

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2006

Pahokee Housing Authority

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

PHA Plan Agency Identification

PHA Name: Pahokee Housing Authority

PHA Number: FL 021

PHA Fiscal Year Beginning: (07/2006)

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

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

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

The Pahokee Housing Authority is dedicated to providing affordable, attractive, and safe housing to extremely low, very low, low, and moderate-income families, as well as promote opportunities that enable residents to attain social and economic independence.

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 Housing Authority will continue to apply for additional vouchers as they become available.
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments: The Housing Authority will look at purchasing older homes and renovating them. Once they are renovated, they may be rented or sold depending on what is the best course of action at that time. This process will be conducted through PADEVCO, Inc.
 - Other (list below)
Housing Authority will take five bedroom units that are hard to rent and renovate into two units.

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score) Even though the Housing Authority is a High Performer with a current PHAS score of 90, the Authority will focus on the Physical Assessment Sub-System as that area was the lowest. The Authority will develop an Improvement Plan based on the latest inspection reports.
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction: The Housing Authority will continue to focus on keeping residents satisfied. The Resident Survey Follow-Up Plan will be used to help increase customer satisfaction.
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units: The Capital Fund Program will be used to renovate the housing stock as needed. The CFP Annual Statement and Five-Year Plan are included at Attachment fl021a01 of this Agency Plan.
 - Demolish or dispose of obsolete public housing: Demolish 40 units at L. L. Stuckey Homes due to hurricane damage.
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)
Reconfigure hard to rent efficiency units at Padgett Island to increase living space.

- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords: The Housing Authority will conduct meetings with potential landlords to inform them of how the Housing Choice Voucher Program works.
 - Increase voucher payment standards
 - Implement voucher homeownership program: The Housing Authority will implement a Housing Choice Voucher Program to help increase homeownership among program participants.
 - 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: The Housing Authority will upgrade the security lighting at Fremd Village and Padgett Island.
 - 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: Hire a full-time Resident Coordinator that will be able to increase the number of programs that the Housing Authority provides to residents.
 - Provide or attract supportive services to improve assistance recipients' employability: See above.
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)

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

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

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2006
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
 Small Agency (<250 Public Housing Units)
 Administering Section 8 Only

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

PURPOSE

In February 1999, the U.S. Department of Housing and Urban Development issued regulations to Public Housing Authorities (PHA's), in compliance with the new housing law, the Quality Housing and Work Responsibility Act (QHWRA). These regulations, in part, required PHA's to develop an Agency Plan, outlining a statement of housing needs of low income population in the affected community, along with strategies, policies and resources to be used in addressing those needs. The plan must be submitted to HUD at least seventy-five days before the end of the PHA fiscal year.

There are two parts to the Plan: The Five-Year Plan, which the Authority submits to the Department of HUD once every fifth fiscal year and the Annual Plan, which is submitted to HUD every year. QHWRA requires that the Five-Year Plan and Annual Plan be developed with Public Housing and Section 8 residents. The goals and major activities of the Plans must be consistent with those housing-related objectives identified in the Consolidated Plan of the governmental units within the PHA's jurisdiction. PHA's are required to offer these plans to the public, as well as solicit the public's comments. Pahoee Housing Authority is subject to compliance with the Quality Housing and Work Responsibility Act of 1998.

This Agency Plan is a comprehensive guide to the Pahokee Housing Authority's policies, programs, operations and strategies for meeting local housing needs and goals. Since the Agency Plan serves as the annual application for the Capital Fund Program (CFP), the Authority has submitted an Annual Statement and Five-Year Plan for the FY 2006 CFP, based on FY2005 funding amount.

PLANNING & REVIEW PROCESS

Pahokee Housing Authority collaborated with and solicited input from residents of Public Housing and Section 8, local government officials, human service agencies, and other non-profit housing agencies during the planning process. This approach was paramount in that it enabled PHA to identify critical housing and related needs of extremely low, very low, and low income families living in PHA's jurisdiction. PHA used this input to define strategies necessary to enhance living conditions of these families. PHA conducted a public hearing to solicit comments from the general public. Any comments, which derived from any of the planning and/or hearing sessions, were made a part of this Agency Plan.

HIGHLIGHTS OF SIGNIFICANT CHANGES

Pahokee Housing Authority has made the following significant changes to its Agency Plan:

1. Demolish 40 units of public housing at Stuckey Homes.
2. Develop plans to construct affordable homes at the Stuckey Homes property.
3. PHA conversion to Asset (Project-Based) Management.
4. Changes to Admissions and Continued Occupancy Policy (ACOP), Section 8 Housing Choice Voucher (HCV) and Tenant Selection and Assignment Plan Administrative Policies:
 - a. To include language that PHA may provide a bedroom to accommodate a live-in aide.
 - b. To expand the definition of "family" to include definition of independent student, as defined by the Department of Education.
 - c. To implement revised standards to determine and verify eligibility of a "full-time" college or post secondary student of non-parental/guardian households.

- d. To change factors related to Total Tenant Payment (TTP) determination to include “Athletic Scholarship for Housing Cost”.
 - e. To include requirements for “determining annual and adjusted income for Medicare beneficiaries enrolled in a Medicare prescription drug plan”.
 - f. To change Tenant Selection and Assignment Plan to allow “two” vacant unit choices to applicants before they fall to the bottom of or are removed from the waiting list.
5. Change to Dwelling Lease:
- a. To specify time (30 days) for reporting interim change(s) in family status, composition and/or income.

ASSET (PROJECT-BASED) MANAGEMENT

The Department of Housing and Urban Development requires PHAs to manage their properties in a most efficient and effective manner, according to an asset or project-based management model. In accordance with the Department’s regulatory requirements, the Pahokee Housing Authority has developed the following goals of Asset Management:

- 1. Improve the operational efficiency and effectiveness of managing public housing assets;
- 2. Better preserve and protect each asset;
- 3. Provide appropriate mechanisms for monitoring performance at the property level; and
- 4. Facilitate future investments and reinvestment in public housing by public and private sector entities.

SUMMARY AND ACCOMPLISHMENTS

The U.S. Department of Housing and Urban Development evaluates Housing Authorities performance in both Public Housing and Section 8 programs, by use of critical and very effective evaluation tools. The Public Housing Assessment System (PHAS) is used to evaluate the Public Housing Program, and the Section Eight Management Assessment Program (SEMAP) is the tool HUD uses to evaluate the Section 8 Program. PHA's Capital Fund Program is an integral of PHAS and its Family Self-Sufficiency is an integral of Section 8. **Pahokee Housing Authority maintained a "High Performer" status in both programs during the past fiscal year.**

PHA also applied and was awarded \$500,000 by the Florida Housing Finance Corporation and has successfully implemented a Tenant-Based Rental Assistance (TBRA) Program to increase housing choice to low income families.

PHA successfully administered the following grants during Fiscal Year 2004-2005.

Table 1 – FY 2005 Grants

Program	Prior Year Carryover	Budgets Received in FY2005	Funds Available FY 2005	Total Expenditure
Public Housing	\$0	\$1,182,944	\$1,182,944	\$1,182,944
Capital Fund	\$0	\$986,402	\$986,402	\$0
Section 8	\$0	\$239,990	\$239,990	\$239,990
FSS	\$0	\$24,482	\$24,482	\$24,482

MISSION, GOALS & STRATEGIES

Pahokee Housing Authority's mission is in sync with that of the U.S. Department of Housing and Urban Development. ***"The Pahokee Housing Authority is dedicated to providing affordable, attractive, and safe housing to extremely low, very low, low, and moderate-income families, as well as promotes opportunities that enable residents to attain social and economic independence."*** This mission will be accomplished by development of affordable housing; preservation and renovation of existing housing stock; ensuring equal housing opportunity; promoting self-sufficiency; and leveraging resources for community improvement; thus improving the quality of life for low income families within the PHA jurisdiction.

Affordable Housing

In effort to *increase the availability of decent, safe, and affordable housing* to lower income families, PHA will, in part, acquire or construct homes and/or rental apartments in the local community. The vehicles PHA will use to accomplish this goal are, (1) its' newly established non-profit CDC, Pahokee Development Corporation (PADEVCO), and (2) creation of partnerships of like interest. PHA is in the planning stages of developing Singletary Gardens, which will ultimately consist of affordable homes and rental apartments. This will increase housing choices within PHA's jurisdiction. Additionally, PHA will take advantage of viable opportunities to improve management and enhance services to its residents.

Improve Community Quality of Life and Economic Vitality

PHA will continue its goal to "*provide an improved living environment*" to its participants. The objectives PHA will use to accomplish this goal include: implementing measures to deconcentrate poverty in both, Public Housing and Section 8 programs; promotion of income mixing within PHA developments; and improving security within PHA developments. PHA's Capital Fund Program budget, which is a part of this Plan, addresses work activities to be undertaken with respect to security. These measures include, but are not limited to, PHA staff and resident training, improvement of security lighting, enhancement of blight areas, security locks, and so forth.

Self-Sufficiency

"*Promoting self-sufficiency and asset development*" among low-income families is a priority of Pahokee Housing Authority. PHA will hire appropriate staff to coordinate activities to enhance employability. In addition, PHA will continue to engage in the creation of alliances to offer training, educational, and employability opportunities to residents. The PHA believes that such opportunities lend to greater opportunities, such as, attaining homeownership. PHA has, therefore, articulated strategies to assist interested parties in becoming first-time home owners. This will be accomplished through collaboration with agencies that assist in credit repair, home-buyer's counseling, budgeting and so forth.

Equal Housing Opportunity

Pahokee Housing Authority considers “*Ensuring equal opportunity in housing for all Americans,*” most critical when providing housing opportunities. PHA will thrive, through policy and practice, to ensure fair and equal treatment to all, regardless of race, color, religion, national origin, sex, familial status, or disability. PHA will undertake affirmative measures to protect present and prospective participants from discrimination of any type, while providing present and future housing opportunities.

CONCLUSION

Pahokee Housing Authority’s Five-Year Plan and its Annual Plan were established in accordance with the HUD’s requirements. The mission, goals and objectives are consistent with the needs noted by the local government, as outlined in the Consolidated Plan for Palm Beach County. PHA prepared this plan with input from residents, local government officials and other community organizations. In doing so, PHA has employed realistic measures to ensure equal and fair treatment to all. The PHA has carefully articulated strategies (coordination, collaboration, etc.) that would ultimately enable its participants to achieve a better quality of life.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Attachment A.** Deconcentration Analysis
- FY 2005 Capital Fund Program (CFP) Annual Statement (**fl021a01**)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Attachment B.** Progress in Meeting Five-Year Plan Mission Statement and Goals
- Attachment C.** Resident Advisory Board Membership
- Attachment D.** Resident serving on PHA Governing Board
- Attachment E.** Resident Assessment and Satisfaction Survey Follow-Up Plan
- Attachment F.** Criteria for Substantial Deviation and Significant Amendment to Agency Plan
- Attachment G.** Capacity to Implement a Housing Choice Voucher Homeownership Program
- Attachment H.** Intention to receive funding for an Elderly/Disabled Service Coordinator Program
- Attachment I.** Resident Advisory Board comments
- FY2005 CFP FL14P02150105 Performance and Evaluation Report (**fl021c01**)
- FY2004 CFP FL14P02150104 Performance and Evaluation Report (**fl021d01**)
- FY2003 CFP FL14P02150203 Performance and Evaluation Report (**fl021e01**)
- FY2003 CFP FL14P02150103 Performance and Evaluation Report (**fl021f01**)
- FY2002 CFP FL14P02150102 Performance and Evaluation Report (**fl021g01**)
- FY2004 Disaster Relief FL14D02150104 Performance and Evaluation Report (**fl021h01**)
- Pet Policy (**fl021i01**)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2006-2010 Capital Fund Program 5 Year Action Plan (**fl021b01**)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	158	5	5	5	4	5	2
Income >30% but <=50% of AMI	68	4	4	4	4	4	2
Income >50% but <80% of AMI	63	3	3	4	3	3	2
Elderly	25	3	3	4	3	2	2
Families with Disabilities	82	4	3	4	5	3	2
White	4	2	2	2	2	2	2
Black	239	4	4	4	3	4	2
Hispanic	114	3	3	3	3	3	2

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	27		n/a
Extremely low income (<=30% AMI)	24	88.9%	
Very low income (>30% but <=50% AMI)	2	7.4%	
Low income (>50% but <80% AMI)	1	3.7%	
Families with children	26	96.3%	
Elderly families	0	0.0%	
Families with Disabilities	1	3.7%	
Black	27	100.0%	
White	0	0.0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	n/a	n/a	n/a
2 BR	n/a	n/a	n/a
3 BR	n/a	n/a	n/a
4 BR	n/a	n/a	n/a
5 BR	n/a	n/a	n/a
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)? 49			
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 type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	462		26
Extremely low income (<=30% AMI)	385	83.4%	
Very low income (>30% but <=50% AMI)	66	14.3%	
Low income (>50% but <80% AMI)	11	2.4%	
Families with children	363	78.6%	
Elderly families	8	1.8%	
Families with Disabilities	40	8.7%	
Black	401	86.8%	
White	61	13.2%	

Characteristics by Bedroom Size (Public Housing Only)

1BR	84	22.8%	3
2 BR	162	43.9%	13
3 BR	98	26.6%	6
4 BR	21	5.7%	4
5 BR	4	1.1%	0

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)? 4 months

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2006 grants)		
a) Public Housing Operating Fund	\$1,210,199	
b) Public Housing Capital Fund	\$986,402	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$227,206	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Florida Hsg. Finance Corp.	\$500,000	Tenant-Based Rental Asst.
2. Prior Year Federal Grants (unobligated funds only) (list below)		
FY2005 CFP FL14P02150105 (12/31/05)	\$986,402	Capital Imp.
FY2004 CFP FL14P02150104 (12/31/05)	\$979,790	Capital Imp.
FY2003 CFP FL14P02150203 (12/31/05)	\$167,931	Capital Imp.
3. Public Housing Dwelling Rental Income	\$958,198	PHA Operations
4. Other income (list below)		
Excess Utilities	\$42,000	PHA Operations
Investment Income	\$20,016	PHA Operations
Other	\$36,000	PHA Operations
5. Non-federal sources (list below)		
Total Resources	\$6,114,144	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

As soon as possible after receipt of all applicable information from a family.

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

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

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

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

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

(2) Waiting List Organization

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

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

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

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

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

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

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

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

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

2 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

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

- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

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

Other (list policies and developments targeted below)

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

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

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

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

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

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation

- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

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

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

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

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

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

Rental history and any other information the HA may have about the potential tenant which is not considered confidential.

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

If the Authority believes there is a reasonable possibility that the applicant may find a suitable unit with additional advice and/or assistance.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

Elderly and disabled applicants will be housed over other singles for the same size unit (one bedroom).

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

2 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- 1 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)

1 Elderly and/or disabled singles over other singles.

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

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

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

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

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

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

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

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

f. Rent re-determinations:

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

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

The loss or addition of an income source

The loss or addition of a wage earner

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

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

C. Management and Maintenance Policies

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

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

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

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

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
 - PHA development management offices
 - Other (list below)

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment fl021a01.

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment fl021a01.

-or-

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

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

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

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

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

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: L. L. Stuckey Homes 1b. Development (project) number: FL021-001
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>06/01/06</u>
5. Number of units affected: 40
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 09/30/06 b. Projected end date of activity: 03/31/07

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No:	Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway

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

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

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

(2) Family Self Sufficiency program/s

a. Participation Description

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

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

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

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

The PHDEP no longer exists.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached at: Attachment I
- Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (Palm Beach County, Florida)

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

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

- Coordination with the PHA to increase economic development opportunities to benefit households with incomes below the poverty line.
- Continue to support the PHA's efforts to expand the Family Self-Sufficiency Program.

D. Other Information Required by HUD

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

Attachment A

Deconcentration Analysis

The Pahokee Housing Authority performed a review of all covered developments to determine if there are any that would be covered by the Deconcentration Rule. The results are as follows:

Development	Average Income	Authority Average Income	Percentage
FL 021-01	\$18,242	\$13,239	137.8%
FL 021-02	\$15,314	\$13,239	115.7%
FL 021-03	\$11,088	\$13,239	83.8%
FL 021-04	\$13,205	\$13,239	99.7%

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
FL 021-01	40	See below	
FL 021-02	75	See below	
FL 021-03	200	See below	

The Authority's average income is below 30% of the Area Median Income.

Attachment B

Progress in Meeting Five-Year Plan Mission Statement and Goals

- Additional Section 8 Vouchers were applied for through the Mainstream Program, but the application was not funded.
- Opportunities for leveraging private or public funds to create additional housing opportunities continue to be evaluated.
- The opportunity to acquire and/or construct new units is an on-going issue.
- The Housing Authority' Public Housing Program continued to be classified as a High Performer.
- The Housing Authority's Section 8 Program continued to be classified as a High Performer.
- Customer satisfaction continues to increase through implementation of the RASS Survey Follow-Up Plan.
- Public Housing units continue to be modernized under the Capital Fund Program. All open CFP Grants are included with the Agency Plan.
- Staff has continued to conduct outreach efforts to get more private landlords involved in the Section 8 Program.
- On an on-going basis, the Authority has offered programs to residents which promote self-sufficiency.
- HUD rules and regulations continue to be applied in a consistent manner.

Attachment C

Resident Advisory Board Membership

Bernice Peterkin

Lawanda Thomas

Columbus Rawls

Carolyn Bouie

Vanessa Johnson

Maria Reullas

Attachment D

Resident Serving on PHA Governing Board

Ms. Omega Graham

Attachment E

Resident Assessment and Satisfaction Survey Follow-Up Plan

The Follow-Up Plan is developed in response to challenges identified in the Resident Assessment Satisfaction Survey (RASS) component of the Public Housing Assessment System (PHAS). The Plan focuses on the areas of the RASS where resident response was less than satisfactory (below 75%). The Pahokee Housing Authority is required to respond with a Follow-Up Plan for these areas:

- 1) Communication
- 2) Safety
- 3) Neighborhood Appearance

The Pahokee Housing Authority is strongly committed to resident empowerment and involvement. The Follow-Up Plan will serve as a guide for increasing responsiveness to resident issues. The high level of commitment to Pahokee Housing Authority residents demonstrated in the other areas of the RASS will be maintained.

The Follow-Up Plan is designed to continue the effective practices of the Pahokee Housing Authority and to review and implement ways of reducing resident concerns. As always, dialogue with residents will continue and staff will periodically assess activities and progress in meeting the challenges as represented by the results of the RASS.

AREA I: COMMUNICATION

The Pahokee Housing Authority embraces residents as valuable partners. The PHA will continue its efforts in communicating and improving relations with residents.

Resident Association

Resident association meetings are held on a monthly basis. Pahokee Housing Authority staff is represented at every meeting. Generally, the development managers and Director of Operations are present. In addition, the Executive Director attends most meetings. Moreover, the Executive Director meets on a regular basis with the President of the resident association and members of the Resident Advisory Board. The meetings provide a forum for discussion of current issues. Additionally, they provide an opportunity for PHA and residents to exchange information about activities.

Customer Service

The Resident Assessment Satisfaction Survey (RASS) indicates some areas of communication where the Pahokee Housing Authority needs to focus on customer service strategies. Customer service interactions, particularly between staff and residents, will benefit from additional staff training. As a result of this need, a schedule of training and discussion topics focused on increasing positive communication and interaction with residents will be implemented throughout 2006.

Newsletter

The Pahokee Housing Authority is committed to establishing and maintaining effective communication with its residents. In 2004, a monthly newsletter, "The PHA Informer", was created and continues to provide residents with news about PHA, resident issues and resident initiatives. Special resident initiatives are also promoted through mass mailings or door-to-door distribution of flyers.

AREA II: SAFETY

The Pahokee Housing Authority is constantly working to improve the safety of its complexes. Its efforts are directed toward reducing the number of safety hazards that exist at each development. In some cases, the location of the developments and environmental factors, i.e. soil erosion, pose special challenges to maintaining safety. Questions on the RASS survey include areas such as trash, pest control and curb appeal. The challenges of maintaining the safety of PHA properties will be addressed primarily through Capital Fund Program improvements. All planned and completed Capital Fund Program improvements are detailed in a listing for each site.

Capital Improvements

The challenges of maintaining the safety of PHA properties will be addressed primarily through Capital Fund Program improvements. All planned and completed Capital Fund Program improvements are detailed in a listing for each site.

Resident Screening

The Occupancy Specialist is responsible for initial screening of all potential residents. Extensive criminal background checks are conducted, along with landlord checks and other verifications. PHA will continue to carefully screen applicants within the parameters of Fair Housing. Development Managers are responsible for assuring resident compliance with the material terms of the dwelling lease. PHA aggressively pursues lease violations and will continue to do so.

Law Enforcement Partnerships

The Pahokee Housing Authority meets with officers from the Palm Beach County Sheriffs Department on a weekly basis. The Sheriffs Department provides PHA with a detailed service call listing for each site monthly. The partnership between the PHA and the Sheriffs Department is productive and active. Special concerns may be addressed at any time on an "as needed" basis.

AREA III: NEIGHBORHOOD APPEARANCE

The Pahokee Housing Authority is diligently working to improve the appearance of its complexes. Its best efforts are directed toward reducing the "project" appearance of its sites. In some cases, the location, age and design of the buildings pose special challenge to keeping an attractive appearance. Questions on the RASS survey include areas such as trash, pest control and curb appeal. The challenges of maintaining the attractive physical appearance of PHA properties will be addressed primarily through Capital Fund Program improvements. All planned and completed Capital Fund Program improvements are detailed in a listing for each site.

Pest Control

The Pahokee Housing Authority maintains a Pest Control Schedule as included in the Maintenance Policy. In addition to the planned control of insects and rodents, additional services are conducted on an "as needed" basis at the request of the development managers and residents.

Trash

The Pahokee Housing Authority maintains a Garbage Disposal Schedule as included in the Maintenance Policy. In addition to garbage disposal, maintenance staff routinely conducts litter/debris removal of the common areas and curbside of the developments. Additional litter/debris removal is conducted on an "as needed" basis at the request of the development managers and residents. Moreover, development managers conduct a quarterly "clean-up" day of the developments. On clean-up days, special attention is paid to the common areas and perimeter fence lines.

Lawn Maintenance

The Pahokee Housing Authority maintains a Lawn Maintenance Schedule as outlined in the Lawn Maintenance Services contract. Planned lawn maintenance services, inclusive of litter removal, mowing, weed eating, edging and spraying of common areas, are performed at least every 10 days during the growing season. In addition to the planned lawn maintenance services, individual yards are cut and manicured at two developments. PHA is considering extending the manicuring of individual yards to all developments in an effort to enhance neighborhood appearance development wide.

Attachment F

Criteria for Substantial Deviation and Significant Amendment to Agency Plan

A “Substantial Deviation” from the 5-Year Plan is an overall change in the direction of the Authority pertaining to the Authority’s Mission Statement or Goals and Objectives that cause changes in the services provided to residents or significant changes to the Authority’s financial situation. This includes changing the Authority’s Goals and Objectives.

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

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

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments.

Attachment G

Capacity to Implement Housing Choice Voucher Homeownership Program

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

The Pahokee Housing Authority will demonstrate its capacity to administer the program by:

1. Establishing a minimum homeowner downpayment requirement of at least three percent and require that at least one percent of the downpayment come from family resources; and
2. Require that financing for purchase of a home under its Section 8 homeownership program will: be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

The Housing Authority also reserves the right to apply for funding under the Resident Opportunities and Self-Sufficiency (ROSS) Family and Homeownership Grant. This grant promotes self-sufficiency of Public Housing residents by funding services that include but are not limited to:

- Hiring a project coordinator to assess resident needs and manage the grant
- Job training to prepare residents for specific fields of employment
- Job placement and linkages to local employers
- Educational programming for youth and adults
- College preparatory classes
- Supportive services such as childcare and transportation to help families take advantage of training and employment opportunities.

Attachment H

Elderly Service Coordinator Grant

The Pahokee Housing Authority will be requesting funding from the Department of Housing and Urban Development (HUD) for an Elderly/Disabled Service Coordinator position. HUD requires PHAs that do not currently have a Elderly/Disabled Service Coordinator Program to include the program in their Agency Plan. This section of the Agency Plan meets this requirement.

This position would be responsible for developing programs and services suited to meet the needs of elderly and/or disabled residents of the Pahokee Housing Authority. The Authority would prefer to receive funding for this position through the Operating Fund but it may be necessary to use the Capital Fund Program for funding.

Attachment I

Resident Advisory Board Comments on the Agency Plan

On April 10, 2006, Pahokee Housing Authority held a Resident Advisory Board meeting to discuss FY2006 Agency Plan Annual Update submission. The comments are summarized below.

1. Residents expressed concern regarding dark and/or dimly lighted areas where senior citizens reside (Padgett Island Homes). They requested that PHA consider security light enhancement in these areas.

HA Response: PHA has included the addition of security lighting in the Capital Fund Program Five-year Plan.

2. The five, two-story buildings at Padgett Island Homes need to be demolished and replaced with one story buildings. These building are not very attractive, plumbing and other problems are ongoing.

HA Response: PHA agrees with residents on this issue, however, due to the lack of funding will not be able to address this issue until Fiscal Year 2007.

3. Residents would like to see more “handicapped” units at Padgett Island and Fremd Village, since there is a growing need for such units.

HA Response: PHA has included making additional units 504 compliant in the CFP Five-Year Plan.

4. Residents would like to see hand rails installed at the wheelchair-accessible ramp at the Community Building, once PHA converts to Project-Based Management and reopens offices at the remote sites.

HA Response: PHA will evaluate this issue and will address with Operating Funds.

The residents in attendance were in full agreement with the goals and other contents of Pahokee Housing Authority’s FY2006 Agency Plan Annual Update.

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

PHA Name: **PAHOKEE HOUSING AUTHORITY INC.** Grant Type and Number: **FL14P02150106** Federal FY of Grant: **2006**
 Capital Fund Program Grant No: Replacement Housing Factor Grant No:

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no.)
 Performance and Evaluation Report for Program Year Ending Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost	
		Original	Revised	Obligated	Expended	
1	Total Non-CGP Funds					
2	1406 Operations	50,000.00	-	-	-	
3	1408 Management Improvements	40,000.00	-	-	-	
4	1410 Administration	75,000.00	-	-	-	
5	1411 Audit	-	-	-	-	
6	1415 Liquidated Damages	-	-	-	-	
7	1430 Fees and Costs	73,000.00	-	-	-	
8	1440 Site Acquisition	-	-	-	-	
9	1450 Site Improvement	25,000.00	-	-	-	
10	1460 Dwelling Structures	973,000.00	-	-	-	
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-	
12	1470 Nondwelling Structures	-	-	-	-	
13	1475 Nondwelling Equipment	-	-	-	-	
14	1485 Demolition	-	-	-	-	
15	1490 Replacement Reserve	-	-	-	-	
16	1492 Moving to Work Demonstration	-	-	-	-	
17	1495.1 Relocation Costs	24,000.00	-	-	-	
18	1499 Development Activities	-	-	-	-	
19	1501 Collateralization or Debt Service	-	-	-	-	
20	1502 Contingency	-	-	-	-	
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 1,260,000.00	\$	\$	\$	
22	Amount of line 21 Related to LBP Activities	-	-	-	-	
23	Amount of line 21 Related to Section 504 Compliance	-	-	-	-	
24	Amount of line 21 Related to Security - Soft Costs	-	-	-	-	
25	Amount of line 21 Related to Security - Hard Costs	-	-	-	-	
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-	-	

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

PHA Name Development Number/Name/HA- Wide	Year 1 2006	<input checked="" type="checkbox"/> Original 5-Year <input type="checkbox"/> Revision No.			
		Work Statement for Year 2 FFY Grant: 2007 PHA FY: 6/30/2007	Work Statement for Year 3 FFY Grant: 2008 PHA FY: 6/30/2008	Work Statement for Year 4 FFY Grant: 2009 PHA FY: 6/30/2009	Work Statement for Year 5 FFY Grant: 2010 PHA FY: 6/30/2010
PHYSICAL IMPROVEMENTS	Annual Statement	2,571,350.00	1,863,850.00	2,074,000.00	75,000.00
MANAGEMENT IMPROVEMENTS		515,000.00	470,000.00	630,000.00	460,000.00
CFP Funds Listed for 5-year planning		3,086,350.00	2,333,850.00	2,704,000.00	535,000.00
Replacement Housing Factor Funds					

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

PHA Name: PAHOKEE HOUSING AUTHORITY, INC	Grant Type and Number Capital Fund Program Grant No: CFP-FL14PO2150105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no. ONE)
 Performance and Evaluation Report for Period Ending 12/31/2005
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	75,000.00	92,402.00	-	-
3	1408 Management Improvements	115,000.00	115,000.00	-	-
4	1410 Administration	75,000.00	75,000.00	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	69,000.00	69,000.00	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	75,000.00	115,000.00	-	-
10	1460 Dwelling Structures	894,000.00	520,000.00	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	-	-	-	-
19	1501 Collateralization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 1,303,000.00	\$ 986,402.00	\$ -	\$ -
22	Amount of line 21 Related to LBP Activities	-	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	-	-	-	-
24	Amount of line 21 Related to Security - Soft Costs	-	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-	-

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
PAHOKEE HOUSING AUTHORITY, INC		Capital Fund Program Grant No: CFP-FL14PO2150105				2005		
		Replacement Housing Factor Grant I 0						
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	
FL021-001	FILL SOD & LANDSCAPING	1450.00		5,000.00	5,000.00			
LL STUCKEY HOMES	RELOCATE WATER METERS	1450.00	40	10,000.00	25,000.00			
FL021-002	CONCRETE RAILINGS / PORCHES	1450.00	38	40,000.00	40,000.00			
McCLURE VILLAGE	RELOCATE WATER METERS	1450.00	75	20,000.00	45,000.00			
FL021-003	RENOVATE ALL BATHROOMS/ TILE AROUND TUB/TUB PLUMBING/	1460.00	157	314,000.00	-			deleted
PADGETT ISLAND	WEATHER HEADS	1460.00		30,000.00	30,000.00			
	INTERIOR PAINTING	1460.00		80,000.00	80,000.00			
FL021-004	RENOVATE ALL BATHROOMS/ TILE AROUND TUB/TUB PLUMBING'	1460.00	205	410,000.00	410,000.00			
FREMD VILLAGE	WHEEL BLOCKS /PARKING LOT	1460.00		60,000.00	-			deleted

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

PHA Name: PAHOKEE HOUSING AUTHORITY, INC	Grant Type and Number Capital Fund Program Grant No: FL14PO2150104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no.)
 Performance and Evaluation Report for Period Ending **12/31/2005**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	40,000.00	40,000.00	-	-
3	1408 Management Improvements	75,000.00	40,000.00	-	-
4	1410 Administration	65,000.00	65,000.00	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	69,000.00	69,000.00	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	1,249,500.00	765,790.00	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	-	-	-	-
19	1501 Collateralization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 1,498,500.00	\$ 979,790.00	\$ -	\$ -
22	Amount of line 21 Related to LBP Activities	-	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	-	-	-	-
24	Amount of line 21 Related to Security - Soft Costs	-	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-	-

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
PAHOKEE HOUSING AUTHORITY, INC		Capital Fund Program Grant No: FL14PO2150104				2004		
		Replacement Housing Factor Grant I 0						
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	
STUCKEY	SECURITY LOCKS	1460.00	40	15,000.00	9,790.00			
HOMES	NEW BR SINK W/ FIXTURES	1460.00	40	18,500.00	-			
FL021-001								
McCLURE	NEW B.R VANITY W/FIXTURES	1460.00	75	35,000.00	-			
VILLAGE	SECURITY LOCKS	1460.00	75	35,000.00	35,000.00			
FL021-002	REPLACE ENTRANCE DOORS	1460.00	75	75,000.00	75,000.00			
	INSTALL CENTRAL A/C &HEAT	1460.00	75	400,000.00	-			
	ATTIC INSULATION	1460.00	75	25,000.00				
PADGETT	SECURITY LOCKS	1460.00	200	93,000.00	93,000.00			
ISLAND	REPLACE DOORS	1460.00	200	230,000.00	230,000.00			
FL021-003								
FREMD	SECURITY LOCKS	1460.00	200	93,000.00	93,000.00			
VILLAGE	REPLACE DOORS	1460.00	200	230,000.00	230,000.00			
FL021-004								
PHA-WIDE	OPERATIONS-ROUTINE	1406.00		40,000.00	40,000.00			
	OPERATIONS-CONSULTING	1408.00		35,000.00	-			
	RESIDENT TRAINING	1408.00		10,000.00	10,000.00			
	STAFF PROF. DEVELOPMENT	1408.00		10,000.00	10,000.00			
	CRIME PREVENTION&SECURITY	1408.00		20,000.00	20,000.00			
	ADMINISTRATIVE SALARIES	1410.00		65,000.00	65,000.00			
	A&E SERVICES	1430.00		65,000.00	65,000.00			
	ADVERTISEMENTS	1430.00		4,000.00	4,000.00			

Annual Statement / Performance and Evaluation Report

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

PHA Name: PAHOKEE HOUSING AUGHOTIRY, INC	Grant Type and Number Capital Fund Program Grant No: FL14PO21 50203 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no.)
 Performance and Evaluation Report for Period Ending 12/31/2005
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	7,931.00	-	-	-
3	1408 Management Improvements	-	-	-	-
4	1410 Administration	-	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	30,000.00	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	130,000.00	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	-	-	-	-
19	1501 Collateralization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 167,931.00	\$ -	\$ -	\$ -
22	Amount of line 21 Related to LBP Activities	-	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	-	-	-	-
24	Amount of line 21 Related to Security - Soft Costs	-	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-	-

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
PAHOKEE HOUSING AUTHORITY, INC		Capital Fund Program Grant No: CFP501-03			2003			
		Replacement Housing Factor Grant I						
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	
FL021-01	SOD & LANDSCAPING	1450.00		5,000.00	10,000.00	10,000.00		
STUCKEY								
FL021-02	SOD & LANDSCAPING	1450.00		5,000.00	-			moved 21-1
McCLURE								
FL021-03	REPAIRS TO LIFT STATION	1450.00		15,000.00	15,000.00	15,000.00		
PADGETT	REPLACE EXT. DOORS/UTI DOORS	1460.00	200	140,000.00	300,000.00	300,000.00		
ISLAND	REPLACE SECURITY LIGHTING	1460.00		40,000.00	-			
	REPLACE CLOTHES LINES	1450.00	100	10,000.00	10,000.00	10,000.00		
	INSTALL DUMPSTER PADS	1450.00	22	4,400.00	-			to ext.doors
	INTERIOR PAINTING	1460.00		40,000.00	-			to ext.doors
FLO21-04	INSTALL HVAC- STEP III	1460.00	52	520,000.00	-			
FREMD	CONVERT ONE UNIT TO 504 AND	1460.00	1	10,000.00	-			
VILLAGE	HE EMP. CENTER TO 504 COMPLIANCE							FUNDS MOVED TO 21-3 /EXT DOORS
	RENOVATE BATHROOMS	1460.00		-	-	-		to ext.doors
	REP EXT DOORS/ZAMS&HARDWAR	1460.00	200		300,000.00	300,000.00		
PHA-WIDE	OPERATIONS -CONSULTING	1406.00		25,000.00	25,000.00	25,000.00	3,200.00	
	OPERATIONS-ROUTINE	1406.00		47,600.00	39,618.00	39,618.00		
	RESIDENT TRAINING	1408.00		10,000.00	5,000.00	5,000.00		
	STAFF PROFESSIONAL DEVE	1408.00		10,000.00	5,000.00	5,000.00	5,893.25	
	CRIME PREVE & SECURITY	1408.00		20,000.00	10,000.00	10,000.00		
	ADMIN SALARIES	1410.00		65,000.00	65,000.00	65,000.00	65,000.00	
	A&E SERVICES	1430.00		55,000.00	55,000.00	55,000.00		
	ADVERTISEMENT	1430.00		3,000.00	3,000.00	3,000.00		
					842,618.00	842,618.00		

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

PHA Name: PAHOKEE HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: FL14PO2150102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no. two)
 Performance and Evaluation Report for Program Year Ending 12/31/2005
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	116,102.00	76,102.00	76,102.00	40,000.00
3	1408 Management Improvements	45,000.00	106,056.00	106,056.00	57,390.00
4	1410 Administration	65,000.00	71,485.00	71,485.00	71,485.00
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	58,000.00	55,459.00	55,459.00	49,607.28
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	15,000.00	382,000.00	382,000.00	365,450.80
10	1460 Dwelling Structures	705,000.00	333,000.00	333,000.00	279,790.24
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	20,000.00	-	-	-
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 Collateralization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 1,024,102.00	\$ 1,024,102.00	\$ 1,024,102.00	\$ 863,723.32
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 Conversation Measures	-	-	-	-

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

PHA Name: PAHOKEE HOUSING AUTHORITY, INC	Grant Type and Number Capital Fund Program Grant No: FL14D02150104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no. one)
 Performance and Evaluation Report for Period Ending 12/31/2005
 Final Performance and Evaluation Report
 P&E REVISION - ONE

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	-	-	-	-
3	1408 Management Improvements	-	-	-	-
4	1410 Administration	-	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	83,000.00	-	83,000.00	83,000.00
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	91,610.00	-	91,610.00	-
10	1460 Dwelling Structures	965,764.00	-	965,764.00	869,493.62
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	-	-	-	-
19	1501 Collateralization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 1,140,374.00	\$ -	\$ 1,140,374.00	\$ 952,493.62
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 Conversation Measures	-	-	-	-

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
PAHOKEE HOUSING AUTHORITY, INC		Capital Fund Program Grant No: FL14D02150104 Replacement Housing Factor Grant I 0				2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL021-001	ROOF & PORCH REPAIRS	1460.00	20 BLDGS	38,860.00		38,860.00	38,860.00	COMPLETED
LL STUCKEY	SEALING OF LEAKING WINDOWS	1460.00	20 BLDGS	-		-		DELETED
OMES	REPLACE DAMAGED SIGN BOARDS	1450.00	2	3,000.00		3,000.00		IN PROGRES
FL021-002	ROOF & PORCH REPAIRS	1460.00	38 BLDGS	58,695.00		58,695.00	58,695.00	COMPLETED
McCLURE	SEALING OF LEAKING WINDOWS	1460.00	75 UNITS	18,750.00		18,750.00		IN PROGRES
VILLAGE	REPLACE DAMAGED SIGNBOARDS	1450.00	1	1,500.00		1,500.00		IN PROGRES
FL021-003	ROOF & PORCH REPAIRS	1460.00	67 BLDGS	133,542.00		133,542.00	133,542.00	COMPLETED
PADGETT	SEALING OF LEAKING WINDOWS	1460.00	200 UNITS	34,808.00		34,808.00		IN PROGRES
ISLAND	REPLACE DAMAGED SIGN BOARDS	1450.00	1	1,500.00		1,500.00		IN PROGRES
OMES	SEALING OF COMMUNITY BUILDING WINDOWS	1450.00	1	250.00		250.00		IN PROGRES
FL021-004	REPLACE DAMAGED ROOFS	1460.00	47 BLDGS	646,301.00		646,301.00	638,396.62	IN PROGRES
FREMD	REPLACE SIGN BOARD	1450.00	1	1,500.00		1,500.00		IN PROGRES
VILLAGE	SEALING OF LEAKING WINDOWS	1460.00	200 UNITS	34,808.00		34,808.00		IN PROGRES
	ADDITION FOR 110 MPH SHINGLES	1450.00		81,660.00		81,660.00		IN PROGRES
							869,493.62	

PAHOKEE HOUSING AUTHORITY

PET POLICY

I. Purpose

In compliance with 24 CFR Part 960, Subpart G, the Housing Authority will permit a resident of a dwelling unit of public housing to own and keep common household pet in the unit. This policy sets forth the conditions and guidelines under which pets will be permitted. This policy is to be adhered to at all times.

The purpose of the policy is to ensure that pet ownership will not be injurious to persons or property, or violate the rights of all residents to clean, quiet, and safe surroundings.

Common Household Pets are defined as follows:

Birds: Including canary, parakeet, finch and other species that are normally kept caged; birds of prey are not permitted.

Fish: Tanks or aquariums are not to exceed 20 gallons in capacity. Poisonous or dangerous fish are not permitted. Only one tank or aquarium is permitted per apartment.

Dogs: Not to exceed 30 pounds at time of maturity. All dogs must be neutered or spayed.

Cats: All cats must be neutered or spayed and declawed.

Dangerous animals will not be allowed. For example, Rotweillers, Pit Bulls, Huskies, Chows, German Shepherds, and Malamutes, are not allowed, whether pure bred or mix.

Exotic pets such as snakes, monkeys, rodents, etc. are not allowed.

II. Registration

Every pet must be registered with the Housing Authority's management prior to moving the pet into the unit and updated annually thereafter. Registration requires the following:

- A. A certificate signed by a licensed veterinarian, or a state or local authority empowered to inoculate animals (or designated agent of such authority), stating that the animal has received all inoculations required by the state and local law, if applicable (dogs, cats).
- B. Proof of current license, if applicable (dogs, cats).
- C. Identification tag bearing the owner's name, address, and phone number (dogs, cats).
- D. Proof of neutering/spaying and/or declawing, if applicable (dogs, cats).
- E. Photograph (no smaller than 3x5) of pet or aquarium.

- F. The name, address, and phone number of a responsible party that will care for the pet if the owner becomes temporarily incapacitated.
- G. Fish - size of tank or aquarium must be registered.

III. **Licenses and Tags**

Every dog and cat must wear the appropriate local animal license, a valid rabies tag and a tag bearing the owner's name, address and phone number. All licenses and tags must be current.

IV. **Density of Pets**

Only one dog or cat will be allowed per apartment. Only two birds will be allowed per apartment. The Housing Authority will give final approval on type and density of pets.

V. **Visitors and Guests**

No visitor or guest will be allowed to bring pets on the premises at any time. Residents will not be allowed to pet sit or house a pet without fully complying with this policy.

Feeding or caring for stray animals is prohibited and will be considered keeping a pet without permission.

VI. **Pet Restraints**

- A. All dogs must be on a leash when not in the owner's apartment. The leash must be no longer than six feet.
- B. Cats must be in a cage container or on a leash when taken out of the owner's apartment.
- C. Birds must be in a cage when inside the resident's apartment or entering or leaving the building.

VII. **Liability**

Residents owning pets shall be liable for the entire amount of all damages to the Housing Authority premises caused by their pet and all cleaning, defleaing and deodorizing required because of such pet. Pet owners shall be strictly liable for the entire amount of any injury to the person or property of other residents, staff or visitors of the Housing Authority caused by their pet, and shall indemnify the Housing Authority for all costs of litigation and attorney's fees resulting from such damage. Pet liability insurance can be obtained through most insurance agents and companies.

VIII. **Sanitary Standards and Waste Disposal**

- A. Litter boxes must be provided for cats with use of odor-reducing chemicals.

- B. Fur-bearing pets must wear effective flea collars at all times. Should extermination become necessary, cost of such extermination will be charged to pet owner.
- C. Pet owners are responsible for immediate removal of the feces of their pet and shall be charged in instances where damages occur to Authority property due to pet or removal of pet feces by staff.
 - (i) All pet waste must be placed in a plastic bag and tied securely to reduce odor and placed in designated garbage container and/or trash compactor.
 - (ii) Residents with litter boxes must clean them regularly. Noncompliance may result in removal of the pet. The Housing Authority reserves the right to impose a mandatory twice weekly litter box cleaning depending on need. Litter box garbage shall be placed in a plastic bag and deposited outside the building in the garbage container and/or trash compactor.
- D. All apartments with pets must be kept free of pet odors and maintained in a clean and sanitary manner. Pet owner's apartments may be subject to inspections once a month.

IX. **General Rules**

The resident agrees to comply with the following rules imposed by the Housing Authority:

- A. No pet shall be tied up anywhere on Authority property and left unattended for any amount of time; nor shall pets be left in vehicles unattended.
- B. Pet owners will be required to make arrangements for their pets in the event of vacation or hospitalization.
- C. Dog houses are not allowed on Authority property.
- D. Sick or injured dogs or cats shall be transported by their owner for prompt veterinarian treatment.
- E. Owner shall be responsible to promptly arrange for cremation or disposal of deceased dogs or cats through appropriate community resources, such as Humane Society, etc. Burial or disposal on Housing Authority premises is not allowed.

X. **Pet Rule Violation and Pet Removal**

- A. If it is determined on the basis of objective facts, supported by written statement, that a pet owner has violated a rule governing the pet policy, the Housing Authority shall serve a notice of pet rule violation on the pet owner. Serious or repeated violations may result in pet removal or termination of the pet owner's tenancy, or both.
- B. If a pet poses a nuisance such as excessive noise, barking, or whining, fighting or aggression, which disrupts the peace, safety or well-being of other residents, owner will remove the pet from premises upon request of management within 48 hours. Nuisance complaints regarding pets are subject to immediate inspections.

- C. If a pet owner becomes unable either through hospitalization or illness to care for the pet and the person so designated to care for the pet in the pet owner's absence refuses or is unable physically to care for the pet, the Housing Authority can officially remove the pet. The Authority accepts no responsibility for pets so removed.

XI. **Rule Enforcement**

Violation of these pet rules will prompt a written notice of violation. The pet owner will have seven days to correct the violation or request a hearing under the Authority's Grievance Procedure.

XII. **Grievance**

Management and resident agree to utilize the Grievance Procedure described in the Lease Agreement to resolve any dispute between resident and management regarding a pet.

XIII. **Pet Fees and Deposits**

A refundable Pet Deposit of \$150 will be required for dogs and cats, which will be applied to the cost of repairs and replacements to, and fumigation of, the dwelling unit attributable to the pet and not covered by the Pet Fee.

The Pet Deposit must be paid in advance.

XIV. **Exceptions**

This policy does not apply to animals that are used to assist persons with disabilities. This exclusion applies to animals that reside in the development, as well as animals used to assist persons with disabilities that visit the development. Pets used for the purpose of aiding residents with disabilities must have appropriate certification. The Authority shall maintain a list of agencies that provide and/or train animals to give assistance to individuals with disabilities.