

# Delray Beach Housing Authority Plans

Streamlined 5-Year/Annual  
Version 1

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

OMB No. 2577-0226  
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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.

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

**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:** Delray Beach Housing Authority

**PHA Number:** FL083

**PHA Fiscal Year Beginning:** (mm/yyyy) 04/2005

**PHA Programs Administered:**

- Public Housing and Section 8**    
  **Section 8 Only**    
  **Public Housing Only**  
 Number of public housing units: 199    
 Number of S8 units:    
 Number of public housing units:  
 Number of S8 units: 906

**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 2005 - 2009

[24 CFR Part 903.12]

### A. Mission

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 Delray Beach Housing Authority is an organization dedicated to improving the quality of life for low and moderate income families, and providing the opportunity for self-sufficiency and guaranteeing safe, quality housing.

Our aim is to accomplish this mission through application of these

### GUIDING PRINCIPLES

**Quality is our Priority** - To achieve resident satisfaction and maintain our customer service needs and loyalty. Quality is our primary consideration.

**Residents are our Main Focus** - Our work must be done with our residents in mind, providing the highest quality, best service possible.

**Resident Involvement** - Our residents shall be treated with dignity and respect and we will strive to ensure consideration of their issues and concerns in our operation.

**Team Work** - Team work is recognized as a critical element of any success we are to achieve. We are a team and we will treat one another with trust and respect.

**Integrity is never compromised** - The conduct of our business must be pursued in a manner that is socially responsible and commands respect for its integrity and positive contribution to the welfare of our residents.

## **B. Goals**

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

- PHA Goal: Expand the supply of assisted housing  
Objectives:
- Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)
- **Develop Additional Housing Stock to Meet the Varied Needs of the Community**
  - **Investigate purchase of additional Section 8 or other rental units.**
  - **Collaborate with the City of Delray Beach to obtain property or land that has been abandoned, condemned, or will be sold for taxes.**
  - **Review the HUD Foreclosure list on an on-going basis to determine interest in acquiring for future sale or rental.**
  - **Research availability of vacant land to construct additional units for either sale or rental purposes.**
  - **Continue to pursue available funding from the City of Delray Beach Community Development Block Grant (CDBG)**
  - **Continue working with local banking network and other non-profits toward developing partnerships.**
  - **Explore possible opportunities for co-venture with a private contractor or investor and the tax benefits of such action.**
- PHA Goal: Improve the quality of assisted housing  
Objectives:
- Improve public housing management: (PHAS score) 84
  - Improve voucher management: (SEMAP score) 89
  - Increase customer satisfaction: Ongoing
  - Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)
  - Renovate or modernize public housing units:
  - Demolish or dispose of obsolete public housing: By 3/31/2007
  - Provide replacement public housing: by 3/31/2008
  - Provide replacement vouchers: 3/31/2008
  - Other: (list below)
- Investigate greater use of "Force Account Labor" in lieu of awarding contracts outside of the Delray Beach Housing Authority.
  - Determine the feasibility of using labor supplied by the justice system in conducting housing authority work.
  - Lobby to change the local property code and ordinance to include all subsidized

properties

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling: Ongoing
- Conduct outreach efforts to potential voucher landlords - Ongoing
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs: by 3/31/2006
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers: By 3/31/2007
- Other: (list below)

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

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)
  - Develop a "New Resident" orientation program that includes Maintenance Dept. input to alert resident of various maintenance tips and things to avoid.
  - Develop a "Resident Handbook".
  - Develop a "Public Relations" program for the release and dissemination of information.
  - Develop a new resident orientation Checklist of items to be discussed with sign-off sheet.
  - Prepare a Resident Orientation video presentation.
  - Investigate using a local school to assist in development of the orientation video.
  - Develop a Web Page.
  - Develop an Annual Report.
  - Develop a program for Interns to assist with developing public relations tools. (video, web page, etc.)

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)
  - Participate in the newly formed Mayor's Task Group which will look at issues such as housing needs, creating employment, education and career opportunities for lower income individuals.

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

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

### **Other PHA Goals and Objectives: (list below)**

#### **I - SEEK OUT AND SECURE ADDITIONAL FUNDING SOURCES**

- Promote the sale of staff services to manage other rental properties in the community.
- Promote the sale of staff services to perform maintenance for other rental properties, not under housing authority contract within the community.
- Develop and run an advertisement for the sale of housing authority services available.
- Investigate the feasibility of selling bonds to support purchase of land and/or additional units.
- Hire a full-time "Grants Writer" with tenure and salary tied to the success of obtaining grants.
- Check with local colleges/universities for assistance. (FAU, Lynn Univ.)
- Work with local police in applying for Department of Justice grants for additional security and training benefits.

#### **II - Achieve an Effective Resident Initiatives Program that Embodies Education, Training, and Career Employment Opportunities and Instills Individual Responsibility and Encourages Resident Participation in the Agency Operation**

- Continue to provide leadership and organizational skills training to the Resident Association with a focus on self-sufficiency.
- Continue to collaborate with outside agencies in an effort to create resident-owned

- business opportunities.
- Investigate requiring “Alpha Time” Children’s Center (Onsite Daycare Center) to hire residents from Carver Estates.
  - Secure the services of a college or university “Intern” to assist the Resident Association in fund raising and business development.
  - Empower the Resident Advisory Board to continue to work on resident issues and concerns.
  - Establish an internal committee of staff and residents to work on resident issues and concerns.
  - Establish an on-site GED program for residents that have not completed high school.
  - Investigate creation of Housekeeping and Financial Management training programs for residents.
  - Develop an in-house program to train a resident in becoming a housing manager.
  - Create a “Transitional Housing” program for those residents ready for home ownership.
  - Acquire a unit or units to serve as transitional housing.

## Streamlined Annual PHA Plan

### PHA Fiscal Year 2005

[24 CFR Part 903.12(b)]

#### Table of Contents

#### A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

	<b>PAGE</b>
<input checked="" type="checkbox"/> 1. Housing Needs	10
<input checked="" type="checkbox"/> 2. Financial Resources	14
<input checked="" type="checkbox"/> 3. Policies on Eligibility, Selection and Admissions	15
<input checked="" type="checkbox"/> 4. Rent Determination Policies	23
<input checked="" type="checkbox"/> 5. Capital Improvements Needs	27
<input checked="" type="checkbox"/> 6. Demolition and Disposition	28
<input checked="" type="checkbox"/> 7. Homeownership	29
<input checked="" type="checkbox"/> 8. Civil Rights Certifications (included with PHA Certifications of Compliance)	<b>MAILED</b>
<input checked="" type="checkbox"/> 9. Additional Information	
a. PHA Progress on Meeting 5-Year Mission and Goals	30-33
b. Criteria for Substantial Deviations and Significant Amendments	34
c. Other Information Requested by HUD	
i. Resident Advisory Board Membership and Consultation Process	34
ii. Resident Membership on the PHA Governing Board	34
iii. PHA Statement of Consistency with Consolidated Plan	36
iv. (Reserved)	
<input checked="" type="checkbox"/> 10. Project-Based Voucher Program	37
<input checked="" type="checkbox"/> 11. Supporting Documents Available for Review	38
<input checked="" type="checkbox"/> 12. FY 2005 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report	40
<input checked="" type="checkbox"/> 13. Capital Fund Program 5-Year Action Plan	43
<input type="checkbox"/> 14. Other (List below, providing name for each item)	

#### 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)**

The focus for Fiscal Year 2005-2006 will be developing plans for the redevelopment of Carver Estates. Plans will include obtaining approval for the demolition of the 30 year old site, securing funding for the relocation of the residents, designing a new facility, securing funds to redevelop the site and preparing the residents for relocation through the Carver Estates Resource Center's employment skills workshops, homeownership training, credit repair seminars, and computer classes. Recognizing that the Carver Estates Resource Center will play a critical role in our relocation efforts, the DBHA applied for a ROSS Grant to fund the continued operation of the Resource Center.

**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**

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	154		28
Extremely low income <=30% AMI	152	99%	
Very low income (>30% but <=50% AMI)	2	1%	
Low income (>50% but <80% AMI)	0	0	
Families with children	117	76%	
Elderly families	37	24%	
Families with Disabilities	3	2%	
Race/ethnicity	16 Hispanic	10.4%	
Race/ethnicity	138 Black	89.6%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	37	24%	
2 BR	21	14%	
3 BR	77	50%	
4 BR	19	12	
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 19 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			

**Housing Needs of Families on the PHA's Waiting Lists**

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	247		86
Extremely low income <=30% AMI	231	94%	
Very low income (>30% but <=50% AMI)	15	6%	
Low income (>50% but <80% AMI)	0	0	
Families with children	128	52%	
Elderly families	119	48%	
Families with Disabilities	32	13%	
Race/ethnicity	46 Hispanics	19%	
Race/ethnicity	201 Black	81%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 48 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**

**(1) Strategies**

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

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

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units  
Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance

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

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

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

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

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

- 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**

- 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:**

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

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

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

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

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

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

Select if applicable

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing

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

## 2. Statement of Financial Resources

[24 CFR Part 903.12 (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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2005 grants)</b>		
a) Public Housing Operating Fund	\$591,810	
b) Public Housing Capital Fund	\$337,000	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$6,800,000	
f) Resident Opportunity and Self-Sufficiency Grants	\$250,000	
g) Community Development Block Grant	0	
h) HOME	0	
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
2003 Capital Funds	\$150,000	
2004 Capital Funds	\$321,026	
<b>3. Public Housing Dwelling Rental Income</b>	<b>\$290,000</b>	
<b>4. Other income (list below)</b>	<b>0</b>	
<b>4. Non-federal sources (list below)</b>	<b>0</b>	

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>Total resources</b>	\$8,739,836	

### **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: (Within Five Families)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

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

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

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

##### **(2)Waiting List Organization**

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

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

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

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

c. 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.

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

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

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

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

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

**(3) Assignment**

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

- One
- Two
- Three or More

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

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

**(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
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

- c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

- Date and Time

Former Federal preferences:

- 1  Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- 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) **Carver Estates Newsletter, Orientation Video**

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

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

**(6) Deconcentration and Income Mixing**

a.  Yes  No: 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

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)

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

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

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

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

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

### (2) Waiting List Organization

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

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

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

- PHA main administrative office  
 Other (list below)

### (3) Search Time

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

If yes, state circumstances below:

- ❖ Extenuating Circumstances such as hospitalization or family emergencies
- ❖ The DBHA is satisfied that the family has made a reasonable effort to locate a unit throughout the 60-day period
- ❖ The family was prevented from finding a unit due to disability accessibility requirements or large size bedroom unit requirement
- ❖ A high occupancy rate within the area (more than 70%) allows for automatic extension.

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

##### a. Income targeting

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

##### b. Preferences

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

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

##### Former Federal preferences

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

##### Other preferences (select all that apply)

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

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on.

If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

1 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)

1 Working families and those unable to work because of age or disability

Veterans and veterans' families

Residents who live and/or work in your jurisdiction

Those enrolled currently in educational, training, or upward mobility programs

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

Households that contribute to meeting income requirements (targeting)

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

Victims of reprisals or hate crimes

Other preference(s) (list below)

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

Date and time of application

Drawing (lottery) or other random choice technique

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

This preference has previously been reviewed and approved by HUD

The PHA requests approval for this preference through this PHA Plan

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

The PHA applies preferences within income tiers

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

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

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

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

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

- Through published notices
- Other (list below)

#### **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:

**The DBHA will immediately grant an exemption from application of the minimum rent to any family making a proper request in writing who is unable to pay because of financial hardship including:**

- a) **The family lost eligibility for any federal, state or local assistance program;**
- b) **The family would be evicted as a result of the increase in the minimum rent;**
- c) **Decrease in income except for those who voluntarily quit their jobs;**
- d) **A death in the family which affects household income;**
- e) **Other circumstances on a case by case basis.**

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

f. Rent re-determinations:

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

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

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

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

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below) **Recent HUD funding policies have required adjusting agency payment standards that will adequately assist families, eliminating the current need to terminate assistance to families.**

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

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

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

- Annually
- Other (list below)

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

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

## **(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)

Financial hardship includes the following situations:

- (1) The family has lost eligibility for or is awaiting an eligibility determination for a federal, state, or local assistance program. This includes a family member who is a noncitizen 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 Act of 1996.

PHA Policy

A hardship will be considered to exist only if the loss of eligibility has an impact on the family's ability to pay the minimum rent.

For a family waiting for a determination of eligibility, the hardship period will end as of the first of the month following (1) implementation of assistance, if approved, or (2) the decision to deny assistance. A family whose request for assistance is denied may request a hardship exemption based upon one of the other allowable hardship circumstances.

- (2) The family would be evicted because it is unable to pay the minimum rent.

PHA Policy

For a family to qualify under this provision, the cause of the potential eviction must be the family's failure to pay rent to the owner or tenant-paid utilities.

- (3) Family income has decreased because of changed family circumstances, including the loss of employment.

- (4) A death has occurred in the family.

PHA Policy

In order to qualify under this provision, a family must describe how the death has created a financial hardship (e.g., because of funeral-related expenses or the loss of the family member's income).

- (5) The family has experienced other circumstances determined by the PHA.

PHA Policy

The PHA has not established any additional hardship criteria.

## **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: **Carver Estates**
- 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:  
**An engineer's study of the Carver Estates property concluded that the facility should be demolished due to substandard and obsolete conditions. The estimated cost to replace the facility is \$17,014,996, necessitating a mixed financing deal, particularly absent the availability of future HOPE VI funds.**
- 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.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Carver Estates 1b. Development (project) number: FL083
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (FY Ending 03/31/2006)
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: a. Actual or projected start date of activity: 03/31/2006 b. Projected end date of activity: 2009

### **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? 2

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)?

**The pilot program began during FY2004 with the identification of possible program participants. The Palm Beach County Housing Partnership organization is administering the program on behalf of the Delray Beach Housing Authority, the Boca Raton Housing**

**Authority and the West Palm Beach Housing Authority. The continued focus for the year will be homeownership counseling, anticipating at least one closing during the year.**

### **(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). **The Palm Beach County Housing Partnership, established in 1986 (18 years experience).**
- d.  Demonstrating that it has other relevant experience (list experience below).

The Executive Director has ten years experience administering a State and federally funded homeownership program.

## **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 following outlines progress for each of the appropriate years of the four year period.

### **Goals Accomplished 2001-2002**

The following outlines the progress made during the Fiscal Year ending 3/31/2002:

#### **DBHA Goal to Expand the Supply of Assisted Housing**

1. We applied for 190 new vouchers under the 2002 Fair Share NOFA.
2. We were granted \$250,000 by the City of Delray Beach to acquire land for new homeownership opportunities.

3. Implemented our Project-Based Section 8 program under the New Housing Choice Voucher Program.

### **DBHA Goal to Improve the Quality of assisted Housing**

Continued the Modernization efforts by

- a. Upgrading the Ball field, Partnering with the 1<sup>st</sup> Presbyterian Church.
- b. Installing Kitchen Cabinets in 1 unit.
- c. Installing New Entry Doors on all 200 units of Carver Estates

### **(Strategy II) DBHA Goal to Form Partnerships with Others by 2003**

1. Secured funding (\$20,000) from the City of Delray Beach to install new walkways throughout the Carver Estates property.
2. Began talks with First Union Bank in an effort to secure financing for future projects.
3. Moved towards acquiring adjacent land through Eminent Domain for the development of single family homes and recreation facilities. Funding provided by the City of Delray Beach's HOPE III Program.

### **HUD Strategic Goal to Improve Community Quality of Life and Economic Vitality**

Completed the installation of a State of the Art Closed Circuit Security System consisting of 24 cameras throughout the Carver Estates Site.

### **HUD Strategic Goal to Promote Self-Sufficiency**

1. Assisted 5 Section 8 Participants and 3 Public Housing Participants in purchasing a home through the Family Self-Sufficiency Program.
2. Provided case management (including substance abuse counseling, job counseling, goal setting services, homeownership counseling) for 44 Section 8 families and 17 Public Housing families through the FSS Program.
3. 38 FSS participants are working (28 Section 8 and 19 Public Housing)
4. 11 FSS Section 8 participants are in College or Trade School; two Public Housing Participants are in College or Trade School. One Section 8 and One Public Housing participant are enrolled in a GED program.
5. Currently on deposited is an amount in excess of \$49,000 in Section 8 FSS Escrow Accounts and over \$23,000 in Public Housing Escrow Accounts.

### **(Strategy III) Objective III-4 Create Educational Opportunities for Residents**

1. Secured Funding (\$58,860) through the City of Delray Beach Weed & Seed program to create a Computer Lab complete with new furniture and computers.
2. Applied for ROSS Grant (not funded).
3. Continued support of the Carver Estates Youth Program and The I Have A Dream Foundation.

## **Goals Accomplished 2002 -2003**

The following outlines the progress made during the Fiscal Year ending 3/31/2003:

### **DBHA Goal to Expand the Supply of Assisted Housing**

We continued our efforts to acquire property located adjacent to Carver Estates to be used for the development of owner-occupied units for low and moderate income families.

### **DBHA Goal to Improve the Quality of assisted Housing**

- d. Upgraded the sidewalks in Carver Estates. Poured concrete sidewalks in areas that were determined to be natural pathways.
- e. Installed new windows in the administrative buildings
- f. Addressed productivity improvements by assisting with the establishment of a resident-owned business charged with unit prep. All start-up costs including business plan development, insurance and training associated with this business is being charged to Management Improvement line item of Capital fund.

### **(Strategy II) DBHA Goal to Form Partnerships with Others by 2003**

Participated in the development of the Southwest Neighborhoods Plan, ensuring the DBHA's interests and role in the redevelopment of the surrounding area are protected.

### **HUD Strategic Goal to Promote Self-Sufficiency**

6. Assisted 4 Section 8 Participants and 1 Public Housing Participant in purchasing a home through the Family Self-Sufficiency Program. (Two closed on homes).
7. Provided case management (including substance abuse counseling, job counseling, goal setting services, homeownership counseling) for 45 Section 8 families and 15 Public Housing families through the FSS Program.
8. 50 FSS participants are working (40 Section 8 and 10 Public Housing)
9. 14 FSS Section 8 participants are in College or Trade School; two Public Housing Participants are in College or Trade School. Two Section 8 participants are enrolled in a GED program.
10. Currently on deposit is an amount in excess of \$55,000 in Section 8 FSS Escrow Accounts and over \$32,000 in Public Housing Escrow Accounts.

### **(Strategy III) Objective III-4 Create Educational Opportunities for Residents**

4. Opened the SeedTech Computer Lab with new furniture and computers.
2. Continued the financial support for I Have A Dream and Carver Estates Youth Program and initiated a new program for children – Carver Kids of Character.

## **GOALS ACCOMPLISHED 2003 - 2004**

The following outlines the progress made during the period 4/1/2003 through 3/31/2004:

### **PHAS Scores (Public Housing Assessment System)**

In accordance with HUD's deregulation efforts, we were not required to submit a Management Certification for the period of this evaluation. We did however submit the required Estimated Financial Indicator and expect a score of 91%. This score will be confirmed with the completion of the Audit, due no later than December 31, 2004.

### **SEMAP Scores (Section Eight Management Assessment Program)**

We received a score of 89 for the period ending 3/31/2004, down from a previous High Performance Score of 92% because of the turnover in our Inspector position, creating a challenge for staff in the timely inspection of Section 8 units. All inspection were completed as required, but not within the required time period, thus preventing us from earning the necessary points in that indicator to earn a High Performance score of 90% or better.

### **PROGRESS TOWARDS FIVE-YEAR GOALS:**

#### **DBHA Goal to Expand the Supply of Assisted Housing**

1. The Order of Taking was signed in February 2004 granting the DBHA title to the adjacent 3 acre site.
2. Established a Non-Profit agency, made application and was approved by IRS for 501(c)(3) designation.

3. Formalized an Agreement with the CRA to manage 15-unit apartment complex, creating an opportunity to preserve Affordable Housing while at the same time earning management fee for operating the newly formed non-profit arm.
4. Negotiated the purchased of a Duplex that generates income for the non-profit while preserving the availability of affordable housing.

#### DBHA Goal to Improve the Quality of Assisted Housing

Responded to substandard HUD inspection report by recommending the hiring of a structural engineer to evaluate the condition of Carver Estates. Recommendation led to the Board's decision to demolish the property with plans to rebuild a mixed financed development.

#### DBHA Goal to Form Partnerships with Others

In conjunction with the planned acquisition of the King Property, secured funding agreements with the City of Delray Beach and the CRA wherein the City deposited more than \$200,000 in the Court Registry for anticipated acquisition costs; the CRA committed to an additional \$200,000 currently designated for down payment assistance for home buyers.

#### HUD Strategic Goal to Promote Self-Sufficiency

1. Developed a new self-sufficiency program – Resident Business Opportunity Program. Facilitated the award of one start-up grant.
2. Developed the Carver Estates Resource Center designed to assist residents with life skills, including computer training, employment skills development and credit counseling workshops.
3. Applied for ROSS Grant to fund Resource Center.
4. Served 68 families through our Family Self-Sufficiency program. Five families exited the Welfare system; 18 families enhanced employment; 4 participants received computer training; 8 families in home-buying process; two participants enrolled in GED training; 14 participants enrolled in college or trade school.

#### Administrative Improvements

1. Reorganized the Agency to better serve the new direction of the agency. Created a Deputy Director so as to maintain day to day oversight of the agency; created a Resident Programs Coordinator to focus on resident issues including relocation; promoted maintenance aide to Facility Manager to oversee the day to day of the maintenance department allowing Maintenance Director the ability to focus on capital improvements and non-profit properties.
2. Provided training opportunities to all occupancy staff.

## **GOALS ACCOMPLISHMENT 2004- 2005**

The following outlines the anticipated accomplishments during the period 4/1/2004 through 3/31/2005:

#### **PHAS Scores (Public Housing Assessment System)**

The DBHA anticipate High Performance status this rating period.

#### **SEMAP Scores (Section Eight Management Assessment Program)**

The DBHA anticipates High Performance status this rating period.

#### DBHA Goal to Improve the Quality of Assisted Housing

1. Through the non-profit Delray Housing Group, Inc. (DHG) provided for the rehabilitation of the duplex owned by the DHG including replacement of windows, doors, a/c unit, electrical upgrade, floors, plumbing

- and roof, bringing the unit into code compliance.
2. Continued the management of 15-unit Mitchell Property, preserving the existing supply of affordable housing.
  3. Entered into contract with consultant to develop a redevelopment plan for Carver Estates.
  4. Settled the eminent domain lawsuit for the King Property.
  5. In support of redevelopment, secured financial commitment letters from the City of Delray Beach, The Community Redevelopment Agency and Palm Beach County

HUD Strategic Goal to Promote Self-Sufficiency

1. Provided one new start-up grant to a resident through our Resident Business Opportunities Program.
2. Continued support of the FSS program with a combined Section 8 and Public Housing escrow account totals of \$100,000.
3. Provided workshops on credit, employability skills, domestic violence, 1<sup>st</sup> time homebuyer training as part of the Carver Estates Resource Center.

**B. Criteria for Substantial Deviations and Significant Amendments**

**(1) Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

a. **Substantial Deviation from the 5-Year Plan** Substantial Deviation occurs whenever a project or program is added or deleted from the plan, either through Board action or federal, state or local government requirements that impact the budget at plus or minus \$50,000.

b. **Significant Amendment or Modification to the Annual Plan** Significant Amendment or Modification shall be defined as deletion of Board approved or HUD approved activities or addition of activities that have a substantial impact on the DBHA Budget as defined in paragraph a above.

**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 comments focused primarily on the plans for redevelopment of Carver Estates. Many expressed support for the demolition of the aging facility, but cautioned the DBHA on issuing relocation vouchers without ensuring the availability of units. Residents also wanted to make sure their input is considered when designing the new facility. Features that residents want included in the new units are two bathrooms, double kitchen sinks, kitchen windows and back doors, large kitchen and living room space, central a/c and heat, security gate entrance**

**with guard and assigned parking.**

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: Ms. Yvonne Wilson

Method of Selection:

- Appointment  
**The term of appointment is (include the date term expires): 4 year term expires July 2005**

- 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) **Candidates apply through the City of Delray Beach Clerk's office for appointment by the Mayor.**

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: July 14, 2006

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): **Jeff Perlman, Mayor**

### **(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)**

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)

**The Consolidated Plan identifies the following Priority Needs that are consistent with the strategies outlined in this Plan:**

- **Renter Housing Needs - Medium Priority (Section 8/Public Housing Activities)**

- **Crime Awareness** - **High Priority (PHDEP Activities)**
- **Youth Services** - **High Priority (PHDEP Activities)**
- **Employment Training** - **Medium Priority (FSS Activities)**

Other: (list below)

b. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below) **The City of Delray Beach has provided \$200,000 towards the acquisition of a 3 acre site located adjacent to Carver Estates and has publicly committed additional funding upon completion of the Redevelopment Plan.**

**(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.
- 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:)

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts): One hundred eighty units were project-based in with a contract effective date of September 2001. This contract expires August 31, 2006. The project serves elderly residents and the housing authority will recommend extension of this contract.

## 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
	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
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input 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
NA	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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
NA	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
	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
	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
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, 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
X	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Addendum 1 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
X	FSS Action Plan(s) for public housing and/or Section 8.	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 and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Delray Beach Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL14P08350105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	\$390,000			
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				





### 13. Capital Fund Program Five-Year Action Plan

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part I: Summary</b>					
PHA Name				<input type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2009
	Annual Statement				
FI083					
		All funds reserved for costs related to the redevelopment of Carver Estates, both hard and soft costs.	All funds reserved for costs related to the redevelopment of Carver Estates, both hard and soft costs.	All funds reserved for costs related to the redevelopment of Carver Estates, both hard and soft costs.	All funds reserved for costs related to the redevelopment of Carver Estates, both hard and soft costs.
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

### 13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year :_2__ FFY Grant: 2006 PHA FY: 2006			Activities for Year: _3__ FFY Grant: 2007 PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	FL083	Redevelopment Costs, including infrastructure, new construction of Carver Estates property.	\$390,000	. FL083	Redevelopment Costs, including infrastructure, new construction of Carver Estates property.	\$390,000
Annual Statement						
Total CFP Estimated Cost			\$390,000			\$390,000



# Annual Statement/Performance and Evaluation Report

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

PHA Name: Delray Beach Housing Authority	Grant Type and Number	Federal FY of Grant: 2002
	Capital Fund Program Grant No: FL14P08350102	
	Replacement Housing Factor Grant No:	

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: September 30 2004

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 340,977.70	\$ -	\$ 340,977.70	\$ 233,856.28
3	1408 Management Improvements Soft Costs	\$ -			
	Management Improvements Hard Costs				
4	1410 Administration	\$ -			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition	\$ 16,795.30	\$ -	\$ 16,795.30	\$ 16,795.30
9	1450 Site Improvement	\$ -	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ 13,965.00	\$ -	\$ 13,965.00	\$ 13,965.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	\$ 371,738.00	\$ -	\$ 371,738.00	\$ 264,616.58
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name: Delray Beach Housing Authority		Grant Type and Number			Federal FY of Grant: 2002			
		Capital Fund Program Grant No: FL14P08350102						
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL083 Carver Estates	<b>Operations</b> - In accordance with HR4194 Subpart B, Part 1, Sec. 519(d) and (e), funds allocated for agency operations	1406		\$ 340,977.70	\$ -	\$ 340,977.70	\$ 233,856.28	Funds expended for non capital operating costs.
	<b>Site Improvements</b> Funding allocated for soft costs associated with the acquisition of property located adjacent to Carver Estates to be used for homeownership activities.	1440	3.08 Acre Site	\$ 16,795.30	\$ -	\$ 16,795.30	\$ 16,795.30	Funds expended for professional fees associated with acquisition: Legal expenses, feasibility study, environmental study, alternative site study and appraisal.

	<b>Non Dwelling Structures</b> - Funding allocated for installation of Entry Doors for the Administrative Building	1470		\$ 13,965.00	\$ -	\$ 13,965.00	13965	Project completed April 2004
	<b>Total CFP Funds</b>			\$ 371,738.00	\$ -	\$ 371,738.00	\$ 264,616.58	

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# Annual Statement/Performance and Evaluation Report

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

PHA Name: Delray Beach Housing Authority	Grant Type and Number  Capital Fund Program Grant No: FL14P08350103  Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:1 )  
Performance and Evaluation Report for Period Ending: September 30 2004

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 138,610.00		\$ 138,610.00	\$ -
3	1408 Management Improvements Soft Costs	\$ -			
	Management Improvements Hard Costs				
4	1410 Administration	\$ -			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ -			
10	1460 Dwelling Structures	\$ 150,000.00		\$ -	\$ -
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	\$ 288,610.00	\$ -	\$ 138,610.00	\$ -
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs	\$ -			
	Amount of Line XX related to Security-- Hard Costs	\$ 12,000.00			
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				











# Annual Statement/Performance and Evaluation Report

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

PHA Name: Delray Beach Housing Authority	Grant Type and Number  Capital Fund Program Grant No: FL14P08350203  Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: )

Performance and Evaluation Report for Period Ending: **September 30, 2004**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 60,957.00		\$ 60,957.00	\$ -
3	1408 Management Improvements Soft Costs	\$ -			
	Management Improvements Hard Costs				
4	1410 Administration	\$ -			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ -			
10	1460 Dwelling Structures	\$ -			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	\$ 60,957.00	\$ -	\$ 60,957.00	\$ -
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs	\$ -			
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				











# Annual Statement/Performance and Evaluation Report

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

PHA Name: Delray Beach Housing Authority	Grant Type and Number  Capital Fund Program Grant No: FL14P08350104  Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:2)

Performance and Evaluation Report for Period Ending: **September 30, 2004**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 100,000.00	\$ 100,000.00	\$ 16,700.00	\$ -
3	1408 Management Improvements Soft Costs	\$ -			
	Management Improvements Hard Costs				
4	1410 Administration	\$ -			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 165,726.00	\$ -		\$ -
10	1460 Dwelling Structures	\$ 72,000.00	\$ -		\$ -
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$ -	\$ 237,726.00		\$ -
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	\$ 337,726.00	\$ 337,726.00	\$ 16,700.00	\$ -
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security --Soft Costs	\$ -			
	Amount of Line XX related to Security-- Hard Costs	\$ 12,000.00	\$ 12,000.00		
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name:Delray Beach Housing Authority		Grant Type and Number Capital Fund Program Grant No:FL14P08350104 Replacement Housing Factor Grant No:				Federal FY of Grant:2004	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Obligated	Expended
FL083 Carver Estates	<b>OPERATIONS</b> Funds allocated for non capital expenses.	1406	Soft Costs	\$100,000.00	\$ 100,000.00	\$ 16,700.00	\$ -
	<b>Site Improvements</b> Funding originally provided for improvements resulting from Engineering study of Carver Estates.	1450	15 Bldgs	\$165,726.00	\$ -	\$ -	\$ -
	<b>Dwelling Structures -</b> Funding originally allocated to address damages associated with Hurricanes Frances and Ivan	1460		\$ 72,000.00	\$ -	\$ -	\$ -



Status of Work
On going
Engineer's recommendation to demolish public housing Complex created a need to provide for tenant relocation expenses. Funding transferred to 1495.1
Agency applied for and received emergency capital funds. These funds are reallocated to accommodate relocation expenses associated with the demolition of Carver Estates



