

# PHA Plans

## Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226  
(exp 05/31/2006)

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

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

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

## Streamlined Annual Plan for Fiscal Year 2005

Submitted to HUD July 17, 2005  
Resubmitted to HUD August 17, 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:** Pasco County Housing Authority

**PHA Number:** FL104

**PHA Fiscal Year Beginning:** (mm/yyyy) 10/2005

**PHA Programs Administered:**

**Public Housing and Section 8**    
  **Section 8 Only**    
  **Public Housing Only**  
 Number of public housing units: **204**    
 Number of S8 units:    
 Number of public housing units:  
 Number of S8 units: **1388**

**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)

**The Pasco County Consolidated Plan is also available at the Community Development Office of County Government, West Pasco Government Center, 7530 Little Road, Suite 340, New Port Richey, FL 34654.**

## Streamlined Five-Year PHA Plan

### PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.12]

#### A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here) **To provide low-income families and elderly and disabled people with safe, decent and affordable housing as they strive to achieve self-sufficiency and improve the quality of their lives. The PCHA is committed to operating in an efficient, ethical and professional manner, and will create and maintain partnerships with its clients and with appropriate community service agencies in order to successfully accomplish this mission.**

#### B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing  
Objectives:
- Apply for additional rental vouchers: **The PCHA will apply for additional rental housing vouchers when available.**
  - Reduce public housing vacancies: **The PCHA will reduce public housing vacancies by purging each waiting list quarterly to ensure viable candidates remain on the lists.**

- Leverage private or other public funds to create additional housing opportunities:  
**The PCHA Board is setting up a sub-committee to work with private and public sector to review and invest in affordable housing opportunities.**
- Acquire or build units or developments: **The PCHA is looking into possibilities of building units and will do a needs assessment to determine the greatest housing needs.**
- Other (list below)
  
- PHA Goal: Improve the quality of assisted housing.  
Objectives:
  - Improve public housing management: (PHAS score) 76 **The PCHA will work to further decrease the vacancy rate turnaround time to improve the PHAS score to 88.**
  - Improve voucher management: (SEMAP score) 93% **The PCHA will endeavor to improve the SEMAP score from 93% to 100%.**
  - Increase customer satisfaction: **The PCHA is providing a new tenant information booklet passed out at interview with resident.**
  - Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)
    - 1) PCHA will train staff to provide more information to tenants;**
    - 2) PCHA will take more time with initial interviews;**
    - 3) PCHA will review tenant files regularly;**
    - 4) PCHA will use a new hand-held inspection system to assist with computerization of inspections in Section 8.**
  - Renovate or modernize public housing units: **The PCHA will do repairs to bathroom and kitchen cabinets as per the Capital Fund Program requirements.**
  - Demolish or dispose of obsolete public housing:
  - Provide replacement public housing:
  - Provide replacement vouchers:
  - Other: (list below)
  
- PHA Goal: Increase assisted housing choices  
Objectives:
  - Provide voucher mobility counseling:
    - 1) PCHA will provide a new informational packet containing more information concerning voucher mobility;**
    - 2) PCHA has assigned one specialist to take care of portability.**
  - Conduct outreach efforts to potential voucher landlords: **The PCHA will establish a series of landlord summits.**
  - Increase voucher payment standards
  - Implement voucher homeownership program: **Within 5 years.**
  - Implement public housing or other homeownership programs:
  - Implement public housing site-based waiting lists:
  - Convert public housing to vouchers:

Other: (list below)

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

PHA Goal: Provide an improved living environment

Objectives:

Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:

Implement public housing security improvements:

1) **PCHA will make efforts to get the Sheriff's sub-station in some Communities.**

2) **PCHA will include additional lighting projects in the Capital Fund Program for some communities in accordance with Environmental Safety Enhancement Procedures.**

3) **PCHA will work with the Sheriff's Department on Environmental Safety Landscaping that will be included in the Capital Fund Program.**

Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

Other: (list below)

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

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

Objectives:

Increase the number and percentage of employed persons in assisted families:

Provide or attract supportive services to improve assistance recipients' employability: **PCHA will provide computer learning in Lacochee for Career Central.**

Provide or attract supportive services to increase independence for the elderly or families with disabilities. **PCHA will maintain and provide a listing of supportive services for elderly and disabled in Pasco County.**

Other: (list below)

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: **The**

**PCHA will maintain the measures it has instituted to review waiting lists monthly and ensure clients are contacted in sequence in both Public and Section 8 Housing Lists.**

- 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)**

## **Streamlined Annual PHA Plan**

### **PHA Fiscal Year 2005**

[24 CFR Part 903.12(b)]

### **Table of Contents**

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

#### **A. ANNUAL STREAMLINED PHA PLAN COMPONENTS**

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
  - a. PHA Progress on Meeting 5-Year Mission and Goals
  - b. Criteria for Substantial Deviations and Significant Amendments
  - c. Other Information Requested by HUD
    - i. Resident Advisory Board Membership and Consultation Process
    - ii. Resident Membership on the PHA Governing Board
    - iii. PHA Statement of Consistency with Consolidated Plan
    - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 2005 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan
- 14. Other (List below, providing name for each item) P & E Reports, Attached as files fl104a02, fl014b02 & fl014c02.

#### **B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

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

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

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

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

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

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

## **Executive Summary (optional)**

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

In compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998, the Pasco County Housing Authority has prepared this Agency Plan along with all requisite attachments to meet HUD requirements.

The mission statement of the Pasco County Housing Authority Board of Commissioners and the 5-year Goals and Objectives listed previously have all been adopted to guide the activities of the Housing Authority. The 5-Year goals and objectives relate to maintaining full compliance with all HUD regulations and to maintaining and improving the housing stock as well as service delivery to all residents. The Pasco County Housing Authority has based its Annual Plan on the premise that if these goals and objectives are accomplished, the PCHA will be working towards the advancement of our mission.

The Policies, plans, statements, budget summary and other supporting documents in this Annual Plan all lead towards the accomplishment of the goals and objectives. Taken as a whole, they outline a comprehensive approach toward our goals and objectives and are consistent with the Pasco County Consolidated Plan.

A few highlights of the Plan are as follows:

- The PCHA waiting lists now reflect a much higher percentage of extremely low income applicants than in prior years
- Public Housing residents in all developments had higher average incomes than prior years.
- Public Housing Developments Average Income all fall within 85% to 115% of aggregate average income and meet HUD's Income Deconcentration requirements.
- The PCHA will strive to regain a "High Performer" status as evaluated by HUD.
- The PCHA will continue to adapt available housing to the housing needs as identified in Pasco County, consistent with the Pasco County Consolidated Plan.
- The PCHA continues to mix its public housing populations ethnically, racially and by income as much as possible, in accordance with its Admissions and Occupancy Policy.
- The PCHA will continue to operate in full compliance with all Equal Opportunity laws and regulations and will continue to ensure equal treatment of all applicants, residents, tenant-based participants, employees and vendors.
- The PCHA will continue to provide equal opportunity in hiring, promotion and work to all employees and prospective employees.
- The PCHA will continue to foster additional partnerships with local service providers to improve access for PCHA residents to services that support economic opportunity and quality of life.
- The PCHA shall strive to become a more customer-oriented organization, providing curb-appeal to its developments, encouraging resident feedback and providing services for residents to become more self-sufficient and improve their quality of life.

In summary, the Pasco County Housing Authority is on course to improve the condition of affordable housing in Pasco County.

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

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

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

public housing waiting lists at their option.

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing: <b>Citrus, Cypress Villas I &amp; II, Pasco Terrace, BonnieDale/Sunny Dale Villas.</b>			
<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	1063		80
Extremely low income <=30% AMI	967	91%	
Very low income (>30% but <=50% AMI)	85	8%	
Low income (>50% but <80% AMI)	11	1%	
Families with children	499	47%	
Elderly families	212	20%	
Families with Disabilities	352	33%	
Race/ethnicity- Hispanic	163	16%	
Race/ethnicity- White	775	72%	
Race/ethnicity- Black	93	9%	
Race/ethnicity – Indian	15	1.4%	
Race/ethnicity – Asian & Pacific Islander	7	.6%	
Race/ethnicity - Mixed	10	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	680	64%	32
2 BR	313	29.3%	36
3 BR	61	5.7%	11
4 BR	9	1	1
5 BR	0	0	0
5+ BR	0	0	0
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 - <b>tenant-based assistance</b>			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	279		309
Extremely low income <=30% AMI	265	95	
Very low income (>30% but <=50% AMI)	14	5	
Low income (>50% but <80% AMI)	0	0	
Families with children	213	76.4%	
Elderly families	25	9%	
Families with Disabilities	41	14.6%	
Race/ethnicity – Hispanic	12	4%	
Race/ethnicity – White	242	87%	
Race/ethnicity – Black	24	8.7%	
Race/ethnicity – Indian/Alaskan	1	.3%	
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)? 6 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 – <b>New Construction -Dade Oaks/Hudson Hills</b> <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	669	91	163
Extremely low income <=30% AMI	610	8	
Very low income (>30% but <=50% AMI)	56	1	
Low income (>50% but <80% AMI)	3	67	
Families with children	447	6	
Elderly families	41	27	
Families with Disabilities	181	22	
Race/ethnicity – Hisp	145	58	
Race/ethnicity – Wh	390	17	
Race/ethnicity – Bl	112	2	
Race/ethnicity – Indian/Alaskan	11	0	
Race/ethnicity – Asian	2	0	
Race/ethnicity – Pacific Islander	1	1	
Race/ethnicity – Mixed	8		
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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

## B. Strategy for Addressing Needs

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

### (1) Strategies

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

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

**Target more than 40% of all new admissions to public housing to families at or below 30% of median income.**

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

**with disproportionate needs:**

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- 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 2005-6 grants)</b>		
a) Public Housing Operating Fund	290,809.28	
b) Public Housing Capital Fund	310,000	
c) HOPE VI Revitalization	-0-	
d) HOPE VI Demolition	-0-	
e) Annual Contributions for Section 8 Tenant-Based Assistance	8,181,503 – HAP 828,046 - Admin	
f) Resident Opportunity and Self-Sufficiency Grants	-0-	
g) Community Development Block Grant	-0-	
h) HOME	-0-	
Other Federal Grants (list below)		
<b>HOPWA</b>	225,000	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>	-0-	
<b>3. Public Housing Dwelling Rental Income</b>	284,136	PH Operations
<b>4. Other income (list below)</b>		
Excess Utilities	18,286	PH Operations
Other Misc Charges	22,714	PH Operations
Interest Income	975	PH Operations
<b>4. Non-federal sources (list below)</b>	-0-	
<b>Total resources</b>	10,361,469	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

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

#### **A. Public Housing**

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

##### **(1) Eligibility**

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) **Final verification is at time of availability. If verified information on file is more than three (3) months old, it is re-verified.**

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

<b>Sunny Dale Villas 01-001</b>	June 2000	White - 93% Black - 5% Am Indian /Alaskan Native - 2% Asian or Pacific Islander - 0% Hispanic - 7% Non-Hispanic - 93%	White - 96% Black - 2% Am Indian/Alaskan Native - 2% Asian or Pacific Islander - 0% Hispanic - 12% Non-Hispanic - 88%	+3% -3%  -0% 0% +5% -5%
<b>Bonnie Dale Villas 01-002</b>	June 2000	White - 80% Black - 20% Am Indian /Alaskan Native - 0% Asian or Pacific Islander - 0% Hispanic - 24% Non-Hispanic - 76%	White - 86% Black - 14% Am Indian/Alaskan Native - 0% Asian or Pacific Islander - 0% Hispanic - 21% Non-Hispanic - 79%	+6% -6%  0% 0% -3% +3%
<b>Pasco Terrace 01-003</b>	June 2000	White - 96% Black - 4% Am Indian/Alaskan Native - 0% Asian or Pacific Islander - 0%  Hispanic - 4% Non Hispanic - 96%	White - 93% Black - 3.4% Am Indian/Alaskan Native - .7% Asian or Pacific Islander - 2.2% Mixed - .7% Hispanic - 9% Non-Hispanic - 91%	-3% -.6%  +.7%  +2.2% +1.5% +5% -5%
<b>Cypress Villas I 01-005 &amp; Cypress Villas II 01-006</b>	June 2000	White - 20% Black - 80% Am Indian/Alaskan Native - 0% Asian or Pacific Islander - 0% Hispanic - 24% Non Hispanic - 76%	White - 21% Black - 79% Am Indian/Alaskan Native - 0% Asian or Pacific Islander - 0% Hispanic - 24% Non Hispanic - 76%	+1% -1%  0% 0% 0% 0% 0%
<b>Citrus Villas 01-004</b>	June 2000	White - 80% Black - 20% Am Indian /Alaskan Native - 0% Asian/Pacific Islander - 0% Hispanic - 7% Non Hispanic - 93%	White - 80% Black - 20% Am Indian/Alaskan Native - 0% Asian/Pacific Islander - 0% Hispanic - 11% Non-Hispanic - 89%	0% 0% 0% 0% +4% -4%

2. What is the number of site based waiting list developments to which families may apply at one time? 4

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? 1

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? 4

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

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.

1☒ Date and Time

Former Federal preferences:

- 2☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2☒ Victims of domestic violence
- Substandard housing
- 2☒ 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
- 1☒ Households that contribute to meeting income goals (broad range of incomes)
- 1☒ Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

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

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

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

**(6) Deconcentration and Income Mixing**

a.  Yes  No: 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)]
NONE			

**Project Designation Methodology**

**The PCHA determines and compares tenant incomes at all of its family PH developments. On analyzing its findings, the PCHA will apply the policies, measures and incentives listed herein to bring higher income families into lower income developments and lower income families into higher income developments.**

**Our goal is to have eligible families with higher incomes occupy dwelling units in projects occupied predominantly by eligible families having lower incomes, and eligible families with lower incomes occupy dwelling units in projects predominantly occupied by eligible families having higher incomes. The waiting list statistics indicate there are sufficient extremely low income and very low income persons to balance incomes in developments designated higher income developments.**

**The PCHA uses the “Aggregate Average Method” to achieve its deconcentration objectives. The PCHA reviews the annual resident income of all of its sites. Using the incomes of all families in all developments as a baseline, the PCHA then determines the average income of all of its resident families, by development. This information is kept on file in the PCHA. The PCHA will designate higher income developments those with average income above the aggregate average and will designate lower income developments those with average income below the aggregate average.**

There are four Pasco County Housing Authority public housing family developments: Sunny Dale, Bonnie Dale, and Cypress Villas I and II. Cypress Villas I and II, being contiguous projects, will be treated as a single entity for purposes of this analysis.

HUD guidelines allow income deviations of plus/minus 15% between individual projects and the total for all projects. All developments within the PCHA meet these guidelines, with Bonnie Dale having the maximum positive deviation of 13% and Cypress Villas I & II the maximum negative deviation of 14.8%.

The average unadjusted income for all these family PCHA Public Housing developments is \$9734. The average unadjusted income for Sunny Dale compares at 101% to the total average income for all developments; Bonnie Dale compares at 113%; and combined Cypress Villas compares at 85.2%, all being within the HUD guidelines. (Income Deconcentration Analysis on file at the PCHA office.)

## 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)  
**Information on previous landlord, if available.**

### (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)

**Applications may be picked up at all PCHA Complexes and One-Stop, Healthy Families, and Children and Family Services. Completed Applications must be submitted to the main office for consideration.**

**(3) Search Time**

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

If yes, state circumstances below:

**The PCHA makes evaluations of need regarding size of unit and area, including schools, employment, etc. The PCHA will give up to two (2) extensions in order to allow the interested person to search for something local to fit these needs.**

**(4) Admissions Preferences**

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families

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

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

- 1  Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- 1  Households that contribute to meeting income goals (broad range of incomes)
- 1  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)

**Special Purpose Regulations, as HOPWA (Housing Opportunities for Persons with AIDS); FUP (Family Unification Program); and FSS (Family Self-Sufficiency).**

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

- Through published notices
- Other (list below)

**Through local service providers network.**

**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:

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) **Increase over \$50 gross per mo.**
- 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)

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)

**When HUD issues new payment standards.**

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

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

### (2) Minimum Rent

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

- \$0

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

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

## **5. Capital Improvement Needs**

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

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

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

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

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

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

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

Applicability of sub-component 5B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

#### **(1) Hope VI Revitalization**

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

Development name:

Development (project) number:

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

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

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

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

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

**6. Demolition and Disposition**

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

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

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

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

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

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

- (1)  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

### **(2) Program Description**

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? \_\_\_

b. PHA-established eligibility criteria

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

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

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

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

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

## **8. Civil Rights Certifications**

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

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the*

*PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans, which is submitted to the Field Office in hard copy—see Table of Contents.*

## **9. Additional Information**

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

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

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

#### **SUMMARY OF PCHA ACTIONS 2000-2004 TO IMPLEMENT GOALS & OBJECTIVES:**

- (1) **Management Issues:** The PCHA continued to work toward maintaining full compliance with all applicable statutes and regulations as defined by program audit findings. The PCHA continues to work to achieve financial self-sufficiency. Efforts were made as follows to improve management and operations: Report forms were developed and implemented to assist management to improve revenue in operations, maintain its high percentage of rents collected and sustain its high occupancy rate. Steps were taken to reduce the number of average days from vacancy to a new move-in by completing required retrofitting. Prior implementations, such as record keeping and scheduling, continued in maintenance, warehouse, and inventory operations all of which continue to improve overall management of the agency.
- (2) **Expansion of the Stock Issues:** A report form was developed to assess housing demand for people with special needs in Pasco County. An assessment of a statistical survey of housing needs in Pasco County was reviewed which indicated there was a serious need for additional elderly housing for low income persons. Based on this need, the PCHA applied for and received from HUD "elderly only" designation for Pasco Terrace and Citrus Villas, totaling 70 units.
- (3) **Marketability Issues:** Continued to implement a plan to remove graffiti on properties within 24 hours and also developed a "curb appeal" report filed by Development Managers and Maintenance. This report is reviewed by management at regular staff meetings of maintenance and managers. Developed and implemented new outreach techniques to help fill vacant public housing units as residents move to Section 8 units.
- (4) **Security Issues:** Continued working with the PC Sheriff's Office to share and analyze crime statistics and work together to reduce crime in public housing despite loss of Drug Elimination funding for additional law enforcement presence.
- (5) **Tenant-Based Housing Issues:** Initiated an outreach program to landlords to attract wider landlord participation in Section 8 programs. Developed a new Section 8 booklet for prospective tenants.
- (6) **Maintenance Issues:** Developed and implemented a comprehensive preventive maintenance program. Worked to maintain 24 hr. response time to emergency work orders and to reduce average turn-around time of a vacated unit. Continued to ensure that renovations done are in compliance with housing code. Performed required retrofitting of units.

- (7) **Equal Opportunity Issues:** Continued mixing public housing development populations ethnically, racially and income-wise as much as possible in accord with policies, taking into consideration the larger percentage of extremely low income applicants on waiting lists. Continued to provide equal opportunity in hiring, promotion and work to all employees and prospective employees, and worked to ensure that vendors were selected who promote adherence to EEO practices in concert with best bidder/lowest cost objectives.
- (8) **Fiscal Responsibility Issues:** Continued operating in a fiscally prudent manner so that income exceeded expenses. Developed and implemented an anti-fraud program covering maintenance contracting and purchasing and rent collection, and maintained sufficient operating reserves.
- (9) **Public Image Issues:** Created outreach efforts in the community. Spoke before various local organizations to discuss mission and operations of the PCHA. Had a presence at the Pasco County Fair with a booth and a float and participated with a float in the New Port Richey Fair at which booklets with information on the PCHA and public housing and Section 8 housing were distributed.
- (10) **Supportive Service Issues:** Worked to promote higher utilization of resident services and assist residents in strengthening their resident organizations.

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

### **(1) Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

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

#### a. Substantial Deviation from the 5-Year Plan

The Pasco County Housing Authority, after submitting its Annual Plan to HUD, may modify, amend, or change any policy, rule, regulation or other aspect of its plan. If any item does not significantly change the PCHA's Mission Statement and Goals and Objectives, then it shall not be considered a substantial deviation from the Plan.

#### b. Significant Amendment or Modification to the Annual Plan

A Significant Amendment or Modification would be a modification to major strategies to address housing needs and to major policies such as policies governing eligibility, selection or admissions and rent determination.

## **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:

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. Eleanor Crook**

Method of Selection:

- Appointment  
**The term of appointment is (include the date term expires): **Appointed May, 2004. Term undetermined.****

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

**Description of Resident Election Process**

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

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

Eligible candidates: (select one)

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

Eligible voters: (select all that apply)

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

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

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

Date of next term expiration of a governing board member: Sept., 2005: Ms. Margaret Mountain

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): **Governor, State of Florida**

### **(3) PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

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

**Consolidated Plan jurisdiction: (provide name here) PASCO COUNTY, FL**

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)  
**(1) The PCHA will provide housing to extremely low, very low, and extremely low-income families in Pasco County, thereby reflecting the Pasco County housing needs assessment.**

- (2) **The PCHA will add an admissions preference for “Homeless” in the Public Housing Admissions and Occupancy Plan as suggested by the County.**
- (3) **The PCHA shared the results of its special needs survey regarding elderly housing needs with the County for the Pasco County Consolidated Plan.**

Other: (list below)

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

- (1) **County provides referrals to PCHA public housing and Sec 8 developments**
- (2) **County coordinates PCHA activities with other county service providers**
- (3) **County provides needs assessments and surveys on low income housing, disabled housing and homelessness to PCHA**
  
- (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):

## **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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	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 type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	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	Annual Plan: Capital

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	and Evaluation Report for any active grant year.	Needs
X	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
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
X	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
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	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**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> PASCO COUNTY HOUSING AUTHORITY		<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29P10450105 Replacement Housing Factor Grant No:			<b>Federal FY of Grant: 2005</b>
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no: )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	123,945			
2	1406 Operations				
3	1408 Management Improvements	40,000			
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	39,156			
8	1440 Site Acquisition				
9	1450 Site Improvement	18,835			
10	1460 Dwelling Structures	79,000			
11	1465.1 Dwelling Equipment—Nonexpendable	8,930			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	309,866			
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				

**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 II: Supporting Pages								
PHA Name: PASCO COUNTY HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: FL29P10450105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations	1406		123,945				
104001B & 104004B Cypress Villas 1 & 2	Additional Policing of Communities	1408		40,000				
PHA-Wide	Fees: Architect & Engineering	1430		39,156				
14001A Citrus Villas	Construct Fence around community	1450	1	18,835				
104004A & B Bonnie Dale & Cypress Villas 2	Replace/Install screen doors with Security Screen Doors	1460	120 doors @ \$250 ea	30,000				
104004B Cypress Villas 2	Replace Kitchen Cabinets	1460	2	9,000				
104004B Cypress Villas 2	Replace Windows	1460		40,000				
104001A Citrus Villas	Replace Ranges	1465	5 @ \$235 ea	1,175				
104004A Bonnie Dale	Replace Ranges	1465	12 @ \$235 ea	2,820				

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

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: PASCO COUNTY HOUSING AUTHORITY			<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29P10450105 Replacement Housing Factor Grant No:			<b>Federal FY of Grant: 2005</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
104004B Cypress Villas 2	Replace Ranges	1465	3 @ \$235 ea	705				
104005 Sunny Dale	Replace Ranges	1465	3 @ \$235 ea	705				
104007 Pasco Terrace	Replace Ranges	1465	8 @ \$235 ea	1,880				

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

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: Pasco County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program No: FL29P10450105 Replacement Housing Factor No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	08/31/2007			08/31/2009			
104001B & 104004B Cypress Villas 1 & 2	08/31/2007			08/31/2009			
104001A Citrus Villas	08/31/2007			08/31/2009			
104004A & B Bonnie Dale & Cypress Villas 2	08/31/2007			08/31/2009			
104004B Cypress Villas 2	08/31/2007			08/31/2009			
104004A Bonnie Dale	08/31/2007			08/31/2009			
104005 Sunny Dale	08/31/2007			08/31/2009			
104007 Pasco Terrace	08/31/2007			08/31/2009			
104001B Cypress Villas 1	08/31/2007			08/31/2009			

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

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part I: Summary</b>					
PHA Name Pasco County Housing Authority			<input checked="" 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				
PHA-Wide		162,921	161,866	161,945	158,208
104001B & 104004B Cypress Villas 1 & 2		40,000	40,000	30,000	
104004B Cypress Villas 2		93,835			
104001 Citrus Villas		1,725			
104001B Cypress Villas 1		2,415	108,000	13,579	
104004 Bonnie Dale		4,140		40,000	
104004B Cypress Villas 2		1,035			
104005 Sunny Dale		1,035		64,342	151,658
104007 Pasco Terrace		2,760			
CFP Funds Listed for 5-year planning		309,866	309,866	309,866	309,866
Replacement Housing Factor Funds					





**Annual Statement /  
Performance and Evaluation Report**  
Part I: Summary  
Capital Funds Program (CFP)

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

HA Name		Capital Funds Project Number		FFY of Grant Approval	
<b>PASCO COUNTY HOUSING AUTHORITY</b>		<b>FL29P10450104</b>		<b>2004</b>	
<input type="checkbox"/> Original Budget Submission <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number # <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending <u>3/31/2005</u>					
<input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original Revision #1	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 20 for PHAs with 250 or more Units)	\$121,366	\$121,366	\$0	\$0
3	1408 Management Improvements (May not exceed 20% of line 20)	\$30,000	\$30,000	\$0	\$0
4	1410 Administration (May not exceed 10% of line 20)	\$0	\$0	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$10,000	\$10,000	\$0	\$0
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$0	\$5,000	\$0	\$0
10	1460 Dwelling Structures	\$98,500	\$95,500	\$0	\$0
11	1465.1 Dwelling Equipment - Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$0	\$0	\$0	\$0
13	1475 Nondwelling Equipment	\$50,000	\$48,000	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
18	1499 Mod Used for Development Activities	\$0	\$0	\$0	\$0
19	1502 Contingency (may not exceed 8% of line 20)	\$0	\$0	\$0	\$0
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$309,866.00	\$309,866.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.		(2) To be completed for the Performance and Evaluation Report.			
Signature of Executive Direc		Karen Turner 3/31/05	Signature of Public Housing Director/Office of Native American Programs Administrator and Date		

**Annual Statement /  
Performance and Evaluation Report**  
Part II: Supporting Pages  
Capital Funds Program

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (2)	Funds Obligated (2)	Funds Expended (2)	
PHA Wide	<b>1406 Operations</b>	1406		\$121,366.00	\$121,366.00	\$0.00	\$0.00	
	Total 1406			\$121,366.00	\$121,366.00			
FL104001 and FL104004	<b>1408 Management Improvements</b>	1408						
	ADDITIONAL POLICING OF COMMUNITIES			\$30,000.00	\$30,000.00	\$0.00	\$0.00	
	Total 1408			\$30,000.00	\$30,000.00			
PHA Wide	<b>1430 Fees and Cost</b>	1430						
	A & E Fees			\$10,000.00	\$10,000.00	\$0.00	\$0.00	
	Total 1430			\$10,000.00	\$10,000.00			
FL104001 Cypress Villas 1	<b>1450 Site Improvement</b>	1450						
	Playground Equipment			\$0.00	\$5,000.00	\$0.00	\$0.00	
	Total 1450			\$0.00	\$5,000.00			
FL104001 Cypress Villas 1 and Citrus Villas	<b>1460 Dwelling Structure</b>	1460						
	INSTALL SECURITY SCREEN DOORS		74	\$18,500.00	\$18,500.00	\$0.00	\$0.00	
FL104004 Cypress Villas 2 and Bonnie Dale Villas	INSTALL SECURITY SCREEN DOORS		0	\$30,000.00	\$0.00	\$0.00	\$0.00	postponed until future year
FL104005 Sunny Dale Villas	INSTALL SECURITY SCREEN DOORS		100	\$25,000.00	\$25,000.00	\$0.00	\$0.00	
FL104007 Pasco Terrace	INSTALL SECURITY SCREEN DOORS		100	\$25,000.00	\$25,000.00	\$0.00	\$0.00	
FL104001 Cypress Villas 1	ROOF REPLACEMENT			\$0.00	\$27,000.00	\$0.00	\$0.00	to complete work begun in prior year
	Total 1460			\$98,500.00	\$95,500.00			
FL104001 Cypress Villas 1 FL104007 Pasco Terrace	<b>1475 Nondwelling Equipment</b>	1475						
	MAINTENANCE VEHICLE		1	\$25,000.00	\$24,000.00	\$0.00	\$0.00	
	MAINTENANCE VEHICLE		1	\$25,000.00	\$24,000.00	\$0.00	\$0.00	
	Total 1475			\$50,000.00	\$48,000.00			

**Annual Statement /  
Performance and Evaluation Report**  
**Part III: Implementation Schedule**  
Capital Fund Program

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

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
1406	8/31/2006			8/31/2008			
1408	8/31/2006			8/31/2008			
1430	8/31/2006			8/31/2008			
1450	n/a	8/31/2006		n/a	8/31/2008		
1460	8/31/2006			8/31/2008			
1475	8/31/2006			8/31/2008			

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

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Karen Turner 3/31/05

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

**Annual Statement /  
Performance and Evaluation Report**

Part I: Summary  
Capital Funds Program (CFP)

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

HA Name		Capital Funds Project Number		FFY of Grant Approval	
<b>PASCO COUNTY HOUSING AUTHORITY</b>		<b>FL29P10450103</b>		<b>2003</b>	
<input type="checkbox"/> Budget Revision <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number #		<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending <u>3/31/2005</u>			
<input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original Revision #1	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 20 for PHAs with 250 or more Units)	\$34,059	\$100,805	\$100,805	\$50,403
3	1408 Management Improvements (May not exceed 20% of line 20)	\$0	\$0	\$0	\$0
4	1410 Administration (May not exceed 10% of line 20)	\$0	\$0	\$0	\$0
5	1411 Audit	\$7,300	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$25,000	\$30,000	\$30,000	\$8,400
8	1440 Site Acquisition	\$3,700	\$0	\$0	\$0
9	1450 Site Improvement	\$36,670	\$36,670	\$1,842	\$196
10	1460 Dwelling Structures	\$225,000	\$72,326	\$0	\$0
11	1465.1 Dwelling Equipment - Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$0	\$0	\$0	\$0
13	1475 Nondwelling Equipment	\$0	\$25,000	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
18	1499 Mod Used for Development Activities	\$0	\$0	\$0	\$0
19	1502 Contingency (may not exceed 8% of line 20)	\$0	\$0	\$0	\$0
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$331,729.00	\$264,801.00	\$132,647.46	\$58,998.06
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.		(2) To be completed for the Performance and Evaluation Report.			
Signature of Executive Director and Date      Karen Turner, Executive Director      3/31/2005		Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

**Annual Statement /  
Performance and Evaluation Report**  
Part II: Supporting Pages  
Capital Funds Program

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (2)	Funds Obligated (2)	Funds Expended (2)	
PHA Wide	<b><u>1406 Operations</u></b>	1406		\$55,928.00	\$100,805.00	\$100,805.00	\$50,402.52	
	Total 1406				\$100,805.00	\$100,805.00	\$50,402.52	
PHA Wide	<b><u>1430 Fees and Cost</u></b>	1430						
	A & E Fees			\$25,000.00	\$30,000.00	\$30,000.00	\$8,400.00	
	Total 1430				\$30,000.00	\$30,000.00	\$8,400.00	
FL104007 Pasco Terrace FL104004 Bonnie Dale Villas	<b><u>1450 Site Improvements</u></b>	1450						
	EROSION CONTROL			\$29,953.00	\$29,953.00	\$0.00	\$0.00	
	REPAIR, REPLACE OR INSTALL RETAINING WALL			\$6,717.00	\$6,717.00	\$195.54	\$195.54	
	Total 1450				\$36,670.00	\$195.54	\$195.54	
FL104001 Cypress Villas 1 FL104004 Cypress Villas 2	<b><u>1450 Dwelling Structures</u></b>	1460						
	REPLACE ROOF			\$0.00	\$72,326.00	\$0.00	\$0.00	
	REPLACE ROOF			\$48,835.00	\$0.00	\$0.00	\$0.00	
	Total 1460				\$72,326.00	\$0.00	\$0.00	
FL104004 Bonnie Dale Villas	<b><u>1475 Nondwelling Equipment</u></b>	1475						
	MAINTENANCE VEHICLE			\$0.00	\$25,000.00	\$0.00	\$0.00	
	Total 1475				\$25,000.00	\$0.00	\$0.00	

**Annual Statement /  
Performance and Evaluation Report**  
Part III: Implementation Schedule  
Capital Fund Program

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

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
1406	3/31/2005	10/31/2004	9/30/2004	9/30/2006	10/31/2006		
1430	3/31/2005	9/16/2005	9/30/2004	9/30/2006	9/15/2007		
1450	3/31/2005	9/16/2005		9/30/2006	10/31/2005		
1460	3/31/2005	9/16/2005		9/30/2006	10/31/2005		
1475	9/16/2005			9/16/2005			

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

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Karen Turner, Executive Director 3/31/2005

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

**Annual Statement /  
Performance and Evaluation Report**

Part I: Summary  
Capital Funds Program (CFP)

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

HA Name		Capital Funds Project Number		FFY of Grant Approval	
<b>PASCO COUNTY HOUSING AUTHORITY</b>		<b>FL29P10450203</b>		<b>2003</b>	
<input type="checkbox"/> Budget Revision <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number #		<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending <u>3/31/2005</u>			
<input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original Revision #1	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 20 for PHAs with 250 or more Units)	\$55,928	\$593	\$593	\$593
3	1408 Management Improvements (May not exceed 20% of line 20)	\$0	\$0	\$0	\$0
4	1410 Administration (May not exceed 10% of line 20)	\$0	\$0	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$0	\$0	\$0	\$0
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$0	\$30,335	\$0	\$0
10	1460 Dwelling Structures	\$0	\$0	\$0	\$0
11	1465.1 Dwelling Equipment - Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$0	\$0	\$0	\$0
13	1475 Nondwelling Equipment	\$0	\$25,000	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
18	1499 Mod Used for Development Activities	\$0	\$0	\$0	\$0
19	1502 Contingency (may not exceed 8% of line 20)	\$0	\$0	\$0	\$0
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$55,928.00	\$55,928.00	\$593.00	\$593.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.		(2) To be completed for the Performance and Evaluation Report.			
Signature of Executive Director and Date      Karen Turner, Executive Director      3/31/05		Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

**Annual Statement /  
Performance and Evaluation Report**

**Part II: Supporting Pages**

**Capital Funds Program**

**U.S. Department of Housing  
and Urban Development**

Office of Public and Indian Housing

OMB Approval 2577-0157 (Exp. 3/31/2002)

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (2)	Funds Obligated (2)	Funds Expended (2)	
PHA Wide	<u>1406 Operations</u>	1406		\$34,059.00	\$593.00	\$593.00	\$593.00	
	Total 1406							
FL104001 Citrus Villas	<u>1450 Site Improvement</u>	1450						
	RESURFACE ROAD			\$0.00	\$30,335.00			
	Total 1450				\$30,335.00			
FL104001 Citrus Villas	<u>1475 Nondwelling Equipment</u>	1475						
	Maintenance Vehicle			\$0.00	\$25,000.00			
	Total 1475				\$25,000.00			
							\$0.00	

**Annual Statement /  
Performance and Evaluation Report**  
Part III: Implementation Schedule  
Capital Fund Program

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

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
1406	3/31/2005	10/31/2004		9/30/2006			
1450	3/31/2005	9/30/2005		9/30/2006			
1475	9/15/2005			10/31/2005			

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

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Karen Turner, Executive Director 3/31/05

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

**Annual Statement /  
Performance and Evaluation Report**

**Part I: Summary**  
Capital Funds Program (CFP)

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

HA Name		Capital Funds Project Number		FFY of Grant Approval	
<b>PASCO COUNTY HOUSING AUTHORITY</b>		<b>FL29P104501-02</b>		<b>2002</b>	
<input type="checkbox"/> Budget Revision <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number #		<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending <u>3/31/2005</u>			
<input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original Revision #1	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 20 for PHAs with 250 or more Units)	\$224,287	\$224,287	\$224,287	\$224,287
3	1408 Management Improvements (May not exceed 20% of line 20)	\$30,000	\$70,000	\$70,000	\$48,230
4	1410 Administration (May not exceed 10% of line 20)	\$0	\$0	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$7,000	\$28,701	\$28,701	\$355
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$283	\$283	\$283	\$283
10	1460 Dwelling Structures	\$72,043	\$0	\$0	\$0
11	1465.1 Dwelling Equipment - Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$0	\$0	\$0	\$0
13	1475 Nondwelling Equipment	\$0	\$10,342	\$10,342	\$10,841
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
18	1499 Mod Used for Development Activities	\$0	\$0	\$0	\$0
19	1502 Contingency (may not exceed 8% of line 20)	\$0	\$0	\$0	\$0
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$333,613.00	\$333,613.00	\$333,613.00	\$283,995.89
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.		(2) To be completed for the Performance and Evaluation Report.			
Signature of Executive Director and Date    Karen Turner, Executive Director    3/31/2005		Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

Annual Statement / Performance and Evaluation Report		U.S. Department of Housing and Urban Development						
Part II: Supporting Pages		Office of Public and Indian Housing						
Capital Funds Program		OMB Approval 2577-0157 (Exp. 3/31/2002)						
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA Wide	<b>1406 Operations</b>	1406		\$224,287.00	\$224,287.00	\$224,287.00	\$224,287.00	
	<b>Total 1406</b>			\$224,287.00	\$224,287.00	\$224,287.00	\$224,287.00	
FL104001 (CV1) & FL104004 (CV2)	<b>1408 Management Improvements</b>	1408						
	Policing of communities			\$30,000.00	\$70,000.00	\$70,000.00	\$48,229.65	
	<b>Total 1408</b>			\$30,000.00	\$70,000.00	\$70,000.00	\$48,229.65	
PHA Wide	<b>1430 Fees and Cost</b>	1430						
	A & E Fees			\$7,000.00	\$28,701.00	\$28,701.00	\$355.00	
	<b>Total 1430</b>			\$7,000.00	\$28,701.00	\$28,701.00	\$355.00	
FL104001 (CV1)	<b>1460 Dwelling Structures</b>	1460						
	REPLACE ROOF			\$72,326.00	\$0.00	\$0.00	\$0.00	
	<b>Total 1460</b>			\$72,326.00	\$0.00	\$0.00	\$0.00	
FL104001							\$0.00	
	<b>1475 Non-Dwelling Equipment</b>	1475						
Citrus Villas: 3 washers, 2 dryers	COMMUNITY SPACE EQUIPMENT			\$0.00	\$2,903.00	\$2,903.00	\$3,402.00	
Cypress Villas 1: 1 washer	COMMUNITY SPACE EQUIPMENT			\$0.00	\$635.00	\$635.00	\$635.00	
	<b>Total 1475</b>			\$0.00	\$3,538.00	\$3,538.00	\$4,037.00	
	<b>Total FL104001</b>				\$3,538.00	\$3,538.00	\$4,037.00	
FL104004								
	<b>1475 Non-Dwelling Equipment</b>	1475						
Bonnie Dale: 2 washers, 2 dryers	COMMUNITY SPACE EQUIPMENT			\$0.00	\$2,268.00	\$2,268.00	\$2,268.00	
	<b>Total 1475</b>			\$0.00	\$2,268.00	\$2,268.00	\$2,268.00	
FL104004 (BD)								
	<b>1450 Site Improvements</b>	1450						
	RETAINING WALL			\$0.00	\$283.00	\$283.00	\$283.00	minor repairs made
	<b>Total 1450</b>			\$0.00	\$283.00	\$283.00	\$283.00	
	<b>Total FL104004</b>				\$2,551.00	\$2,551.00	\$2,551.00	
FL104005								
	<b>1475 Non-Dwelling Equipment</b>	1475						
Sunny Dale: 2 washers, 2 dryers	COMMUNITY SPACE EQUIPMENT			\$0.00	\$2,268.00	\$0.00	\$2,268.00	
	<b>Total 1475</b>			\$0.00	\$2,268.00	\$0.00	\$2,268.00	
	<b>Total FL104005</b>				\$2,268.00		\$2,268.00	
FL104007								
	<b>1475 Non-Dwelling Equipment</b>	1475						
Pasco Terrace: 2 washers, 2 dryers	COMMUNITY SPACE EQUIPMENT			\$0.00	\$2,268.00	\$0.00	\$2,268.00	
	<b>Total 1475</b>			\$0.00	\$2,268.00	\$0.00	\$2,268.00	
	<b>Total FL104007</b>				\$2,268.00		\$2,268.00	
	<b>Totals</b>			\$333,613.00	\$333,613.00	\$323,271.00	\$283,995.65	

<b>Annual Statement /</b>			<b>U.S. Department of Housing</b>				
<b>Performance and Evaluation Report</b>			<b>and Urban Development</b>				
<b>Part III: Implementation Schedule</b>			Office of Public and Indian Housing				
Capital Fund Program							OMB Approval No. 2577-0157 (Exp. 3/31/2002)
<b>Development</b>							
<b>Number / Name</b>	<b>All Funds Obligated (Quarter Ending Date)</b>			<b>All Funds Expended (Quarter Ending Date)</b>			<b>Reasons for Revised Target Dates (2)</b>
<b>HA - Wide</b>	<b>Original</b>	<b>Revised (1)</b>	<b>Actual (2)</b>	<b>Original</b>	<b>Revised (1)</b>	<b>Actual (2)</b>	
<b>Activities</b>							
1406			3/31/2004	9/30/2005	10/31/2004	9/30/2004	
1408	6/30/2003	9/30/2004	9/30/2004	9/30/2005	10/31/2005		
1430	9/30/2003	9/30/2004	9/30/2004	9/30/2005	9/30/2006		
1450	9/30/2003		9/30/2003	9/30/2005	9/30/2003	9/30/2003	
1460	9/30/2003		n/a	9/30/2005		n/a	
1475	9/30/2004	9/30/2004	9/30/2004		12/31/2004	12/31/2004	
To be completed for the Performance and Evaluation Report or a Revised Annual Statement.				(2) To be completed for the Performance and Evaluation Report.			
Signature of Executive Director and Date		Karen Turen, Executive Director		3/31/2005/2004		Signature of Public Housing Director/Office of Native American Programs Administrator and Date	

<b>Annual Statement / Performance and Evaluation Report</b>			<b>U.S. Department of Housing and Urban Development</b>			
<b>Part I: Summary</b>			Office of Public and Indian Housing			
Capital Funds Program (CFP)						
					OMB Approval 2577-0157 (Exp. 3/31/2002)	
<b>HA Name</b>			<b>Capital Funds Project Number</b>		<b>FFY of Grant Approval</b>	
<b>PASCO COUNTY HOUSING AUTHORITY</b>			<b>FL29P104501-01</b>		<b>2001</b>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number #			<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending <u>03/31/2005</u>			
<input type="checkbox"/> Final Performance and Evaluation Report						
			<b>Total Estimated Cost</b>		<b>Total Actual Cost (2)</b>	
<b>Line No.</b>	<b>Summary by Development Account</b>		<b>Original</b>			
			<b>Revision #1</b>	<b>Revised (2)</b>	<b>Obligated</b>	<b>Expended</b>
1	Total Non-CFP Funds					
2	1406	Operations (May not exceed 20% of line 20 for PHAs with 250 or more Units)	<b>\$43,800</b>	<b>\$43,800</b>	<b>\$43,800</b>	<b>\$43,800</b>
3	1408	Management Improvements (May not exceed 20% of line 20)	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
4	1410	Administration (May not exceed 10% of line 20)	<b>\$66,045</b>	<b>\$71,659</b>	<b>\$71,659</b>	<b>\$71,659</b>
5	1411	Audit	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
6	1415	Liquidated Damages	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
7	1430	Fees and Costs	<b>\$21,000</b>	<b>\$21,000</b>	<b>\$21,000</b>	<b>\$21,000</b>
8	1440	Site Acquisition	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
9	1450	Site Improvement	<b>\$2,826</b>	<b>\$2,827</b>	<b>\$2,827</b>	<b>\$2,827</b>
10	1460	Dwelling Structures	<b>\$29,278</b>	<b>\$35,711</b>	<b>\$35,711</b>	<b>\$35,711</b>
11	1465.1	Dwelling Equipment - Nonexpendable	<b>\$194,263</b>	<b>\$182,216</b>	<b>\$182,216</b>	<b>\$174,612</b>
12	1470	Nondwelling Structures	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
13	1475	Nondwelling Equipment	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
14	1485	Demolition	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
15	1490	Replacement Reserve	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
16	1492	Moving to Work Demonstration	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
17	1495.1	Relocation Costs	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
18	1499	Mod Used for Development Activities	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
19	1502	Contingency (may not exceed 8% of line 20)	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
20	Amount of Annual Grant (Sum of lines 2 - 19)		<b>\$357,212.00</b>	<b>\$357,212.00</b>	<b>\$357,211.60</b>	<b>\$349,608.27</b>
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security					
24	Amount of line 20 Related to Energy Conservation Measures					
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.			(2) To be completed for the Performance and Evaluation Report.			
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator and Date			
3/31/2005	Karen Turner, Executive Director					

**Annual Statement /  
Performance and Evaluation Report**

**Part II: Supporting Pages**

**Capital Funds Program**

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed V
				Original	Revised (2)	Funds Obligated (2)	Funds Expended (2)	
FL104001, FL104004 and FL104005	<b>1406 Operations</b>	<b>1406</b>						
	HVAC Warranty		1	\$20,000.00	\$43,800.00	\$43,800.00	\$43,800.00	
	<b>Total 1406</b>			<b>\$20,000.00</b>	<b>\$43,800.00</b>	<b>\$43,800.00</b>	<b>\$43,800.00</b>	
HA - Wide	<b>1410 Administration</b>	<b>1410</b>						
	INVENTORY SPECIALIST (100% of Salary)			\$66,045.00	\$71,659.02	\$71,659.02	\$71,659.02	
	<b>Total 1410</b>			<b>\$66,045.00</b>	<b>\$71,659.02</b>	<b>\$71,659.02</b>	<b>\$71,659.02</b>	
FL104004	<b>1430 Fees and Costs</b>	<b>1430</b>						
	A & E Fees			\$28,007.00	\$21,000.00	\$21,000.00	\$21,000.00	
	<b>Total 1430</b>			<b>\$28,007.00</b>	<b>\$21,000.00</b>	<b>\$21,000.00</b>	<b>\$21,000.00</b>	
FL104004	<b>1450 Site Improvements</b>	<b>1450</b>						
	REPAIR, REPLACE OR INSTALL RETAINING WALL	1450	1	\$69,323.00	\$2,826.56	\$2,826.56	\$2,826.56	
	<b>Total 1450</b>			<b>\$69,323.00</b>	<b>\$2,826.56</b>	<b>\$2,826.56</b>	<b>\$2,826.56</b>	
FL104004	<b>1460 Dwelling Structures</b>							
	INSTALL NEW FA SYSTEM (HEATING & COOLING) CV1	1460		\$0.00	\$35,710.51	\$35,710.51	\$35,710.51	
	<b>Total 1465</b>			<b>\$0.00</b>	<b>\$35,710.51</b>	<b>\$35,710.51</b>	<b>\$35,710.51</b>	
	<b>1460 Dwelling Structures</b>							
	REPLACE KITCHEN CABINETS	1460		\$216,000.00	\$0.00	\$0.00	\$0.00	postponed
	<b>Total 1465</b>			<b>\$216,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
FL104007	<b>1450 Site Improvements</b>							
	EROSION CONTROL	1450		\$2,826.00	\$0.00	\$0.00	\$0.00	postponed
	<b>Total 1450</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
FL104004	<b>1465 Dwelling Equipment</b>							
	INSTALL NEW FA SYSTEM (HEATING & COOLING) CV1	1465		\$0.00	\$2,590.38	\$2,590.38	\$2,590.38	
	INSTALL NEW FA SYSTEM (HEATING & COOLING) BD	1465		\$0.00	\$172,021.80	\$172,021.80	\$172,021.80	
	<b>Total 1450</b>			<b>\$0.00</b>	<b>\$174,612.18</b>	<b>\$174,612.18</b>	<b>\$174,612.18</b>	
FL104004	<b>1450 Site Improvements</b>							
		1450		\$2,826.00	\$0.00	\$0.00	\$0.00	postponed
	<b>Total 1450</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
FL104005	<b>1465 Dwelling Equipment</b>							
	REFRIGERATORS	1465	10	\$0.00	\$3,460.00	\$3,460.00	\$0.00	
	RANGES	1465	10	\$0.00	\$2,400.00	\$2,400.00	\$0.00	
	<b>Total 1450</b>			<b>\$0.00</b>	<b>\$5,860.00</b>	<b>\$5,860.00</b>	<b>\$0.00</b>	
FL104007	<b>1465 Dwelling Equipment</b>							
	REFRIGERATORS	1465	3	\$0.00	\$1,031.00	\$1,031.00	\$0.00	
	RANGES	1465	3	\$0.00	\$713.00	\$713.00	\$0.00	
	<b>Total 1450</b>			<b>\$0.00</b>	<b>\$1,744.00</b>	<b>\$1,744.00</b>	<b>\$0.00</b>	

**Annual Statement /  
Performance and Evaluation Report**  
Part III: Implementation Schedule  
Capital Fund Program

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

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
1406	3/31/2002		3/31/2002	9/30/2004		9/30/2003	
1410	3/31/2002		3/31/2002	9/30/2004		12/1/2004	
1430	3/31/2002		3/31/2002	9/30/2004		11/30/2003	
1450	3/31/2002		3/31/2002	9/30/2004		3/31/2003	
1460	3/31/2002		3/31/2002	9/30/2004		9/30/2003	
1465		9/30/2003	9/30/2003	12/30/2003	9/30/2005		postponement of some items, additions of others
To be completed for the Performance and Evaluation Report or a Revised Annual Statement.				(2) To be completed for the Performance and Evaluation Report.			
Signature of Executive Director and Date 3/31/2005 Karen Turner, Executive Director				Signature of Public Housing Director/Office of Native American Programs Administrator and Date			