

PHA Plans

Streamlined 5-Year/Annual Version

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

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

DeLand Housing Authority

Streamlined 5-Year Plan for Fiscal Years 2005 – 2009

Streamlined Annual Plan for Fiscal Year 2005

f1072v02

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: DeLand Housing Authority **PHA Number:** FL072

PHA Fiscal Year Beginning: 07/2005

PHA Programs Administered:

- Public Housing and Section 8** **Section 8 Only** **Public Housing Only**
Number of public housing units: 200 Number of S8 units: Number of public housing units:
Number of S8 units: 549

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

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 and attachments (if any) 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)

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2006 – 2010

[24 CFR Part 903.12]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: The mission of the DeLand Housing Authority is to be a leader in providing affordable housing for very-low, low and moderate-income persons through effective management and wise stewardship of public funds and partnerships with our residents and others to enhance the quality of life in our community.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
We have been awarded a Hope VI Demo-Disposition with 200 Relocation Vouchers. However, our Section 8 waiting list has been closed for over three years, so if HUD puts out an Invitation for Vouchers we will JUMP ON IT, as we need additional housing.
 - Reduce public housing vacancies:
We are consistently over 95% Occupied.
 - Leverage private or other public funds to create additional housing opportunities:
We are currently in the process of applying for Bonds and 2005 Hurricane Cycle Dollars, and in the second phase we will apply for 2006 9% Housing Credit Cycle to re-build new units, including approximately 60 new Public Housing Units. Phase I will be 150 units, with approximately 25% Public Housing units (37 Units). Phase II will be 100 units, with approximately 20% Public Housing units (20 Units), thus taking us from 200 units to 250 units, which is well within our City zoning allowance.

- Acquire or build units or developments
We want to increase the number of units on our Public Housing Property, due to the need of the area. They will be low-rent public housing units and units financed by Tax Credits and Bonds. We are still working out the financing.
- Other (list below)

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score)
Already a High Performer, but will strive to keep this designation.
 - Improve voucher management: (SEMAP score)
Already have all the points we can receive, but will continue to strive to keep this going.
 - Increase customer satisfaction:
This is something we strive for, and are always training our staff in this area. We are only as good as the services we provide.
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
This has not been a problem as we are, and will continue to be, diligently on top of these areas.
 - Renovate or modernize public housing units:
We have been trying to do that, but they are just too old to do much more with, so we applied for and received a HOPE VI Demolition and Relocation.
 - Demolish or dispose of obsolete public housing:
We have an approved HOPE VI for this, and hope to start this year.
 - Provide replacement public housing:
With Bonds and 2005 Hurricane Cycle Dollars, along with HUD money, we hope to make our 200 unit complex a 250 unit complex with approximately 60 of the units being Public Housing over the next 2 years.
 - Provide replacement vouchers:
If we can get the money from HUD!
 - Other:
We have an ongoing formal Preventative Maintenance Program that includes the physical appearance of maintenance crew, equipment and vehicles.

- Also, We have been very successful in removing the stigma from the community through supportive consultation with our Residents, Resident Advisory Board, City and Neighborhood Representatives.**

- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling:
We own several pieces of off site properties and rent them out to service agencies for this very purpose, as well as a day care center and after school programs.
 - Conduct outreach efforts to potential voucher landlords:
By flyers, advertisement, word of mouth, and a yearly open landlord meeting.
 - Increase voucher payment standards:
We have increased the one and two bedrooms to 110% of the FMR but due to HUD funding cut-backs have to set the three and four bedrooms at only 100% of the FMR.
 - Implement voucher homeownership program:
Three of our staff people work with Habitat for Humanity and our Executive Director and Public Housing Leasing Manager are on their Board and several committees. This keeps us from duplicating services.
 - Implement public housing or other homeownership programs:
DHA is meeting this goal with the County's program and our MAJOR involvement with Habitat for Humanity.
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
We have relocation Vouchers with our Hope VI.
 - Other: (list below)

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

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
This is what we are doing with the mixed financing of our PH site, with the Bonds & 2005 Cycle Dollars, along with HUD financing.
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
See Above.
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities).
We will be building more one-bedroom units in our new development so we can better meet the needs of our clients on the waiting list. (Elderly, Handicapped and Disabled).

- Other: (list below)
Priority to Elderly, Handicapped or Disabled Persons on our Section 8 Waiting list.

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
We had an EXTREMELY successful FSS with LARGE escrow accounts and our clients were graduating and getting off ALL Governmental Assistance. HUD then decided not to fund our FSS Coordinator, even after the Assistant Secretary, Michael Liu, assured our Chairman of the Board he would see we would have this grant continued. The programs are no longer being offered, as we have no one to oversee them who doesn't require a salary.
- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
"TechBridge", Preparing America's Youth, which helps our 16 to 21 year olds and Out-of School residents turn their lives around by offering GED Training, Computer Training, Career Training, Job Placement Assistance and Build and earn your own Computer are utilizing our Educational Building on our site. We also have Four Job Fairs annually ON SITE.
- Provide or attract supportive services to increase independence for the elderly or families with disabilities:
We work almost daily with the Council on Aging in reference to our elderly residents and Section 8 clients. Also, we work with OMNI Home Care, a Certified Medicare Home Health Agency for individual help with our residents and clients. They speak at least twice a year at our monthly resident meetings, and several times a year at our elderly meetings.

Once a month we also have a home health nurse in our educational building to do blood pressure checks, and answer any health related questions our residents may have.
- Other: (list below)

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
This objective has been satisfied since our first five-year plan. These are on-going goals of our Authority and are being met.
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
This has always been one of the DHA's MAIN GOALS!

- 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:
This has always been one of the DHA's MAIN GOALS!
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
Most of our five-bedroom units are being used by smaller sized families who need a bedroom and full bath downstairs that our two, three and four bedroom units do not offer. These residents have precedence over persons on the five-bedroom waiting list.
- Other: (list below)
Our new units will take the above into consideration and will better meet the needs of the handicapped and disabled tenants, in smaller sized units.

Other PHA Goals and Objectives: (list below)

Our new units and site amenities will take us out of the 1970's era and bring us into the new century. We will have adequate wiring for computers in the units, more than one phone line per unit, AIR CONDITIONING, much better insulation in order to keep the utilities at a cost the residents can afford, more energy efficient appliances, adequate electrical outlets, tot lots, better parking, better site control, better use of site for resident activities with new site plan which automatically brings better security, and the list could go on and on.

Streamlined Annual PHA Plan

PHA Fiscal Year 2006

[24 CFR Part 903.12(b)]

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Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

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B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions;

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

DELAND HOUSING AUTHORITY EXECUTIVE SUMMARY

Overview

Since the passage of the National Housing Act in 1934, no legislation has impacted the administrative functions of HUD and Public Housing Agencies (PHAs) more than the **Quality Housing and Work Responsibility Act of 1998 (1998 Act)** October 21, 1998. The 1998 Act, attached to the FFY-1999 Appropriations Bill, dramatically and permanently amends the laws governing the administration of the public housing and Section 8 programs.

The focus of the 2020 Management Reform Plan is to prepare HUD to move into the 21st Century as a modernized and revitalized Department with restored public trust and adequate performance-based systems for its programs, operations and employees. Likewise, through the implementation of the 1998 Act, PHAs are required to assess management and operational practices and develop a plan that will ensure that the PHAs meet established goals and objectives. This Agency Plan combines the Five-Year Plan and the Annual Plan.

Purpose and Structure of the Agency Plan

The purpose of the Agency Plan is to empower and equip the DHA to exercise optimum flexibility in meeting local housing needs within the community while also meeting its own needs. This Agency Plan contains a FY-2005 -FY-2009 Five-Year Plan that includes the Authority's mission and long-range goals and objectives. The FY-2005 Annual Plan addresses the Authority's immediate operations, current policies, program participants, programs and services, and the DHA's strategy for handling operational concerns, resident concerns and needs, and programs and services for the upcoming fiscal year. The Agency Plan outlines the PHA's efforts in meeting the needs of the low, very-low and extremely-low income population in its community and effectively serves as a management, operational and accountability tool for the PHA.

Preliminary planning sessions were conducted with the Authority's residents, Resident Advisory Board, community leaders and organizations, and County and local authorities during the development of the Agency Plan to ensure that the needs of the residents and community are addressed in the Agency Plan. The Agency Plan is consistent with Volusia County's Consolidated Plan/CHAS.

Annual Plan Contents

The Authority will use this Agency Plan as a tool for accomplishing its mission of becoming a leader in the industry. The following is a summary of its contents:

- All admissions and continued occupancy policies as well as rent determination policies and procedures have been reviewed and updated in accordance with the QHWRA of 1998 and subsequent rules.
- The Housing Authority currently has a HOPE VI Demolition and Relocation Grant to demolish our present 200 units of obsolete housing, and 200 Relocation Vouchers for relocating the residents during the demolition and rebuilding of the complex. The new complex will be financed in two phases and will consist of 250 units, with approximately 60 units being Low Rent Public Housing. Phase I (2005) will consist of 150 units, with approximately 25% being Low-Rent Public Housing (37 units) and will be financed with Bonds and 2005 Hurricane Cycle Dollars. Phase II will consist of 100 units, with approximately 20% (20 units) being Low-income Public Housing, and we will be applying for the 9% Housing Credit Cycle along with any HUD financing we can get. **IT IS IMPERATIVE THAT THE HOUSING AUTHORITY BUILD UP ITS RESERVES TO ACCOMPLISH OUR GOAL OF BUILDING APPROXIMATELY 60 NEW UNITS OF LOW-RENT PUBLIC HOUSING TO SERVE OUR COMMUNITY IN ADDITION TO THE AFFORDABLE HOUSING TO BE BUILT WITH PROPOSED TAX CREDIT DOLLARS, BONDS FINANCING AND HURRICANE CYCLE DOLLARS.**
- The Authority has no plans to designate any of their current public housing stock as elderly or disabled. However, due to the need, we will be building more one-bedroom apartments and more of the units will have a bathroom on the first floor for the ease of our handicapped clients. We presently are utilizing five-bedroom units for small families due to their 504 requirements for a bathroom downstairs.
- The Authority is not currently participating in a homeownership program, due to the fact the staff, as well as the Executive Director, are extremely involved in our local chapter of Habitat for Humanity as well as being on their Board. The Housing Authority will monitor interest in such a program and follow up as appropriate.
- The Authority participated in the Public Housing Drug Elimination Program (PHDEP) until HUD **chose not to fund** this extremely successful program. **However, the Housing Authority still has a VERY strong working relationship with the City and local law enforcement agency. They continue to use one of our off-line units as a police sub-station on site.**

- All DHA Policies have been reviewed, updated as needed, and have received Board Approval.

Status in Meeting Goals and Objectives

This is DHA's second submission of a Five-Year Agency Plan and we will continue to meet the goals and objectives from our first, along with those in this Plan. They will be monitored by the Executive Director, Resident Advisory Board and Board of Commissioners. Progress good or bad will be documented in our Plans in future years.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

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

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

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input checked="" type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	273		135
Extremely low income <=30% AMI	204	75%	
Very low income (>30% but <=50% AMI)	58	21%	
Low income (>50% but <80% AMI)	11	4%	
Families with children	190	70%	
Elderly families	22	8%	
Families with Disabilities	54	20%	
Race/ethnicity	77	28%	
Race/ethnicity	74	27%	
Race/ethnicity	118	43%	
Race/ethnicity	4	2%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	10	5%	2
2 BR	62	31%	23
3 BR	72	36%	25
4 BR	46	23%	8
5 BR	10	5%	6
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes For Section 8 ONLY			
If yes:			
How long has it been closed (# of months)? 40 Months			
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			

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

SECTION 8 – Unfortunately due to budget cuts we haven't been able to assist many of the families on our waiting list. Our waiting list has been closed since October 25, 2001. Our plan for the upcoming year is to assist the applicants who are waiting, opening the waiting list, have preferences for those who live in our jurisdiction as well as a preference for the elderly, handicapped and disabled.

PUBLIC HOUSING – We will strive to rent the turned units more timely, however, this is difficult when the unit becomes available in mid-month, as most of our clients do not have the money to pay rent twice in the same month. We try and advise them the minute we know a unit is going to be vacant so they have some time to try and get the money they need in order to move-in. We do allow security deposits to be paid in installments. Also, the waiting list is purged every 16 months in order to address the needs of those that are truly in need of housing and have kept their information current with the Authority.

We are in the process of revitalizing Oakland Terrace, which will create more housing for those in need and we should be able to better meet the needs of those on our waiting list in a more timely manner.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

As stated above, our Section 8 waiting list has been closed for over three years and we have families living in automobiles that are not even on our waiting list. With the severe cut in the Section 8 program by HUD, our Authority has decided to demolish our obsolete 200 units of Public Housing and replace them with 250 units which should help reduce the waiting list for Public Housing and Section 8 somewhat. Also the MINUTE additional Vouchers come available, we will be one of the *first to submit an application*. We have not had any new vouchers from HUD since July 31, 2001. This is **TOTALLY UNACCEPTABLE** given our needs!

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
Presently only two (2) due to our FOUR HURRICANES that came within four weeks!

- Reduce turnover time for vacated public housing units
Our new hands-on maintenance director took this from contracting to in-house where he can better manage it and has reduced the time to an average of less than 15 days per unit. Public Housing staff tries to have clients waiting for the units once they have passed inspection by our Housing Inspector, when maintenance has the work completed. However, it is very difficult for our clients to have to pay two rents within one month, if the units become available during the middle of the month.
- Reduce time to renovate public housing units
See above
- Seek replacement of public housing units lost to the inventory through mixed finance development
As stated earlier, we are applying for Bonds, 2005 Hurricane Cycle Dollars, and any financing with HUD money we can obtain in order to increase our site from 200 LIPH to 250 units of mixed housing (including approximately 60 units of LIPH).
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
We are going to apply to HUD for Project Based Vouchers which will help the integrity of our program.
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
THIS IS EXTREMELY HARD DUE TO HUD'S SEVERE CUTS IN FUNDING!
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
As stated above, that is why we are applying for the mixed financing so we can continue to meet the needs of our clients, because the Section 8 program IS NOT doing so! Presently we have small families occupying 5-bedroom units due to the 504 requirement – Residents needing bathroom & bedroom downstairs.
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
100% Leased use units throughout all of West Volusia County – No one specific area.
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
100% Leased
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
Met with Volusia County representative, Ms. Paula Szabo, in reference to the County's plan and our five-year plan, so we agreed with our 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
DHA will IMMEDIATELY apply for additional Section 8 units should they become available.
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
We are in the beginning of this by applying for Bonds and 2005 Hurricane Cycle Dollars to replace our 30 Plus year old development.
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
Same as above.
- Other: (list below)

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
DHA will apply for these vouchers THE SECOND WE KNOW they ARE available.
- Other: (list below)
Our new Development will increase the number of one-bedroom units to better meet the needs of the elderly, handicapped and/or disabled.

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
Our new development should take care of the needs of families with disabilities without limiting specific units to them alone.
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
We are continuously moving families in our LIPH to five-bedroom apartments so they can have a bedroom and bathroom on the first floor.
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
DHA will apply for these vouchers immediately should they become available.
- Affirmatively market to local non-profit agencies that assist families with disabilities
We have non-profit agencies as special speakers at our monthly resident meeting a minimum of six times in any calendar year.
- Other: (list below)
We work almost daily with our area Council on Aging for the benefit of our residents.

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
You can see from our demographics for both our Public Housing and Section 8 Programs what a diverse group we have without any disproportionate marketing to any one group.
- 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
This is extremely evident when you see how they are spread out throughout ALL Southwest Volusia County.
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
We have units throughout DeLand, Deltona, Orange City, Debarry and unincorporated parts of West Volusia County (our area of operations).
- 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 **HUD IS CUTTING SECTION 8 PROGRAMS AND IS NOT FUNDING PUBLIC HOUSING AT 100% OF HUD'S OWN FORMULA, PLUS WE NEVER GET 100% OF HUD'S FORMULA FOR CFP, YET WE ARE TO KEEP EVERYTHING GOING PLUS ADDITIONAL UNFUNDED MANDATES. THIS IS GETTING TO BE IMPOSSIBLE, A WORD WE TRY NEVER TO USE AT THE DHA, BUT HUD IS TEACHING US ITS TRUE MEANING.**
- Staffing constraints
We lost the funding for our FSS Coordinator who according to our IPA auditors was one of the finest they have seen. It was extremely successful SO IT GOT CUT and we had to dissolve the program.
- Limited availability of sites for assisted housing
Our present LIHP is zoned for 350 units and we plan on, if possible, to build a minimum of 250 units possibly in two phases with mixed financing, keeping a minimum of approximately 60 LIPH units within the development.
- Extent to which particular housing needs are met by other organizations in the community
Volusia County has a County Section 8 Program and they are facing the same hurdles we are. We are the only Public Housing on the West side of the County and that is why we are spending nearly our entire lives at work trying to make it better for our residents and up to the living standards of the 21st century.
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
Agrees with Volusia County's Consolidated Plan.

- Influence of the housing market on PHA programs.
We are only a drop in the bucket. Just look at our waiting list, the temporary housing provided by our partners the Neighborhood Center, and the number of FAMILIES we have living in automobiles.
It seems to all of us (our partners) HUD is trying to get out of the housing business unless you want to build a home. Our experience leads us to the conclusion that NOT EVERYONE IS A HOMEOWNER and in some cases we are SETTING PEOPLE UP FOR FAILURE. We have RE-HOUSED over 50 families in less than three years that tried the homeownership route. THE FACTS ARE, IT IS JUST NOT FOR EVERYONE, NO MATTER WHAT WASHINGTON SAYS.
- Community priorities regarding housing assistance
Change in Admission policies for Section 8 to give preference to families living in West Volusia County, PLUS Elderly handicapped and disabled for Section 8 only.
- Results of consultation with local or state government
In our meeting with Volusia County's representative, Ms. Paula Szabo, it was determined that our strategies agree.
- Results of consultation with residents and the Resident Advisory Board
They are "ride on with your ideas, and said go get'en girls. Put the facts on the paper and let the chips fall where they may. It is time Washington knows how they are killing the programs for those that need them the most and giving them to the rich, that needs it the least."
- Results of consultation with advocacy groups
Working with our two Community Colleges; Stetson University; Volusia County School District Enrichment Program; Neighborhood Center, which provides temporary housing and jobs; Habitat for Humanity; Council on Aging; House-Next Door (Counseling group); Scores (Drug Counseling and in-house treatment); Labor Finders that helps residents with day labor that can easily turn into full-time employment, to name a VERY FEW of our PARTNERS.
- Other: (list below)
LOSS OF FSS COORDINATOR killed our extremely vital program that was helping our families become self-sufficient and able to get totally OFF ALL government assistance. It made sense - so let's kill it, seems to be the idea coming from Washington.

Executive Director and Staff are extremely active with various organizations throughout West Volusia County. To list ONLY A FEW: Volusia County School Enrichment Program; Volusia County After School Programs; Daytona Beach Community College Programs; all in the Educational building on OUR site, plus two 5-bedroom units HUD has approved for us to take off line for the Volusia County School Enrichment and After School Programs; Stetson University's Program Greenfeather is helping our students pass the FCAT test; Florida Technical College less than a mile from our site that offers GED classes as well as classes for college credit and career training, PLUS working hand-in-hand with Habitat for Humanity to offer our Section 8 and LIPH an opportunity to OWN THEIR OWN HOMES.

2. Statement of Financial Resources

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

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	618,000.00	
b) Public Housing Capital Fund	400,000.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition	1,803,344.00	
e) Annual Contributions for Section 8 Tenant-Based Assistance	3,760,444.00	
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
FL29DO72501-04	102,401.00	CFP – HURRICANE – DAMAGE REPAIRS
3. Public Housing Dwelling Rental Income		
	265,000.00	
4. Other income (list below)		
	49,000.00	
Excess Utilities \$6,000.00, Interest \$6,000.00		
Non-dwelling rent \$12,000.00 other \$25,000		
4. Non-federal sources (list below)		
Total resources	6,998,189.00	

AS STATED IN OUR EXECUTIVE SUMMARY, IT IS IMPERATIVE DHA BUILD UP ITS RESERVES TO ACCOMPLISH OUR GOAL OF BUILDING APPROXIMATELY 60 NEW UNITS OF LOW-RENT PUBLIC HOUSING TO SERVE OUR COMMUNITY AT THE SAME TIME THE AFFORDABLE HOUSING UNITS ARE BUILT USING TAX CREDIT DOLLARS, BOND FINANCING AND 2005 HURRICANE CYCLE DOLLARS.

3. PHA Policies Governing Eligibility, Selection, and Admissions

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

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

When families are within a certain number of being offered a unit: (state number)

When they reach the top 25 to be selected for FINAL verification

When families are within a certain time of being offered a unit: (state time)

Other: (describe)

Preliminary or initial verification made by the client to make sure they are eligible for the waiting list - We know this can easily change before they are actually selected and that is why it is re-verified no more than 90 days prior to admission.

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)

Using our new Private Investigator Software we can run at any time a national criminal background, a credit check, and check for fraud, to list a few. We also use this at re-cert time to find fraud and for our clients claiming "NO INCOME". The only cost, which is small, is when we run any of the above named reports.

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

When they go on the waiting list – as this is free through our partnership with our local police department. However, it is only a local check and if anything appears nationally their report will state, "further investigation needed".

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

Our Private Investigator Software does this, which saves us considerable money.

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

Private Investigator Software DOES this also.

(2)Waiting List Organization

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

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

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

- PHA main administrative office
We only have one Office and it serves both LIPH and Section 8.
- PHA development site management office
- Other (list below)

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d. **NO**

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? ___

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? ___

4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

N/A – We only have ONE SITE.

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**

NO – Only have ONE SITE.

1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

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

- One
When an applicant refuses an offer of an apartment, his/her application shall be returned to the bottom of the waiting list, unless the applicant can document that a move at that time would create an undue hardship on the family which is NOT related to race, creed, sex, national origin, religion, handicap or familial status.
- 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
- Over-housed
- Under-housed
- Medical justification – **TOP PRIORITY**
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

Due to violence – possible threat to the family, we will CONSIDER if moving them will help with the situation – NO GUARANTEES.

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

Date and Time

Former Federal preferences:

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

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) - **Virtually upon any request**

(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 on the following table:

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

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

Same Rules as we use for LIPH (shown in 3, A. above) – We try to treat all programs equally.

- 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):
 - Other (list below)
They are checked when they go on the waiting list – as this is free through our partnership with our local police department. However, it is only a local check and if anything appears nationally their report will state, “further investigation needed”.

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

When they go on they waiting list – as this is free through our partnership with our local police department. However, it is only a local check and if anything appears nationally their report will state, “further investigation needed”.

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

Our Private Investigator (P I) Software does this for us.

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

Our Private Investigator (P I) Software does this for us.

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

Criminal or drug-related activity

Other (describe below)

Since we are a “Sunshine State” they make a request in writing under the freedom of information act in accordance with governing rules under the Sunshine Laws, such as a request to review the client’s present or past file, 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 – **Only office we have**

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:

Large families having a hard time finding a unit; illness; coming up with the large security deposit requirements. ALL MUST BE DOCUMENTED. Elderly, handicapped, or disabled having a problem finding a suitable unit.

(4) Admissions Preferences

- a. Income targeting

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

- b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

Elderly, handicapped or disabled

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

1 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 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
- 1** Other preference(s) (list below) Elderly, handicapped and disabled.

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

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

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

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

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

- The PHA applies preferences within income tiers
- Not applicable:

Our economy and the pool of applicant families we have both ensure that the DHA will meet income targeting requirements very easily.

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)
Newspaper notice posted on DHA bulletin board in our waiting area.

4. PHA Rent Determination Policies

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

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one of the following two)

- 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))
- 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:

IN ACCORDANCE WITH OUR ACOP:

- **The family has lost eligibility for or is awaiting an eligibility determination for a federal, state, or local assistance program, including a family that includes a member who is an alien lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for title IV of the Personal responsibility and Work Opportunity Reconciliation Act of 1996;**
- **The family would be evicted as a result of the imposition of the minimum rent requirement;**
- **The income of the family has decreased because of changed circumstances, including permanent loss of employment and all income with no prospect of future employment;**
- **An unexpected death in the family has occurred and they have spent their money on funeral costs;**
- **All the above must be fully DOCUMENTED.**

b. Rents set at less than 30% of adjusted income

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

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)
Increase or decrease in family size

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

a. 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 – **110 % for Elderly, Disabled and Handicapped**
- Above 100% but at or below 110% of FMR -**110% for our one and two bedroom units**
- Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
Client has a fixed income (Elderly, handicapped and disabled) and has a difficult time leasing a unit
- Reflects market or submarket - **For one and two bedroom units**
- To increase housing options for families **who are elderly, handicapped, disabled or have a one or two bedroom voucher**
- Other (list below)

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

- Annually, **at least – unless HUD comes in and drastically cuts our funding like they did this past fiscal year.**
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

- **The family has lost eligibility for or is awaiting an eligibility determination for a federal, state, or local assistance program, including a family that includes a member who is an alien lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996;**
- **The family would be evicted as a result of the imposition of the minimum rent requirement;**
- **The income of the family has decreased because of changed circumstances, including permanent lost of employment and all income and has no prospect of future employment;**
- **An unexpected death in the family has occurred and they have spent their money on funeral cost;**
- **e. All the above must be fully DOCUMENTED.**

5. Capital Improvement Needs

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

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: 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.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below 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)
Development name:
Development (project) number:
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

- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d. Yes No: 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:
- e. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

6. Demolition and Disposition

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

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

Demolition/Disposition Activity Description
1a. Development name: OAKLAND TERRACE
1b. Development (project) number: FL0PO72-001
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Demolition and Relocation Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> Disposition
4. Date application approved, submitted, or planned for submission: <u>09/27/04</u>
5. Number of units affected: 200
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: WAITING ON MONEY TO RE-BUILD a. Actual or projected start date of activity: b. Projected end date of activity:

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

- (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 the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

(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, what is the maximum number of participants this fiscal year?___

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:

- c. What actions will the PHA undertake to implement the program this year (list)?

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- a. Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d. Demonstrating that it has other relevant experience (list experience below).

8. Civil Rights Certifications

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

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

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

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

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2000 - 2004.)

THE GOALS AND OBJECTIVES FROM THE FIRST 5-YEAR PLAN 2000-2004 WERE AS FOLLOWS:

GOAL # 1 ***IMPROVE CUSTOMER DELIVERY BY ENHANCING OPERATIONAL EFFICIENCY; COORDINATING WITH COMMUNITY PROVIDERS; AND IMPROVING FACILITIES.***

WE CERTAINLY HAVE REACHED THIS GOAL BUT I PERSONALLY THINK THIS NEEDS TO ALWAYS BE OUR NUMBER ONE GOAL.

GOAL # 2 ***ENHANCE THE ATTRACTIVENESS AND MARKETABILITY OF THE HOUSING STOCK AND NEIGHBORHOODS IN ORDER TO ATTRACT WORKING FAMILIES.***

WE FEEL THIS DEFINITELY HAS HAPPENED. IN FACT, OUR DEPUTY DIRECTOR AND PUBLIC HOUSING LEASING MANAGER AND I WERE AT A MEETING OF VOLUSIA COUNTY SCHOOL OFFICIALS WEDNESDAY 1/19/05 AND EVERY TIME THEY SPOKE ABOUT US THEY SAID DELAND HOUSING AUTHORITY OR OAKLAND TERRACE. NEVER ONCE WAS THE WORD PROJECT USED! THIS IS AN ACCOMPLISHMENT! WE HAVE ONGOING HOUSEKEEPING CLASSES, STREET CAPTAINS GROUPS AND AN EXTREMELY ACTIVE RESIDENT ADVISORY BOARD (RAB) WHICH MEETS EVERY MONTH AND OUR CHAIRMAN IS ALMOST ALWAYS PRESENT FOR THESE MEETINGS. WE ARE THE ONLY HOUSING AUTHORITY THAT CAN SAY THIS. IN FACT WHEN I QUESTIONED, MOST HOUSING AUTHORITIES SAID THEIR BOARD WASN'T EVEN AWARE OF THE RAB GROUP.

GOAL # 3 ***IMPROVE THE PUBLIC AND COMMUNITY IMAGE OF THE HOUSING AUTHORITY BY DEVELOPING AND IMPLEMENTING A COMPREHENSIVE PUBLIC RELATIONS PLAN.***

THIS ONE WE HAVE RE-THOUGHT. WE TRY TO KEEP A LOW PROFILE IN THE NEWSPAPER, AS WE KNOW THEY ONLY SEEM TO WANT NEGATIVE STORIES, BUT WITH THE VARIOUS BOARDS IN THE COMMUNITY WE SERVE ON, WE ARE OUT IN THE REAL WORLD.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

a. Substantial Deviation from the 5-Year Plan

DHA has had only one substantial deviation since the previous five-year plan and it was approved by HUD. We applied for and received a Hope VI Demolition and Relocation Grant for our LIPH Site that we did not know we were going to do five years ago.

b. Significant Amendment or Modification to the Annual Plan:

DHA'S DEFINITION OF SUBSTANTIAL DEVIATION, SIGNIFICANT AMENDMENTS, OR MODIFICATIONS, ARE AS FOLLOWS:

- **Changes to rent or admissions policies or organization of the waiting list.**
- **Additions of non-emergency work items in excess of \$100,000.00 (items not included in the current Annual Statement or Five-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.**
- **Any change with regard to homeownership programs.**
- **Any substantial deviation from the Mission Statement and/or Goals and Objectives presented in the Five-Year Plan that cause changes in the services provided to residents or significant changes to the Agency's financial situation will be documented in subsequent Agency Plans.**
- **An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements.**

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below: **Resident Advisory Board Members - 2004 (5-Year Term): Susan Gay (Section 8), Arnold Coleman (Resident), Susie Carroll (Resident), Catherine Williams (Elderly), Johnnie Kight (Elderly)**

DHA staff meets monthly with the RAB Board Members and one of the monthly items of discussion is the Agency Plan. The RAB Board specifically asked that we be more candid with our answers by telling Washington HUD they ARE NOT MEETING THE NEEDS OF THE LOW AND LOWER-INCOME RESIDENTS, BUT IN THEIR OPINION ARE ONLY CONCERNED ABOUT THE WEALTHY PEOPLE IN OUR NATION.

They organized a voter registration campaign and for the first time ever 75% of our residents voted in the general election this year, which was not an *easy task as several had to return several times until they were ALLOWED to vote*

b. 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)

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: **Angela Wallace**

Method of Selection:

Recommended by the residents of Oakland Terrace at their monthly Resident Meeting four months prior to the expiration of the current resident on the Board. We first ask for Volunteers that have the time and inclination to serve and MEET MONTHLY and usually have only one. If we have two or more, they each explain why they want to be on the Board and then the residents present vote on the one they want to have serve. All Residents know this item is on the agenda for that meeting. Then this candidate is presented to the City Commission of the city of DeLand Florida for appointment for a four-year term, with a possible renewal for one additional four-year term. However, nothing says the City Commission MUST accept this person.

Appointment
**The term of appointment is (include the date term expires):
5-Years – 11/01/2006 (can serve two 5-Year terms)**

Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

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)

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)

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)

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

Date of next term expiration of a governing board member: **11/01/2006**

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position):

City Commission of the City of DeLand, Florida

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: (provide name here)

VOLUSIA COUNTY, FLORIDA

a. 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 on its waiting list on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)
After reviewing the county's proposed CHAP we met with County employee Ms. Paula Szabo, and went over both our plans and are confident they agree with each other.

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

They have the same goals and objectives we have for the low and lower-income residents of Volusia County, that is to provide them with decent and affordable housing in a mixed income area so they are NOT segregated.

(4) (Reserved)

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

10. Project-Based Voucher Program

a. Yes No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.

Possibly, but will need our area HUD office's help on this one

b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below):

Re-development of Oakland Terrace Development

c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts): **Presently 200 LIPH Units in Census tract 906**

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: 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	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 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	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
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 Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
X	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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8. JUST CANCELLED	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

12. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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

PHA Name: Housing Authority of the City of DeLand	Grant Type and Number Capital Fund Program Grant No: FL29P072-501-05 Replacement Housing Factor Grant No:	Federal FY of Grant: <p style="text-align: center; font-weight: bold;">2005</p>
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report		

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00			
2	1406 Operations	0.00			
3	1408 Management Improvements	0.00			
4	1410 Administration	15,000.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	25,970.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	0.00			
10	1460 Dwelling Structures	0.00			
11	1465.1 Dwelling Equipment—Nonexpendable	0.00			
12	1470 Nondwelling Structures	15,000.00			
13	1475 Nondwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	331,457.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00			
18	1499 Development Activities	0.00			
19	1501 Collaterization or Debt Service	0.00			
20	1502 Contingency	0.00			
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$387,427.00			
22	Amount of line 21 Related to LBP Activities	0.00			
23	Amount of line 21 Related to Section 504 compliance	0.00			
24	Amount of line 21 Related to Security - Soft Costs	0.00			
25	Amount of line 21 Related to Security - Hard Costs	0.00			
26	Amount of line 21 Related to Energy Conservation Measures	0.00			

12. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

Dev. 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	Renovate the existing Board Room including all interior finishes, insulation, etc. and modify the existing HVAC to improve the environmental conditions.	1470	LS	15,000.00				
	TOTAL 1470 ACCOUNT			\$15,000.00				
PHA Wide	Administrative Costs	1410	LS	15,000.00				
	TOTAL 1410 ACCOUNT			\$15,000.00				
PHA Wide	A&E Fee (to be used for development of the DeLand Gardens Affordable Housing complex)	1430.1	LS	23,970.00				
	CFP Consulting for assistance with Agency Plan	1430.2	LS	2,000.00				
	TOTAL 1430 ACCOUNT			\$25,970.00				
PHA Wide	Replacement Reserves	1490	LS	331,457.00				
	TOTAL 1490 ACCOUNT			\$331,457.00				
	GRAND TOTAL			\$387,427.00				

12. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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 DeLand		Grant Type and Number Capital Fund Program Grant No: FL29P072-501-05 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
FL 72-1	30-Jun-07			30-Jun-09			

12. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of DeLand		Grant Type and Number Capital Fund Program Grant No: FL29P072-501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 dated 4-11-05)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-04		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	346,457.00	346,457.00	346,457.00	346,457.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	15,000.00	15,000.00	15,000.00	10,000.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	25,970.00	25,970.00	25,970.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	0.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collaterization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$387,427.00	\$387,427.00	\$387,427.00	\$356,457.00
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 compliance	0.00	0.00	0.00	0.00
24	Amount of line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

12. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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

Dev. 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	Operations.	1406	LS	346,457.00	346,457.00	346,457.00	346,457.00	Complete
	TOTAL 1406 ACCOUNT			\$346,457.00	\$346,457.00	\$346,457.00	\$346,457.00	
PHA Wide	Administrative Costs	1410	LS	15,000.00	15,000.00	15,000.00	10,000.00	Complete
	TOTAL 1410 ACCOUNT			\$15,000.00	\$15,000.00	\$15,000.00	\$10,000.00	
PHA Wide	A&E Fee (to be used for development of the DeLand Gardens Affordable Housing complex)	1430.1	LS	25,970.00	23,970.00	23,970.00	0.00	In Progress
	CFP Consulting for assistance with Agency Plan	1430.2	LS	0.00	2,000.00	2,000.00	0.00	Pending
	TOTAL 1430 ACCOUNT			\$25,970.00	\$25,970.00	\$25,970.00	\$0.00	
	GRAND TOTAL			\$387,427.00	\$387,427.00	\$387,427.00	\$356,457.00	

12. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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 DeLand			Grant Type and Number Capital Fund Program Grant No: FL29P072-501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
FL 72-1	13-Sep-06		31-Oct-04	13-Sep-08			

12. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: DELAND HOUSING AUTHORITY		Grant Type and Number Capital Fund Program: FL29D072-501-04 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2004	
<input type="checkbox"/> Original Annual Statement		<input checked="" type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-04			<input type="checkbox"/> Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00		0.00	0.00
2	1406 Operations	0.00		0.00	0.00
3	1408 Management Improvements	0.00		0.00	0.00
4	1410 Administration	0.00		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	0.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	10,000.00		0.00	0.00
10	1460 Dwelling Structures	92,400.91		0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00		0.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	0.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1498 Mod Used for Development	0.00		0.00	0.00
19	1502 Contingency	0.00		0.00	0.00
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$102,400.91		\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	0.00		0.00	0.00
22	Amount of line 20 Related to Section 504 compliance	0.00		0.00	0.00
23	Amount of line 20 Related to Security	0.00		0.00	0.00
24	Amount of line 20 Related to Energy Conservation Measures	0.00		0.00	0.00

12. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
Development No./Name	General Description of Major Work Categories	Dev. Acct. No.	Qty.	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
FL 72-1 Oakland Terrace	Provide for tree removal from fallen trees due to winds associated with Hurricane Frances. * Not covered by insurance.	1450	LS	5,000.00		0.00	0.00	Pending
FL 72-1 Oakland Terrace	Provide for tree removal from fallen trees due to winds associated with Hurricane Jeanne. * Not covered by insurance.	1450	LS	5,000.00		0.00	0.00	Pending
	SUBTOTAL 1450 ACCOUNT			\$10,000.00		\$0.00	\$0.00	
FL 72-1 Oakland Terrace	Repair damage to vinyl siding, fascia, and soffit due to winds associated with Hurricane Frances. * Not covered by insurance.	1460	LS	62,400.91		0.00	0.00	Pending
FL 72-1 Oakland Terrace	Repair damage to vinyl siding, fascia, and soffit due to winds associated with Hurricane Jeanne. * Not covered by insurance.	1460	LS	30,000.00		0.00	0.00	Pending
	SUBTOTAL 1460 ACCOUNT			\$92,400.91		\$0.00	\$0.00	
	GRAND TOTAL			\$102,400.91		\$0.00	\$0.00	
	* Insurance settlement pending. Amounts indicated above not covered due to high deductible.							

12. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
FL 72-1	30-Sep-06			30-Sep-07			

12. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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

PHA Name: DeLand Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL29P072-502-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ___ dated _____) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report		

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00		0.00	0.00
2	1406 Operations	66,671.00		66,671.00	66,671.00
3	1408 Management Improvements	0.00		0.00	0.00
4	1410 Administration	0.00		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	0.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	0.00		0.00	0.00
10	1460 Dwelling Structures	0.00		0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00		0.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	0.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1499 Development Activities	0.00		0.00	0.00
19	1501 Collateralization or Debt Service	0.00		0.00	0.00
20	1502 Contingency	0.00		0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$66,671.00		\$66,671.00	\$66,671.00
22	Amount of line 21 Related to LBP Activities	0.00		0.00	0.00
23	Amount of line 21 Related to Section 504 compliance	0.00		0.00	0.00
24	Amount of line 21 Related to Security - Soft Costs	0.00		0.00	0.00
25	Amount of line 21 Related to Security - Hard Costs	0.00		0.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures	0.00		0.00	0.00

12. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

Dev. 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	Operations	1406	LS	66,671.00		66,671.00	66,671.00	Complete
	TOTAL 1406 ACCOUNT			\$66,671.00		\$66,671.00	\$66,671.00	
	GRAND TOTAL			\$66,671.00		\$66,671.00	\$66,671.00	

12. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: DeLand Housing Authority			Grant Type and Number Capital Fund Program Grant No: FL29P072-502-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	12-Feb-06		30-Mar-04	12-Feb-08		4-Oct-04	

12. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: DELAND HOUSING AUTHORITY		Grant Type and Number Capital Fund Program: FL29P072-501-03 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2 dated 4-11-05)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-04			<input type="checkbox"/> Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	293,564.00	293,564.00	293,564.00	293,564.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	15,000.00	15,000.00	15,000.00	15,000.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	25,970.00	25,970.00	25,970.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	0.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1498 Mod Used for Development	0.00	0.00	0.00	0.00
19	1502 Contingency	0.00	0.00	0.00	0.00
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$334,534.00	\$334,534.00	\$334,534.00	\$308,564.00
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 compliance	0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security	0.00	0.00	0.00	0.00
24	Amount of line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

12. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
Development No./Name	General Description of Major Work Categories	Dev. Acct. No.	Qty.	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations.	1406	LS	293,564.00	293,564.00	293,564.00	293,564.00	Complete
	TOTAL 1406 ACCOUNT			\$293,564.00	\$293,564.00	\$293,564.00	\$293,564.00	
PHA Wide	Administrative Costs	1410	LS	15,000.00	15,000.00	15,000.00	15,000.00	Complete
	TOTAL 1410 ACCOUNT			\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	
PHA Wide	A&E Fee (to be used for development of the DeLand Gardens Affordable Housing complex)	1430.1	LS	25,970.00	23,970.00	23,970.00	0.00	In Progress
	CFP Consulting for assistance with Agency Plan	1430.2	LS	0.00	2,000.00	2,000.00	0.00	Pending
	TOTAL 1430 ACCOUNT			\$25,970.00	\$25,970.00	\$25,970.00	\$0.00	
	GRAND TOTAL			\$334,534.00	\$334,534.00	\$334,534.00	\$308,564.00	

12. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
FL 72-1	16-Sep-05		27-Oct-03	16-Sep-07			

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF DELAND				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/ HA-Wide	Year 1 2005	Work Statement for Year 2 FFY Grant: 2006 PHA FY: July 1	Work Statement for Year 3 FFY Grant: 2007 PHA FY: July 1	Work Statement for Year 4 FFY Grant: 2008 PHA FY: July 1	Work Statement for Year 5 FFY Grant: 2009 PHA FY: July 1
FL 72-1		\$346,457	\$346,457	\$346,457	\$346,457
	Annual				
PHA-Wide Costs		\$40,970	\$40,970	\$40,970	\$40,970
	Statement				
CFP Funds Listed for 5-year planning		\$387,427	\$387,427	\$387,427	\$387,427
Replacement Housing Factor Funds		\$0	\$0	\$0	\$0

