FY of Grant <b>2003 A</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>FL63-1-1 FL63-1-1 Woodland Park Pine Meadows</b>	9/16/2005			9/16/2007			
<b>FL63-2 Oak Park</b>	9/16/2005			9/16/2007			
<b>FL63-3 Lake Terrace</b>	9/16/2005			9/16/2007			
<b>FL63-4 Sunshine Park</b>	9/16/2005			9/16/2007			
<b>FL63-5 Forest Pines</b>	9/16/2005			9/16/2007			
<b>FL63-6 Caroline Manor</b>	9/16/2005			9/16/2007			
<b>FL63-7 Eastwood Meadows</b>	9/16/2005			9/16/2007			

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

<b>PHA Name:</b> <b>Gainesville Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No. <b>FL29P063502 - 03</b> Replacement Housing Factor Grant No.	<b>Federal FY of Grant:</b> <b>2003 B</b>
--	--	--

Original Annual Statement     Reserve for Disasters/Emergencies     Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: **11 30 04**    Final  Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	38,684		-	-
3	1408 Management Improvements	38,684		-	-
4	1410 Administration	18,816		-	-
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees & Costs				
8	1440 Site Acquisition				
9	1450 Site Improvements	50,000			-
10	1460 Dwelling Structures	47,236			-
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	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	<b>\$ 193,420</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Services				

**None Obligated or Expended as of  
11 30 04**

**Annual Statement/Performance and Evaluation Report**

**REV NO. 2**

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

**Year 4 (2003)**

**Part II: Supporting Pages**

**Obligated & Expended 11-30-04**

PHA Name: <b>Gainesville Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>FL29P063502-03</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003 B</b>		
Development No. 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	Obligated	Expended	
<b>FL63-1-1</b>	Site Work	145002		\$	10,000			
<b>FL63-1-3</b>	Handicap Renovations	146007		\$	10,000			
<b>Woodlank Park/ Pine Meadows</b>	<b>Subtotal FL631-1 &amp; FL63-1-2</b>			<b>\$</b>	<b>20,000</b>			
<b>FL 63-2</b>	Site Work	145002		\$	5,000			
<b>Oak Park</b>	Handicap Renovations	146007		\$	5,000			
	<b>Subtotal FL63-2</b>			<b>\$</b>	<b>10,000</b>			
<b>FL63-3</b>	Site Work	145002		\$	5,000			
<b>Lake Terrace</b>	Handicap Renovations	146007		\$	5,000			
	<b>Subtotal FL63-3</b>			<b>\$</b>	<b>10,000</b>			
<b>FL63-4</b>	Site Work	145002		\$	5,000			
<b>Sunshine Park</b>	Handicap Renovations	146007		\$	5,000			
	<b>Subtotal FL63-4</b>			<b>\$</b>	<b>10,000</b>			
<b>FL63-5</b>	Site Work	145002		\$	5,000			
<b>Forest Pines</b>	Handicap Renovations	146007		\$	12,236			
	<b>Subtotal FL 63-5</b>			<b>\$</b>	<b>17,236</b>			
<b>FL63-6</b>	Site Work	145002		\$	5,000			
<b>Caroline Manor</b>	Handicap Renovations	146007		\$	5,000			
	<b>Subtotal FL63-6</b>			<b>\$</b>	<b>10,000</b>			
<b>FL63-7</b>	Site Work (Tree Removal & Fencing)	145002		\$	15,000			
<b>Eastwood Meadows</b>	Handicap Renovations	146007		\$	5,000			
	<b>Subtotal FL63-7</b>			<b>\$</b>	<b>20,000</b>			
<b>PHA Wide Non-dwelling Structures &amp; Equipment</b>	Operations	140600		\$	38,684			
	<b>Subtotal FL PHA Wide</b>			<b>\$</b>	<b>38,684</b>			

**Annual Statement/Performance and Evaluation Report**

REV NO. 2

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

Year 4 (2003)

**Part II: Supporting Pages**

Obligated & Expended 11-30-04

PHA Name: <b>Gainesville Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2003 B</b>			
Development No. Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>PHA-Wide Management Improvements</b>	Ed & Misc Materials - Drug Program (Police Dept, UF Tutoring Program)	140810		\$	25,184			
	Ed & Misc Materials - Res Init Program (Reichert House, Girl Scouts)	140803		\$	13,500			
	<b>Subtotal PHA-Wide Mgmt</b>			<b>\$</b>	<b>38,684</b>			
<b>PHA-Wide Administration</b>	Administrative Salaries/Fringe	141001		\$	18,816			
	<b>Subtotal PHA-Wide Admin</b>			<b>\$</b>	<b>18,816</b>			
<b>TOTAL Capital Fund Program</b>					<b>193,420.00</b>			

Obligation End Date: 2/12/2006  
Expenditure End Date: 2/12/2008

## CAPITAL FUND PROGRAM TABLES START HERE

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
<b>PHA Name: HOUSING AUTHORITY OF THE CITY OF HAILEYVILLE</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: OK56P06850105 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2005
<b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:     )</b> <b>X Performance and Evaluation Report for Period Ending:09/30/2005</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	7,011.00		-0-	-0-
3	1408 Management Improvements Soft Costs	2,500.00		-0-	-0-
	Management Improvements Hard Costs				
4	1410 Administration	2,945.00		-0-	-0-
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	17,000.00		-0-	-0-
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	1502 Contingency				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF HAILEYVILLE	Grant Type and Number Capital Fund Program Grant No: OK56P06850105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
--	---	------------------------------

Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 X Performance and Evaluation Report for Period Ending:09/30/2005  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
20					
21	Amount of Annual Grant: (sum of lines.....)	29,456.00		-0-	-0-
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures	17,000.00		-0-	-0-
	Collateralization Expenses or Debt Service				
	<b>TOTALS</b>	29,456.00		-0-	-0-

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

PHA Name: HOUSING AUTHORITY OF THE CITY F HAILEYVILLE		Grant Type and Number Capital Fund Program Grant No: OK56P06850105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
PHA Wide A-3	Operations-Reserves		1406		7,011.00		-0-	-0-	Ongoing
PHA Wide A-9	Management Improvements/Staff Training		1408		2,500.00		-0-	-0-	Ongoing
PHA Wide B-3	CFP Administration		1410		2,945.00		-0-	-0-	Ongoing
OK068 C-3	Replace Windows in Building 10 and 11		1460	38 – some double, some triple	17,000.00		-0-	-0-	Ongoing
<b>TOTALS</b>					29,456.00		-0-	-0-	

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF HAILEYVILLE		Grant Type and Number Capital Fund Program No: OK56P06850105 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	09/30/07			09/30/09			

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

<b>PHA Name:</b> <b>Gainesville Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No. Replacement Housing Factor Grant No.	FL29P063501-04	<b>Federal FY of Grant:</b> <b>2004</b>
--	--	----------------	--

Original Annual Statement     Reserve for Disasters/Emergencies    Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: **11 30 04**    Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	128,277			
3	1408 Management Improvements	224,793			
4	1410 Administration	107,280			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees & Costs	30,000			
8	1440 Site Acquisition				
9	1450 Site Improvements	133,500			
10	1460 Dwelling Structures	465,000			
11	1465.1 Dwelling Equipment--Nonexpendable	30,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	5,117			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	<b>1,123,967</b>			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Services				

**None Obligated or Expended as of  
11 30 04**

**Annual Statement/Performance and Evaluation Report**

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

**Part II: Supporting Pages**

PHA Name: <b>Gainesville Housing Authority</b>	Grant Type and Number Capital Fund Program Grant No: FLP29P063501-04 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2004</b>
---	---	-------------------------------------

Development No. 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	Obligated	Expended	
<b>FL63-1-1</b> <b>FL63-1-2</b> <b>Woodland Park</b> <b>Pine Meadows</b>	Vacancy Reduction: (Surface, Prep & Paint Interior, Repair or Replace: Flooring, Roof, Water Heaters, Tub Valves, Window or Security Screens, Exterior Doors)	146041		\$	60,000			
	Replace Windows	146040		\$	60,000			
	Site Work	145002			25,000			
	Handicap Renovations	146007			15,000			
	<b>Subtotal FL631-1 &amp; FL63-1-2</b>				<b>\$</b>	<b>160,000</b>		
<b>FL63-2</b> <b>Oak Park</b>	Vacancy Reduction: (Surface, Prep & Paint Interior, Repair or Replace: Flooring, Roof, Water Heaters, Tub Valves, Window or Security Screens, Exterior Doors)	146041		\$	25,000			
	Replace Solar Screens	146004		\$	20,000			
	Site Work	145002		\$	10,000			
	Handicap Renovations	146007			20,000			
	<b>Subtotal FL63-2</b>				<b>\$</b>	<b>75,000</b>		
<b>FL63-3</b> <b>Lake Terrace</b>	Vacancy Reduction: (Surface, Prep & Paint Interior, Repair or Replace: Flooring, Roof, Water Heaters, Tub Valves, Window or Security Screens, Exterior Doors)	146041		\$	50,000			
	Closet Doors (1 & 2 Bedrooms)	146024		\$	30,000			
	Sidewalk & Fence Repair	145004		\$	25,000			
	Site Work	145002		\$	10,000			
	Handicap Renovations	146007		\$	10,000			
<b>Subtotal FL63-3</b>				<b>\$</b>	<b>125,000</b>			
<b>FL63-4</b> <b>Sunshine Park</b>	Vacancy Reduction: (Surface, Prep & Paint Interior, Repair or Replace: Flooring, Roof, Water Heaters, Tub Valves, Window or Security Screens, Exterior Doors)	146041		\$	20,000			
	Site Work	145002		\$	10,000			
	Handicap Renovations	146007			15,000			
	<b>Subtotal FL63-4</b>			<b>\$</b>	<b>45,000</b>			

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

Year 5 (2004)

PHA Name: <b>Gainesville Housing Authority</b>	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2004</b>
---	---	-------------------------------------

Development No. Name/HA-Wide Activities	ral Description of Major Work Categories	Dev. Acct	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>FL63-5 Forest Pines</b>	Vacancy Reduction: (Surface, Prep & Paint Interior, Repair or Replace: Flooring, Roof, Water Heaters, Tub Valves, Window or Security Screens, Exterior Doors)   Sidewalk & Driveway Repair	146041		\$	25,000			
	Site Work	145001			12,000			
	Handicap Renovations	145002			10,000			
		146007			8,000			
	<b>Subtotal FL63-5</b>				<b>\$</b>	<b>55,000</b>		
<b>FL63-6 Caroline Manor</b>	Vacancy Reduction: (Surface, Prep & Paint Interior, Repair or Replace: Flooring, Roof, Water Heaters, Tub Valves, Window or Security Screens, Exterior Doors)   Replace Heating System	146041		\$	20,000			
	Site Work	146035		\$	15,000			
	Handical Renovations	145002		\$	6,500			
		146007		\$	7,000			
	<b>Subtotal FL63-6</b>				<b>\$</b>	<b>48,500</b>		
<b>FL63-7 Eastwood Meadows</b>	Vacancy Reduction: (Surface, Prep & Paint Interior, Repair or Replace: Flooring, Roof, Water Heaters, Tub Valves, Window or Security Screens, Exterior Doors)   Site Work	146041		\$	25,000			
	Handical Renovations	145002		\$	10,000			
		146007		\$	10,000			
	<b>Subtotal FL63-7</b>				<b>\$</b>	<b>45,000</b>		

**Annual Statement/Performance and Evaluation Report**

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

**Year 5 (2004)**

**Part II: Supporting Pages**

PHA Name: <b>Gainesville Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>		
Development Number Name/HA-Wide Activities	ral Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>PHA Wide Non-dwelling Structures &amp; Equipment</b>	Appliances	146501		\$	30,000			
	Operations	140600		\$	128,277			
	Fees & Cost	143004		\$	30,000			
	Water Main Replacement	145006		\$	15,000			
	Roof Replacement	146025		\$	30,000			
	<b>Subtotal PHA Wide</b>			<b>\$</b>	<b>233,277</b>			
<b>PHA-Wide Management Improvements</b>	Management Salaries/Fringe	140801		\$	68,963			
	Ed & Misc Materials - Drug Program (Police Dept, UF Tutoring Program)	140810		\$	90,080			
	Ed & Misc Materials - Res Init Program (Reichert House, Girl Scouts)	140803		\$	30,120			
	Boys & Girls Club	140811		\$	35,630			
	<b>Subtotal PHA-Wide Mgmt Improvements</b>			<b>\$</b>	<b>224,793</b>			
<b>PHA-Wide Administration</b>	Administrative Salaries/Fringe	141001		\$	100,000			
	Travel	141010		\$	3,120			
	Supplies, Postage, Software	141014		\$	2,600			
	Phone	141016		\$	1,560			
	Computers	147501		\$	5,117			
	<b>Subtotal PHA Wide Administration</b>			<b>\$</b>	<b>112,397</b>			
<b>TOTAL Capital Fund Program</b>					<b>\$ 1,123,967</b>			

**Annual Statement/Performance and Evaluation Report**

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

**PART III: SCHEDULE**

PHA Name: <b>Gainesville Housing Authority</b>		Grant Type and Number Capital Fund Program No. Replacement Housing Factor No:				Federal FY of Grant <b>2004</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>FL63-1-1 FL63-1-1 Woodland Park Pine Meadows</b>	9/16/2006			9/16/2008			
<b>FL63-2 Oak Park</b>	9/16/2006			9/16/2008			
<b>FL63-3 Lake Terrace</b>	9/16/2006			9/16/2008			
<b>FL63-4 Sunshine Park</b>	9/16/2006			9/16/2008			
<b>FL63-5 Forest Pines</b>	9/16/2006			9/16/2008			
<b>FL63-6 Caroline Manor</b>	9/16/2006			9/16/2008			
<b>FL63-7 Eastwood Meadows</b>	9/16/2006			9/16/2008			

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

<b>PHA Name:</b> <b>Gainesville Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No. FL29P06350105 Replacement Housing Factor Grant No.	<b>Federal FY of Grant:</b> 2005
--	--	-------------------------------------

02.09.06

Original Annual Statement     Reserve for Disasters/Emergencies     Revised Annual Statement (Revision No: 1)  
 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		\$ 124,446		
3	1408 Management Improvements Soft Costs		\$ 219,270		
	Management Improvements Hard Costs				
4	1410 Administration		\$ 109,635		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees & Costs		\$ 30,000		
8	1440 Site Acquisition				
9	1450 Site Improvements		\$ 142,000		
10	1460 Dwelling Structures		\$ 430,000		
11	1465.1 Dwelling Equipment--Nonexpendable		\$ 41,000		
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	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)		<b>\$ 1,096,351</b>	<b>\$ -</b>	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance		\$ 75,000		
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures		\$ 100,000		
26	Collateralization Expenses or Debt Services				

**Annual Statement/Performance and Evaluation Report**

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

**FFY Grant 2005**

**Part II: Supporting Pages**

PHA Name: <b>Gainesville Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: FL29P06350105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development No. 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	Obligated	Expended	
<b>FL63-1-1 FL63-1-2 Woodland Park Pine Meadows</b>	Vacancy Reduction: (Surface, Prep & Paint Interior, Repair or Replace: Flooring, Roof, Water Heaters, Tub Valves, Window or Security Screens, Exterior Doors)	146041			\$	60,000		
	Replace Windows	146040			\$	30,000		
	Site Work	145002			\$	25,000		
	Handicap Renovations	146007			\$	15,000		
	<b>Subtotal FL631-1 &amp; FL63-1-2</b>					<b>\$</b>	<b>130,000</b>	
<b>FL63-2 Oak Park</b>	Vacancy Reduction: (Surface, Prep & Paint Interior, Repair or Replace: Flooring, Roof, Water Heaters, Tub Valves, Window or Security Screens, Exterior Doors)	146041			\$	30,000		
	Replace Solar Screens	146004			\$	10,000		
	Site Work	145002			\$	10,000		
	Handicap Renovations	146007				10,000		
	<b>Subtotal FL63-2</b>					<b>\$</b>	<b>60,000</b>	
<b>FL63-3 Lake Terrace</b>	Vacancy Reduction: (Surface, Prep & Paint Interior, Repair or Replace: Flooring, Roof, Water Heaters, Tub Valves, Window or Security Screens, Exterior Doors)	146041			\$	50,000		
	Closet Doors (1 & 2 Bedrooms)	146024			\$	30,000		
	Sidewalk & Fence Repair	145004			\$	25,000		
	Site Work	145002			\$	10,000		
	Handicap Renovations	146007			\$	10,000		
	<b>Subtotal FL63-3</b>					<b>\$</b>	<b>125,000</b>	
<b>FL63-4 Sunshine Park</b>	Vacancy Reduction: (Surface, Prep & Paint Interior, Repair or Replace: Flooring, Roof, Water Heaters, Tub Valves, Window or Security Screens, Exterior Doors)	146041			\$	30,000		
	Site Work	145002			\$	10,000		
	Handicap Renovations	146007				15,000		
	<b>Subtotal FL63-4</b>					<b>\$</b>	<b>55,000</b>	

**Annual Statement/Performance and Evaluation Report**

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

**FFY Grant 2005**

**Part II: Supporting Pages**

PHA Name: <b>Gainesville Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: FL29P06350105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005			
Development No. Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
<b>FL63-5 Forest Pines</b>	Vacancy Reduction: (Surface, Prep & Paint Interior, Repair or Replace: Flooring, Roof, Water Heaters, Tub Valves, Window or Security Screens, Exterior Doors)	146041			\$	30,000			
	Sidewalk & Driveway Repair	145001			\$	10,000.00			
	Site Work	145002			\$	10,000.00			
	Handicap Renovations	146007			\$	8,000.00			
	<b>Subtotal FL63-5</b>					<b>\$</b>	<b>58,000</b>		
<b>FL63-6 Caroline Manor</b>	Vacancy Reduction: (Surface, Prep & Paint Interior, Repair or Replace: Flooring, Roof, Water Heaters, Tub Valves, Window or Security Screens, Exterior Doors)	146041			\$	20,000			
	Replace Heating System	146035			\$	10,000			
	Site Work	145002			\$	7,000			
	Handicap Renovations	146007			\$	7,000			
	<b>Subtotal FL63-6</b>					<b>\$</b>	<b>44,000</b>		
<b>FL63-7 Eastwood Meadows</b>	Vacancy Reduction: (Surface, Prep & Paint Interior, Repair or Replace: Flooring, Roof, Water Heaters, Tub Valves, Window or Security Screens, Exterior Doors)	146041			\$	30,000			
	Site Work	145002			\$	10,000			
	Handicap Renovations	146007			\$	10,000			
	<b>Subtotal FL63-7</b>					<b>\$</b>	<b>50,000</b>		

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

**FFY Grant 2005**

**Part II: Supporting Pages**

PHA Name: <b>Gainesville Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: FL29P06350105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
<b>PHA Wide Non-dwelling Structures &amp; Equipment</b>	Appliances		146501			\$ 41,000			
	Operations		140600			\$ 124,446			
	A&E Fees		143004			\$ 30,000			
	Water Main Replacement		145006			\$ 25,000			
	Roof Replacement		146025			\$ 25,000			
	<b>Subtotal PHA Wide</b>					<b>\$ 245,446</b>			
<b>PHA-Wide Management Improvements</b>	Management Salaries/Fringe		140801			\$ 63,440			
	Ed & Misc Materials - Drug Program (Police Dept, UF Tutoring Program)		140810			\$ 90,080			
	Ed & Misc Materials - Res Init Program (Reichert House, Girl Scouts)		140803			\$ 30,120			
	Boys & Girls Club		140811			\$ 35,630			
	<b>Subtotal PHA-Wide Mgmt Improvements</b>					<b>\$ 219,270</b>			
<b>PHA-Wide Administration</b>	Administrative Salaries/Fringe		141001			\$ 92,355			
	Travel		141010			\$ 3,120			
	Supplies, Postage, Software		141014			\$ 2,600			
	Phone		141016			\$ 1,560			
	Computers		147501			\$ 10,000			
	<b>Subtotal PHA Wide Administration</b>					<b>\$ 109,635</b>			
	<b>TOTAL Capital Fund Program</b>					<b>\$ 1,096,351</b>			

02.09.06

Part II: Supporting Pages

02.09.06

PHA Name: <b>Gainesville Housing Authority</b>		Grant Type and Number Capital Fund Program No. FL29P06350105 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		
<b>FL63-1-1 FL63-1-1 Woodland Park Pine Meadows</b>	9/13/2006			9/13/2008				
<b>FL63-2 Oak Park</b>	9/13/2006			9/13/2008				
<b>FL63-3 Lake Terrace</b>	9/13/2006			9/13/2008				
<b>FL63-4 Sunshine Park</b>	9/13/2006			9/13/2008				
<b>FL63-5 Forest Pines</b>	9/13/2006			9/13/2008				
<b>FL63-6 Caroline Manor</b>	9/13/2006			9/13/2008				
<b>FL63-7 Eastwood Meadows</b>	9/13/2006			9/13/2008				

**Capital Fund Program Five-Year Action Plan**

2/9/2006

**Part I: Summary**

**PHA Name**

<b>GAINESVILLE HOUSING AUTHORITY</b>					<input type="checkbox"/> <b>Original 5-Year Plan</b>	
					<input type="checkbox"/> <b>Revision No.:</b>	
Development Number/Name/HA- Wide	2005	FFY Grant: 2006 PHA FY:	FFY Grant: 2007 PHA FY:	FFY Grant: 2008 PHA FY:	FFY Grant: 2009 PHA FY:	
FL63-1-1/FL63-1-2 Woodland Park/Pine Meadows	Annual Statement	\$ 44,500	\$ 44,500	\$ 84,526	\$ 145,000	
FL63-2/Oak Park		\$ 86,250	\$ 86,250	\$ 96,250	\$ 110,000	
FL63-3/Lake Terrace		\$ 140,276	\$ 140,276	\$ 38,250	\$ 72,000	
FL63-4/Sunshine Park		\$ 84,250	\$ 84,250	\$ 46,250	\$ 60,000	
FL63-5/Forest Pines		\$ 38,250	\$ 38,250	\$ 64,250	\$ 60,000	
FL63-6/Caroline Manor		\$ 53,250	\$ 53,250	\$ 38,250	\$ 50,000	
FL-63-7/Eastwood Meadows		\$ 38,250	\$ 38,250	\$ 78,250	\$ 55,000	
PHA-Wide		\$ 638,941	\$ 638,941	\$ 677,941	\$ 571,967	
CFP Funds Listed for 5-year planning		\$ 1,123,967	\$ 1,123,967	\$ 1,123,967	\$ 1,123,967	
Replacement Housing Factor Funds						

Capital Fund Program Five-Year Action Plan

GAINESVILLE HOUSING AUTHORITY

\*Vacancy Reduction: (Surface, Prep & Paint Interior, repair or replace: flooring, roof, water heaters, tub valves, window or security screens, exterior doors)

Part II: Supporting Pages - Work Activities

2/9/2006

Activities for FFY Grant 2005	2006			2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	63-1-1 / 63-1-2 WP / PM	Vacancy Reduction*	\$ 30,000	63-1-1 / 63-1-2 WP / PM	Vacancy Reduction*	\$ 30,000
		Site Work	\$ 12,500		Upgrade Electrical Sys	\$ 40,026
Annual	63-2 Oak Park	Handicap Renov	\$ 2,000	63-2 Oak Park	Site Work	\$ 12,500
		Bathroom Upgrade	\$ 40,000		Handicap Renov	\$ 2,000
		Vacancy Reduction*	\$ 30,000		Vacancy Reduction*	\$ 30,000
		Site Work	\$ 6,250		Paint Exterior	\$ 50,000
Statement	63-3 Lake Terrace	Handicap Renov	\$ 10,000	63-3 Lake Terrace	Site Work	\$ 6,250
		Vacancy Reduction*	\$ 30,000		Handicap Renov	\$ 10,000
		Bathtub replacment	\$ 52,013		Vacancy Reduction*	\$ 30,000
		Elec Sys Upgd w/new panel	\$ 50,013		Site Work	\$ 6,250
	63-4 Sunshine Park	Site Work	\$ 6,250	63-4 Sunshine Park	Handicap Renov	\$ 2,000
		Handicap Renov	\$ 2,000		Vacancy Reduction*	\$ 30,000
		Vacancy Reduction*	\$ 30,000		Site Work	\$ 6,250
		Landscaping	\$ 20,000		Handicap Renov	\$ 10,000
	63-5 Forest Pines	Facility Storage Area	\$ 8,000	63-5 Forest Pines	Vacancy Reduction*	\$ 30,000
		Site Work	\$ 6,250		Paint Unit Exteriors	\$ 26,000
		Handicap Renov	\$ 10,000		Site Work	\$ 6,250
		Dredge Pond	\$ 10,000		Handicap Renov	\$ 2,000
	63-6 Caroline Manor	Vacancy Reduction*	\$ 30,000	63-6 Caroline Manor	Vacancy Reduction*	\$ 30,000
		Site Work	\$ 6,250		Site Work	\$ 6,250
		Handicap Renov	\$ 2,000		Handicap Renov	\$ 2,000
		Vacancy Reduction*	\$ 30,000		Vacancy Reduction*	\$ 30,000
	63-7 Eastwood Mead.	Rpl Heating System	\$ 15,000	63-7 Eastwood Mead.	Install fencing (ss picket secur	\$ 40,000
		Site Work	\$ 6,250		Site Work	\$ 6,250
		Handicap Renov	\$ 2,000		Handicap Renov	\$ 2,000
		Vacancy Reduction	\$ 30,000		PHA Wide	\$ 103,420
	PHA Wide	Site Work	\$ 6,250	PHA Mgmt	A&E Fees	\$ 40,000
		Handicap Renov	\$ 2,000		Metal Pitch Roof/Main Off	\$ 120,000
		Operations	\$ 103,420		Appliances	\$ 41,000
		A&E Fees	\$ 40,000		Mgmt Salaries/Fringe	\$ 95,000
	PHA Mgmt	Water Main Replacement	\$ 25,000	PHA Adm	Ed & Misc Prg - D.Prg	\$ 90,080
		Roof Rpr/Replacement	\$ 30,000		Ed & Misc Prg -R.I.P	\$ 30,120
		Appliances	\$ 41,000		Boys & Girls Club	\$ 35,630
		Mgmt Salaries/Fringe	\$ 115,736		Youth Sports Equip	\$ 2,500
	PHA Adm	Ed & Misc Prg - D.Prg	\$ 90,080		Adm Salaries/Fringe	\$ 102,911
		Ed & Misc Prg -R.I.P	\$ 30,120		Travel	\$ 3,120
		Boys & Girls Club	\$ 35,630		Supplies/Postage/SW	\$ 2,600
		Computers	\$ 10,000		Phone	\$ 1,560
		Adm Salaries/Fringe	\$ 110,675		Computers	\$ 10,000
		Travel	\$ 3,120			
		Supplies/Postage/SW	\$ 2,600			
		Phone	\$ 1,560			
		<b>Total CFP Estimated Cost</b>	<b>\$ 1,123,967</b>			<b>\$ 1,123,967</b>

Part II: Supporting Pages - Work Activities

roof, water heaters, tub valves, window or security screens, exterior doors)

Activities for FFY Grant 2005	GAINESVILLE HOUSING AUTHORITY FFY Grant 2008			FFY Grant 2009		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	63-1-1 / 63-1-2 WP / PM	Vacancy Reduction*	\$ 30,000	63-1-1 / 63-1-2 WP / PM	Vacancy Reduction*	\$ 60,000
		Rpr fresh water supply to house & install shut-off valve	\$ 176,026		Rpr fresh water supply to house & install shut-off valve	\$ 40,000
		Site Work	\$ 12,500		Site Work	\$ 25,000
Annual	63-2 Oak Park	Handicap Renov	\$ 2,000	63-2 Oak Park	Handicap Renov	\$ 20,000
		Vacancy Reduction*	\$ 30,000		Vacancy Reduction*	\$ 30,000
		Replace Water Lines	\$ 50,000		Replace Water Lines	\$ 25,000
Statement	63-3 Lake Terrace	Replace Sewer Lines	\$ 50,000	63-3 Lake Terrace	Replace Sewer Lines	\$ 25,000
		Site Work	\$ 6,250		Site Work	\$ 10,000
		Handicap Renov	\$ 10,000		Handicap Renov	\$ 20,000
	63-4 Sunshine Park	Vacancy Reduction*	\$ 30,000	63-4 Sunshine Park	Vacancy Reduction*	\$ 30,000
		Site Work	\$ 6,250		Site Work	\$ 10,000
		Handicap Renov	\$ 10,000		Handicap Renov	\$ 20,000
	63-5 Forest Pines	Vacancy Reduction*	\$ 30,000	63-5 Forest Pines	Vacancy Reduction*	\$ 40,000
		Site Work	\$ 6,250		Site Work	\$ 10,000
		Handicap Renov	\$ 2,000		Handicap Renov	\$ 10,000
	63-6 Caroline Manor	Vacancy Reduction*	\$ 30,000	63-6 Caroline Manor	Vacancy Reduction*	\$ 30,000
		Site Work	\$ 6,250		Site Work	\$ 10,000
		Handicap Renov	\$ 2,000		Handicap Renov	\$ 10,000
	63-7 Eastwood Mead.	Vacancy Reduction*	\$ 30,000	63-7 Eastwood Mead.	Vacancy Reduction*	\$ 30,000
		Site Work	\$ 6,250		Site Work	\$ 10,000
		Handicap Renov	\$ 2,000		Handicap Renov	\$ 15,000
	PHA Wide	Operations	\$ 103,420	PHA Wide	Operations	\$ 117,446
		A&E Fees	\$ 40,000		A&E Fees	\$ 40,000
		Appliances	\$ 41,000		Appliances	\$ 41,000
	PHA Mgmt	Mgmt Salaries/Fringe	\$ 95,000	PHA Mgmt	Mgmt Salaries/Fringe	\$ 95,000
		Ed & Misc Prg - D.Prg	\$ 90,080		Ed & Misc Prg - D.Prg	\$ 90,080
		Ed & Misc Prg - R.I.P.	\$ 30,120		Ed & Misc Prg - R.I.P.	\$ 30,120
	PHA Admin	Boys & Girls Club	35630	PHA Admin	Boys & Girls Club	\$ 35,630
		Computers	\$ 10,000		Computers	\$ 10,000
		Adm Salaries/Fringe	\$ 105,411		Adm Salaries/Fringe	\$ 105,411
		Travel	\$ 3,120		Travel	\$ 3,120
		Supplies/Postage/SW	\$ 2,600		Supplies/Postage/SW	\$ 2,600
		Phone	\$ 1,560		Phone	\$ 1,560
<b>Total CFP Estimated Cost</b>			<b>\$ 1,123,967</b>	<b>\$ 1,123,967</b>		