

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

PHA Plans for the Housing Authority of the City of Pahokee

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2007

Version 2

**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: Housing Authority of the City of Pahokee

PHA Number: FL021

PHA Fiscal Year Beginning: (mm/yyyy) 07/2007

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units: **515**
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: **36**

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

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

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (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 Housing Authority's mission is to serve the needs of low-income, very low-income and extremely low-income families in the Public Housing Authority's jurisdiction and to (1) increase availability of decent, safe, sanitary and affordable housing in its communities; (2) ensure equal opportunity in housing; (3) promote self-sufficiency and asset development of families and individuals; and (4) improve community quality of life and economic viability. In addition, the Housing Authority and established partnerships will strive to upgrade sub-standard housing through construction and modernization and to provide quality home ownership which will build stronger and healthier communities while promoting economic independence.

Progress Statement: *Pahokee Housing Authority continues to improve the physical condition of the housing stock through on-going capital funds projects. The PHA maintains a vacancy rate of less than 5% of units that are habitable. Twelve percent of public housing units were damaged as a result of the 2005 Hurricane. PHA is in process of renovating the hurricane-damaged units. However, at least three buildings that were severely damaged are being slated for demolition.*

The PHA is exploring partnerships to expand affordable housing opportunities to low income families.

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)
 - *The Housing Authority will take five bedroom units that are hard to rent and renovate into two units and/or smaller units.*
 - *Dispose of vacant property for development of more decent, safe, and affordable housing.*

Progress Statement: *PHA's Community Development Corporation (PADEVCO) remains active. The PHA is in the process of completing a Master Plan to address developmental activities. The Local Initiative Support Corporation (LISC) is assisting with this objective. The PHA will seek to partner with other agencies for the development of more housing for low income families.*

- 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. - Ongoing*

- 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 as attachment fl021b01 of this Agency Plan.*
- Demolish or dispose of obsolete public housing: *Demolish 40 units at LL Stuckey Homes due to hurricane damage.*
- Provide replacement public housing: *Long term*
- Provide replacement vouchers:
- Other: (list below)
 - *Reconfigure hard to rent efficiency units at Padgett Island to increase living space.*
 - *Dispose of LL. Stuckey Homes for homeownership.*
 - *Seek Replacement Housing Factor funds.*
 - *Demolish 7 two story buildings at Fremd Village to decrease density. This will be completed in phases.*
 - *Demolish 3 buildings at McClure Village that were severely damaged by the 2005 hurricane.*
 - *Dispose of vacant property for affordable housing development.*

Progress Statement: *The PHA requested and received a waiver for PHAS, SEMAP, and Capital Funds due to the disaster associated with Hurricane Wilma. The PHA, therefore, was not evaluated under the PHAS system this past fiscal year. PHA has, however, continued its improvement in public housing management.*

The PHA submitted a demolition application to HUD-SAC for demolition of L.L. Stuckey Homes, as well as submitted an application for Section 8 vouchers. This Application is pending final approval.

Capital Fund Program – The PHA is on schedule in completing work activities identified in the CFP 5-year plan and any changes as appropriate.

The PHA has substantially completed installation of new, weather tight entry doors with security locks of all units at 3 developments. This alone has enhanced safety as well as improved the appearance for the units' exteriors.

The PHA is in the Architecture/Engineer (A/E) selection phase for bathroom renovations at Padgett Island Homes and A/E installation at McClure Village.

- 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. - Ongoing*
- 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: *As part of implementing homeownership at L.L. Stuckey Homes, the PHA plans to make a percentage of new homes available to Section 8 participants.*
- 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.*
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)**
 - *Implement measures to assist victims of domestic violence in avoiding their abusers and continuing occupancy in public housing.*

Progress Statement: *The PHA has upgraded lighting in Padgett Island. The PHA is in partnership with Palm Beach County Sheriff Office Community Policing unit to write a grant to provide security lighting in Fremd Village. This partnership has also allowed us to obtain funds for project beautification and elimination of blight areas.*

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)
 - *Partnership with local agencies to provide or attract supportive services to assist victims of domestic violence move out of abusive situations and begin again.*
 - *PHA will explore FSS in public housing*

Progress Statement: *The PHA maintains alliances with Workforce Development, Senior Services and other supportive services, to assist residents in attaining self-sufficiency. The PHA gives priority to qualified residents when hiring. The PHA works in conjunction with Housing Partnership-Campus for Living, Health Education Association Resource Team, and Bright Ideas, to provide on-sight services to residents, which include: social education, family strengthening, child care, tutorial and so forth. The programs are provided year round.*

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)

Progress Statement: *The PHA contracted with FHEO to provide Fair Housing training to all of its staff members regardless of their capacity. The PHA updates its Transition Plan annually and plans accordingly to address issues of disability and reasonable accommodations. Such changes are addressed under CFP as deemed reasonable.*

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2007
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

- Standard Plan** (*High Performer*)
- 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.

The Housing Authority of the City of Pahokee has prepared this Annual PHA Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

The purpose of the Annual Plan is to provide a framework for local accountability and an easily identifiable source by which public housing residents, participants in the tenant-based assistance program and other members of the public may locate basic PHA policies, rules and requirements related to the operations, programs and services of the agency.

The Mission Statement and the Goals and Objectives are based on information contained in the jurisdiction's Consolidated Plan and will assure that the residents will receive the best customer service.

Excellent customer service and fulfillment of the Mission Statement and Goals and Objectives are ensured by implementation of a series of policies that are on display with this Plan. The Admissions and Occupancy Policy and Section 8 Administrative Plan are the two primary policies on display. These important documents cover the public housing tenant selection and assignment plan, outreach services, PHA's responsibility to Section 8 owners/landlords, grievance procedures, etc.

The most important challenges to be met by the Housing Authority of the City of Pahokee during FY 2007 include:

- Identification of management needs to enable PHA staff to prepare Project-Based Accounting, Asset Management, and software upgrades.
- Preservation and improvement of the public housing stock through the Capital Funds Program.

- Involvement of public housing residents and Section 8 participants, through the Annual PHA Plan Resident Advisory Board.
- Training of staff and commissioners in order to fully understand and take advantage of opportunities in new laws and regulations, to better serve our residents and the community; and
- Identification, development, and leveraging of services and programs to enable low-income families to become self-sufficient and to ultimately become homeowners.

In closing, this Annual PHA Plan exemplifies the commitment of the Housing Authority of the City of Pahokee to meet the housing needs of the full range of low-income residents. The Housing Authority of the City of Pahokee, in partnership with agencies from all levels of government, the business community, non-profit community groups, and residents will use this plan as a road map to reach the “higher quality of life” destination for the City of Pahokee.

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:

- Admissions Policy for Deconcentration (*fl021a02*)
- FY 2007 Capital Fund Program Annual Statement (*fl021b02*)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- List of Resident Advisory Board Members (*fl021c02*)
- List of Resident Board Member (*fl021d02*)
- Community Service Description of Implementation (*fl021e02*)
- Information on Pet Policy (*fl021f02*)
- Section 8 Homeownership Capacity Statement, if applicable (*fl021g02*)
- Description of Homeownership Programs, if applicable

- Other (List below, providing each attachment name)
- *Deconcentration and Income Mixing Analysis Results (f1021h02)*
 - *Progress in Meeting 5 Year Plan Goals (f1021i02)*
 - *Criteria for Substantial Deviation and Significant Amendment (f1021j02)*
 - *Resident Assessment and Satisfaction Survey Follow-Up Plan (f1021k02)*
 - *Intention to receive funding for an Elderly/Disabled Service Coordinator Program (f1021l02)*

Optional Attachments:

- PHA Management Organizational Chart
- FY 2007 Capital Fund Program 5 Year Action Plan (*f1021m02*)
- 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)
- *2006 Performance and Evaluation Report (f1021n02)*
 - *2006 Disaster Relief Performance and Evaluation Report (f1021o02)*
 - *2005 Performance and Evaluation Report (f1021p02)*
 - *2004 Performance and Evaluation Report (f1021q02)*
 - *2004 Disaster Relief Performance and Evaluation Report (f1021r02)*
 - *2003 Performance and Evaluation Report (f1021s02)*
 - *2003 Performance and Evaluation Report – Supplemental (f1021t02)*
 - *2002 Performance and Evaluation Report (f1021u02)*
 - *2001 Performance and Evaluation Report (f1021w02)*

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
N/A	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
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
N/A	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
N/A	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
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	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
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
N/A	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention

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
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	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/African American	239	4	4	4	3	4	2
American Indian/Alaska Native	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Asian	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Native Hawaiian/Other Pacific Islander	N/A	N/A	N/A	N/A	N/A	N/A	N/A
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 type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	421		23
Extremely low income <=30% AMI	352	84%	
Very low income (>30% but <=50% AMI)	59	14%	
Low income (>50% but <80% AMI)	10	2%	
Families with children	333	79%	
Elderly families	5	1%	
Families with Disabilities	34	8%	
White	23	5%	
Black/African American	366	87%	
American Indian/Alaska Native	0	0%	
Asian	0	0%	
Native Hawaiian/Other Pacific Islander	0	0%	
Hispanic	32	8%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	88	21%	
2 BR	190	45%	
3 BR	117	28%	
4 BR	21	5%	
5 BR	5	1%	
5+ BR	0		
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)? 16 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the 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	20		1
Extremely low income <=30% AMI	19	95%	
Very low income (>30% but <=50% AMI)	1	5%	
Low income (>50% but <80% AMI)	0	0	
Families with children	19	95%	
Elderly families	0	0	
Families with Disabilities	1	5%	
White	0	0	
Black/African American	20	100%	
American Indian/Alaska Native	0	0	
Asian	0	0	
Native Hawaiian/Other Pacific Islander	0	0	
Hispanic	0	0	

Characteristics by
Bedroom Size (Public
Housing Only)

1BR	N/A	N/A	
2 BR	N/A	N/A	
3 BR	N/A	N/A	
4 BR	N/A	N/A	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	

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

If yes:

How long has it been closed (# of months)? 61 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)
 - *Explore Section 202 Housing for the elderly.*

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: *N/A*

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 2007 grants)		
a) Public Housing Operating Fund	1,430,897.00	
b) Public Housing Capital Fund <i>(based on 2 grants for 2006)</i>	957,743.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	247,296.00	
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)		
<i>Tenant-Based Rental Assistance (CTBRA Program)</i>	500,000.00	Section 9 tenant-based assistance
2. Prior Year Federal Grants (unobligated funds only) (list below) (As of 12/31/06)		
<i>2005 Capital funds grant</i>	986,402.00	Public housing capital improvements
<i>2006 capital funds grant</i>	883,032.00	Public housing capital improvements
3. Public Housing Dwelling Rental Income	982,495.00	Public housing operations
4. Other income (list below)	193,000.00	Public housing operations
<i>Interest on Investments</i> 79,000.00		
<i>Excess utilities</i> 36,000.00		
<i>Misc. tenant charges</i> 78,000.00		
5. Non-federal sources (list below)		
Total resources	6,180,865.00	

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)
 - *The PHA will attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history and exercise discretion in determining suitability for tenancy, taking into consideration the circumstances that may have contributed to the negative reporting.*

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**

The PHA does not operate site-based waiting lists.

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

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)? *N/A*
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously? *N/A*
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)? *N/A*

- 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: *N/A*

(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)
 - *Domestic Violence*

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

There are points associated with each preference:

- *Involuntary displacement **100 points***
- *Victims of domestic violence **50 points***
- *Working families and those unable to work because of age or disability **50 points***
- *Residents who live and/or work in the jurisdiction **50 points***

The more preference points that apply to an applicant the higher their status on the waiting list. Where preferences are equal, as to unit size, date and time will determine the next applicant to be admitted.

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) **N/A**

- 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) **N/A**

- 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)
 - *Domestic Violence – Attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history or criminal activity and exercise discretion in determining suitability for tenancy about the circumstances that may have contributed to the negative reporting.*
- 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

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

Homelessness
High rent burden

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 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:

Exemption for Hardship Circumstances

The Housing Authority shall immediately grant an exemption from application of the minimum monthly rental amount to any family unable to pay such amount because of financial hardship, which shall include situations in which:

- a. The family has lost eligibility for or is awaiting an eligibility determination for a federal, state, or local assistance program, including a family that includes a member who is an alien lawfully admitted for

permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996;

- b. The family would be evicted as a result of the imposition of the minimum rent requirement;
- c. The income of the family has decreased because of changed circumstances, including loss of employment;
- d. A death in the immediate family has occurred.

If a resident requests a hardship exemption and the Housing Authority reasonably determines the hardship to be of a temporary nature, an exemption shall not be granted during the 90-day period beginning upon the making of a request for the exemption. A resident shall not be evicted during the 90-day period for non-payment of rent. In such a case, if the resident thereafter demonstrates that the financial hardship is of a long-term basis, the Housing Authority shall retroactively exempt the resident from applicability of the minimum rent requirement for such 90-day period.

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: *N/A*

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

- 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)
N/A

- 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) *N/A*

- 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) *N/A*

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

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

- Annually

Other (list below)

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

Success rates of assisted families

Rent burdens of assisted families

Other (list below)

(2) Minimum Rent

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

\$0

\$1-\$25

\$26-\$50

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

The assisted family may apply for a hardship when the family has:

- a. Lost eligibility while awaiting determination for Federal, State or Local assistance.
- b. Would be evicted as a result of the requirement.
- c. Family income decreases because of changes in circumstances (unemployed)
- d. Death in the immediate family.
- e. Other circumstances determined by the PHA and/or HUD.

If a family requests a Hardship Exception, the PHA will require reasonable documentation to determine if the hardship exists, and if it exists, whether the hardship is temporary (90 days) or long term.

If the PHA determines no hardship exists under the statute, minimum rent is imposed retroactively. If the PHA determines the hardship is temporary, no minimum rent will be collected for the 90 day suspension period. The PHA will then impose minimum rent retroactively with a reasonable repayment agreement offered.

If the hardship is of long term duration, minimum rent will be exempted retroactively to the date of the family's request for an exception, and will be reviewed on a monthly basis. The family has the right to an informal hearing if applicable.

5. Operations and Management

Not Required – PHA is High Performer

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached.
- 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 *Not Required – PHA is High Performer*

[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.

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 (state name) **f1021b02**

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) **f1021m02**

-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: <i>Vacant Property</i> 1b. Development (project) number: <i>FL021-004</i>
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" 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><i>07/01/07</i></u>
5. Number of units affected: 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <i>09/30/07</i> b. Projected end date of activity: <i>03/31/08</i>

Demolition/Disposition Activity Description	
1a. Development name: <i>Fremd Village</i>	
1b. Development (project) number: <i>FL021-004</i>	
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: <i>(07/01/07)</i>	
5. Number of units affected: <i>29</i>	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: <i>09/30/07</i>	
b. Projected end date of activity: <i>03/31/08</i>	

Demolition/Disposition Activity Description	
1a. Development name: <i>McClure Village</i>	
1b. Development (project) number: <i>FL021-002</i>	
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: <i>(07/01/07)</i>	
5. Number of units affected: <i>9</i>	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: <i>09/30/07</i>	
b. Projected end date of activity: <i>03/31/08</i>	

Demolition/Disposition Activity Description	
1a. Development name: <i>Stuckey LL Homes</i>	
1b. Development (project) number: <i>FL021-001</i>	
2. Activity type: Demolition <input checked="" type="checkbox"/>	
Disposition <input checked="" type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input checked="" type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u><i>(01/22/07)</i></u>	
5. Number of units affected: <i>40</i>	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: <i>09/30/07</i>	
b. Projected end date of activity: <i>03/31/08</i>	

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. 0 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 *N/A*

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: <u>(DD/MM/YY)</u>
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 *N/A*

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) <input type="checkbox"/> 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 *N/A*

- 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

Not Required – PHA is High Performer

[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.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

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
--

Description of Community Service requirements implementation is included as attachment fl021e02.

13. PHA Safety and Crime Prevention Measures

Not Applicable – PHA is High Performer

[24 CFR Part 903.7 9 (m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

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

2. What information or data did the PHA used 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 Not Required

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

- 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)]

Description of Pet Policy (Family & Elderly/Handicapped is included as attachment fl021f01.

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? **N/A**
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD? **N/A**
If not, when are they due (state below)?

17. PHA Asset Management *Not Required – PHA is High Performer*

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment (File name)
 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 *N/A*

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: (provide name here) **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)
 - *Development of affordable housing and rental units.*
 - Other: (list below)
3. 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.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Admissions Policy for Deconcentration	f1021a02
FY 2007 Capital Fund Program Annual Statement	f1021b02
List of Resident Advisory Board Members	f1021c0
List of Resident Board Member	f1021d02
Community Service Description of Implementation	f1021e0
Information on Pet Policy	f1021f02
Section 8 Homeownership Capacity Statement	f1021g02
Deconcentration and Income Mixing Analysis Results	f1021h02
Progress in Meeting 5 Year Plan Goals	f1021i02
Criteria for Substantial Deviation & Significant Amendment	f1021j02
Resident Assessment & Satisfaction Survey Follow-up Plan	f1021k02
Intention to receive funding for an Elderly/Disabled Service Coordinator Program	f1021l02
FY 2007 Capital Fund Program 5 Year Action Plan	f1021m02
2006 Performance and Evaluation Report	f1021n02
2006 Disaster Relief Performance and Evaluation Report	f1021o02
2005 Performance and Evaluation Report	f1021p02
2004 Performance and Evaluation Report	f1021q02
2004 Disaster Relief Performance and Evaluation Report	f1021r0
2003 Performance and Evaluation Report	f1021s02
2003 Performance and Evaluation Report – Supplemental	f1021t02
2002 Performance and Evaluation Report	f1021u02
2001 Performance and Evaluation Report	f1021v02

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement *(See attachment fl021b02)* Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement (*See attachment fl021b02*)
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement *(See attachment fl021b02)*

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<i>(See attachment f1021m02)</i>				
Total estimated cost over next 5 years				

Attachment: f1021a02
PAHOKEE HOUSING AUTHORITY
DECONCENTRATION POLICY

I. INTRODUCTION

THE QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998 (QHWRA) REQUIRES THAT THE PAHOKEE HOUSING AUTHORITY ADOPT POLICIES AND PROCEDURES GOVERNING THE DECONCENTRATION OF POVERTY AND INCOME MIXING AS REQUIRED BY SECTION 10(A)(3)(B) OF THE 1937 HOUSING ACT. IT IS THE PAHOKEE HOUSING AUTHORITY'S (PHA) POLICY TO PROVIDE FOR DECONCENTRATION OF POVERTY AND ENCOURAGE INCOME MIXING.

The goal of this policy is to lessen the concentration of poverty and to create mixed-income communities within the PH's public housing developments. This will be accomplished through admissions practices designed to bring higher income residents into lower income developments and lower income residents into higher income developments. Toward this end, PHA will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The Deconcentration Policy is intended to work in conjunction with the PHA's annual income targeting requirements. The QHWRA requires that 40 percent of all new admissions to public housing developments during a fiscal year must be residents whose household income, at the time of admission, is equal to or lower than 30 percent of the Area Median Income. This "income targeting" requirement is separate from the Deconcentration Policy, which is comparative in nature.

The PHA will affirmatively market housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

II. DEFINITIONS

The following definitions are provided in order to clearly define the affected developments and families under this Deconcentration Policy.

Covered Developments: Public housing developments that are of general occupancy or family public housing developments that are not exempt from the deconcentration requirement.

Exempt Developments: Public housing developments that are operated by housing authorities with fewer than 100 units; public housing developments that house only elderly persons or persons with disabilities, or both; public housing developments operated by housing authorities that operate only one general

occupancy development; public housing developments approved for demolition or conversion to tenant-based assistance; and public housing developments that include units operated in accordance with a HUD-approved mixed-finance plan using HOPE VI or public housing funds awarded before the effective date of the Deconcentration Final Rule.

PHA-Wide Established Income Range: The average annual household income of all residents of all covered developments.

Development Average Household Income: The average annual household income of all residents of a specific covered development.

Developments Outside the PHA-Wide Established Income Range: A development where the Development Average Household Income is between 85 percent and 115 percent of the PHA-Wide Established Income Range.

III. ANALYSIS

In order to achieve and maintain deconcentration, the PHA will comply with the following:

- a) Determine the PHA-Wide Established Income Range for all covered developments at least an annual basis.
- b) Determine the average household income for each covered development.
- c) Determine whether each covered development falls above, within, or above the established income range.
- d) Determine, for those developments having average incomes outside the established income range, if there are factors to explain and/or justify the income profile as being consistent with and furthering two sets of goals: the goals of deconcentration and income mixing as specified by the statute; and the local goals and strategies contained in the PHA Annual Plan.
- e) Where the income profile for a covered development is not explained and/or justified in the PHA Annual Plan a specific policy to provide for deconcentration and income mixing in applicable covered developments.

Analysis will be completed at least annually, but may be accomplished more frequently to determine the effectiveness of various initiatives employed to achieve deconcentration.

IV. ACTION PLAN

If a covered development has been identified as falling above or below the established income range, the PHA will define and communicate specific procedures to be employed

with the goal of achieving deconcentration. It is the goal of the PHA to generally increase the level of income for residents of public housing, create more stratified developments, and obtain agency self sufficiency, therefore; the Deconcentration Policy shall not be employed to be counterproductive to that goal. In addition, the policy will, under no circumstances, be employed through steering or in any way reducing the choice in residence of the individual family.

In order to deconcentrate a development, the PHA will contact the first family on the waiting list who has the highest priority for this type of unit or development and whose income category would help to meet the deconcentration goal and/or the income-targeting goal. To the greatest extent possible, the PHA will provide incentives to encourage families with incomes below the established income range to accept units in developments with incomes above the established income range or to encourage families with incomes above the established income range to accept units in developments with incomes below the established income range.

The PHA may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development. Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner. These may include but are not limited to:

- a) A move to an area closer to community services or educational facilities;
- b) A move closer to medical facilities;
- c) A move closer to child care facilities;
- d) A move to an area where there is more security;
- e) Other incentives determined by the PHA and residents.

A family has the sole discretion whether to accept an offer of a unit made under the PHA's deconcentration policy. PHA shall not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the deconcentration policy.

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

PHA Name: <p style="text-align: center;">PAHOKEE HOUSING AUTHORITY, INC</p>	Grant Type and Number Capital Fund Program Grant No: FL14PO21501-07 Replacement Housing Factor Grant No:	Federal FY of Grant: <p style="text-align: center;">2007</p>
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no.)
 Performance and Evaluation Report for Period Ending
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	40,000.00	-	-	-
3	1408 Management Improvements	101,000.00	-	-	-
4	1410 Administration	84,000.00	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	48,000.00	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	30,000.00	-	-	-
10	1460 Dwelling Structures	575,000.00	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	75,000.00	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	5,000.00	-	-	-
18	1499 Development Activities	-	-	-	-
19	1501 Collateralization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 958,000.00	\$ -	\$ -	\$ -
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	-	-	-	-

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

PHA Name: PAHOKEE HOUSING AUTHORITY, INC		Grant Type and Number Capital Fund Program Grant No: FL14PO21501-07 Replacement Housing Factor Grant			Federal FY of Grant: 2007			
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	
FL021-002	FILL, SOD & LANDSCAPING	1450		30,000.00				
MCCLURE	BATH ROOM RENOVATION	1460	75 UNITS	180,000.00				
VILLAGE	INTERIOR PAINT	1460	75 UNITS	50,000.00				
AMP #	ROOF REPLACEMENT	1460	38 BUILD	325,000.00				
FL021000001P	PLAY GROUND EQUIPMENT	1475		15,000.00				
	VEHICLE PURCHASE	1475	1	25,000.00				
	OPERATIONS	1406		10,000.00				
	CONSULTING TASK ORDERS/ AND DEVELOPMENT ACTIVITIES	1408		30,000.00				
	CRIME PREVE/ SEC LIGHTING	1408		10,000.00				
	STAFF PROFESSIONAL DEV	1408		4,000.00				
	RESIDENT TRAINING	1408		3,000.00				
	A&E SERVICES	1430		44,000.00				
	ADV & LAB TESTING	1430		4,000.00				
	CFP MANAGEMENT FEES	1410		20,000.00				
	RELOCATION COST	1495		5,000.00				
	CONSTRUCTION SUPERVISION	1460		20,000.00				
FL021-003								
PADGETT								
ISLAND	OPERATONS	1406		15,000.00				
HOMES	CONSULTING TASK ORDERS/ AND DEVELOPMENT ACTIVITIES	1408		10,000.00				
AMP#	CRIME PREVE/SEC LIGHTING	1408		10,000.00				
FL021000002P	STAFF PROFESSIONAL DEVEL	1408		4,000.00				
	RESIDENT TRAINING	1408		3,000.00				
	CFP MANAGEMENT FEES	1410		32,000.00				

Attachment: fl021c02
Housing Authority of the City of Pahokee
List of Resident Advisory Board Members

Required Attachments: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description,)

Lynora Fulmore

Bernice Peterkin

Latoya Mosely

Columbus Rawls

Mary Wilson

Lawanda Thomas

Attachment: f1021d02
Housing Authority of the City of Pahokee
Resident Member on the PHA Governing Board

Required Attachment: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: **Omega Graham**

B. How was the resident board member selected: (select one)?

Elected

Appointed

C. The term of appointment is (include the date term expires): **3.5 years - Expiration June 2007**

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not? **N/A**

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

B. Date of next term expiration of a governing board member: **June 2007**

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): **J.P. Sasser, Mayor**

Attachment: FL021e02
Housing Authority of the City of Pahokee
IMPLEMENTATION OF THE COMMUNITY SERVICE REQUIREMENT

Description of the Community Service Plan

Section 512 of the Quality Housing and Work Responsibility Act of 1998, requires non-exempt residents of public housing, to contribute eight (8) hours of community service each month, or to participate in self-sufficiency program for eight (8) hours each month.

PHA Obligations: Housing Authorities, to the greatest extent possible, should assist non-exempt residents with contact at agencies to fulfill their community service obligations.

PHAs should ensure that each household member (i.e. 18 years or older), understands their obligation under the Community Service rule, as well as provide appropriate forms for claiming *exempt* or *non-exempt* status and for tracking of community service hours. PHA must also assure that procedures are in place to assist residents in changing their community service status. It is a residents' responsibility to report a change from exempt to non-exempt. PHA must document compliance or non-compliance in each residents file.

Exemptions: All exemptions (identified in PHA Community Service Policy) must be appropriately verified and documented in the resident file. PHA's Community Service Policy is available for public review at any reasonable time (work hours).

Family Obligations: At time of annual recertification, each adult household member must present their completed monthly record/certification of prior twelve month community service activities.

Noncompliance: Should a resident fail to comply with the Community Service Requirement, PHA must give them written notification of the noncompliance and give them an opportunity to cure the noncompliance within a specified time frame (90 days), during the next twelve (12)-month period. Should resident *still* fail to comply, PHA must not renew their leases. However, if the noncompliant adult moves out of the unit, the lease may be renewed. Families must be given the opportunity to grieve PHA's adverse decisions, with respect to community service compliance.

Administrative steps taken to implement the community service requirement.

PHA has taken the steps necessary to implement the Community Self-Sufficiency Requirement, as mandated by QWHRA.

- July 2003 – PHA notified all residents, eligible or exempt, of the reinstatement of the Community Self-Sufficiency Requirement in its monthly newsletter, *The PHA Informer*.
- July 8, 2003 – PHA provided each household a written notice entitled “Initial Notice to Families of the Community Service Requirement” regarding the Community Service requirement and the exemption status of each adult family member.
- July 8 - 10, 2003 – PHA held a meeting with residents at each development to discuss the reinstatement of Community Self-Sufficiency Requirement.
- September 1, 2003 – PHA adopted a new dwelling lease which included the required 12-month termination clause and provisions for curing deficiencies as provided by the Community Self-Sufficiency Requirement. At the time of the next annual recertification, all residents executed the new dwelling lease as approved by the Board of Commissioners.

Programmatic aspects of the requirements:

- a. Residents who are subject to community service and self-sufficiency requirements may satisfy this requirement through a combination of community service and self-sufficiency activities totaling at least eight (8) hours per month. Such activities can include:
 - Apprenticeships and job readiness training;
 - Voluntary substance abuse and mental health counseling and treatment;
 - English proficiency classes, GED classes, adult education, college, technical schools or other formal education;
 - Household management, budget and credit counseling, or employment counseling;
 - Work placement program required by the TANF program;
 - Training to assist in operating a small business;
 - Unpaid services in local schools, day care centers, hospitals, nursing homes, youth or senior organizations, drug/alcohol treatment centers, recreation centers, etc.;

- Active participation in neighborhood group special projects;
 - Assisting in after-school youth programs or literacy programs;
 - Unpaid tutoring of elementary or high school age residents;
 - Assisting in on-site computer training centers;
 - Any other community service which includes the “performance of voluntary work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community”.
- b. The PHA has initiated cooperative relationships with various local service agencies that are willing to offer residents opportunities to fulfill the community service requirement. Such agencies include, but are not limited to:
- City of Pahokee
 - Pahokee Area Schools
 - Pahokee Beacon Center
 - Glades Healthcare Center
- c. Tracking of Community Service Hours – At least 30 days prior to the time of the annual recertification appointment, all non-exempt adult household members will be required to submit all documentation certifying compliance with the Community Service requirement. Each non-exempt adult household member must present their completed monthly time record and certification form of activities performed over the past twelve (12) months. All time records and certifications will be documented in each residents file.
- d. Residents who are found to be noncompliant, either for failure to provide documentation of community service or failure to perform community service, he/she and the head of household will be subject to the following process to comply with the community service requirement.

The PHA will notify the resident:

1. of the noncompliance;
2. that the determination is subject to the PHA’s administrative grievance procedure;
3. that unless the resident enters into an agreement with the PHA to make up the deficient hours over the next twelve (12)-month period, the lease of the family of which the non-compliant adult is a member may not be renewed. However, if the noncompliant adult moves from the unit, the lease may be renewed;

4. that before the expiration of the lease term, the PHA will offer the resident an opportunity to cure the noncompliance during the next twelve (12)-month period; such a cure includes a written agreement by the non-compliant adult and the head of household (as applicable) to complete as many additional hours of community service or economic self-sufficiency activity needed to make up the total number of hours required over the twelve (12)-month term of the lease.

Community Service Implementation Report

- Number of tenants performing community service: 73
- Number of tenants granted exemptions: 1137
- Number of tenants in non-compliance: 0
- Number of tenants terminated/evicted due to non-compliance: 0

Attachment: fl021f02
Housing Authority of the City of Pahokee
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 pets 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 follow:

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.

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 leach 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

The 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.

Attachment: fl021g02
Housing Authority of the City of Pahokee
Section 8 Homeownership Capacity Statement

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

1. Establishing a minimum homeowner down-payment requirement of at least three percent and require that at least one percent of the down-payment 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 fl021h02
Housing Authority of the City of Pahokee
Deconcentration and Income Mixing Analysis Results

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:

Development Name	Number of Units	Explanation (if any) {see step 4 at 903.2©(1)(iv)}	Deconcentration policy (if no explanation) [see step 5 at 903,.2©(1)(v)]

Attachment: f1021i02
Housing Authority of the City of Pahokee
Progress in Meeting 5-Year Plan Goals

The Pahokee Housing Authority has been successful in achieving its mission and Five-Year Plan goals during the fiscal year 2006. Goals are either completed or on target for completion as scheduled.

Concerning Modernization the PHA has: substantially completed installation of new seal-tight entry doors and security locks at McClure Village, Padgett Island Homes, and Fremd Village. PHA is in process of completing renovation work caused by the Hurricane disaster. These items include roof repair and replace; porch renovations; and interior renovations. PHA is on schedule in expending its Capital Fund Grants.

Concerning self-sufficiency and crime and safety, PHA efforts reduced crime in the communities through partnering with the Palm Beach County Sheriff Office to conduct awareness activities, community meetings, and residents programs. It is noteworthy that the following officers of Palm Beach County Sheriff Office Community Policing Unit (CPU) have positively contributed to crime reduction at PHA public housing developments: Sgt. Linda Hamilton; Officer Willie Brookins; Officer Thomas Padgett; and Officer Gary Schittenni. PHA, the Tenants Associations, and the CPU joined forces in writing grants to improve blight areas through beautification, create safe zones for elderly, as well as enhancement of lighting.

Concerning improving the quality of life, PHA has maintained its partnerships with various agencies to provide comprehensive services, both on and off site, to its residents. Such services include recreation; life skill training programs; job readiness; family strengthening; and so forth. These agencies include, but are not limited to: Housing Partnership-Campus for Living; The Beacon Center; Workforce Development; Palm Beach Community College, etc.

To ensure compliance with the HUD's latest rules and regulations, every policy was reviewed and updated as needed. Most significant was the update to the Admissions and Continued Occupancy Policy and the Section 8 Administrative Plan.

Concerning ensuring equal opportunity, outreach efforts have been made by making renewed partnerships with community groups and medical facilities.

Attachment: fl021j02
Housing Authority of the City of Pahokee
Criteria for Substantial Deviation and Significant Amendment

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

a. Substantial Deviation from the 5-Year Plan

- Any change to the Mission Statement;
- 50% deletion from or addition to the goals and objectives as a whole; and
- 50% or more decrease in the quantifiable measurement of any individual goal or objective

b. Significant Amendment or Modification to the Annual Plan

- Additions or non-emergency work items in excess of \$25,000 (items not included in the current Capital Funds Annual Statement or Five Year Action Plan) or any changes in excess of \$25,000 in use of replacement reserve funds;
- Any change in policy or operation being submitted to HUD that requires a separate notification to residents, such as changes in the HOPE VI, Public Housing Conversion, Demolition/Disposition, Designated Housing or Public Housing Homeownership programs; and
- That is inconsistent with the applicable Consolidated Plan.

Attachment: f1021k0
Housing Authority of the City of Pahokee
Resident Assessment & Satisfaction Survey Follow-Up Plan
FY 2006 PHA Plan

The Housing Authority of the City of Pahokee was granted a waiver from PHAS scoring due to the hurricane. The PHA continues to work diligently in the areas of the RASS follow-up plan for FY 2006.

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 Housing Authority of the City of Pahokee is required to respond with a Follow-Up Plan for these areas:

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

The Housing Authority of the City of Pahokee 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 the Housing Authority of the City of Pahokee 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 Housing Authority of the City of Pahokee 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 Housing Authority of the City of Pahokee 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. The Housing Authority of the City of Pahokee 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 Housing Authority of the City of Pahokee 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 Housing Authority of the City of Pahokee 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 the 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 Housing Authority of the City of Pahokee 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 of 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 Housing Authority of the City of Pahokee 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 Housing Authority of the City of Pahokee 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 challenges 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 Housing Authority of the City of Pahokee 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 Housing Authority of the City of Pahokee 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 Housing Authority of the City of Pahokee maintains a Lawn Maintenance Schedule as outlined in the Lawn Maintenance Services contract. Planned lawn maintenance services, inclusive of litter removal, mowing, week 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: f1021102
Housing Authority of the City of Pahokee
Elderly/Disabled Coordinator Grant

The Housing Authority of the City of Pahokee will be requesting funding from the Department of Housing and Urban Development (HUD) for an Elderly/Disabled Service Coordinator position. HUD requires PHA's 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 Housing Authority of the City of Pahokee. 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.

Capital Fund Program Five-Year Action Plan

Part I Summary

PHA Name PAHOKEE HOUSING AUTHORITY, INC		<input checked="" type="checkbox"/> Original 5-Year <input type="checkbox"/> Revision No.			
Development Number/Name/HA- Wide	Year 1 2007	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 6/30/2008	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 6/30/2009	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 6/30/2010	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 6/30/2011
	Annual Statement				
FL021-004 FREMD VILLAGE/ AMP# FL021000003P					
PHYSICAL IMPROVEMENTS		2,511,350.00			
MANAGEMENT IMPROVEMENTS		655,000.00			
FL021-002 McCLURE VILLAGE/ AMP# FL021000001P					
PHYSICAL IMPROVEMENTS			1,355,100.00		
MANAGEMENT IMPROVEMENTS			470,000.00		
FL021-003 PADGETT ISLAND AMP#FL021000002P					
PHYSICAL IMPROVEMENTS				1,894,000.00	
MANAGEMENT IMPROVEMENTS				630,000.00	
FL021-001 STUCKEY HOMES AMP#FL021000001P					
PHYSICAL IMPROVEMENTS					115,000.00
MANAGEMENT IMPROVEMENTS					460,000.00
CFP Funds Listed for 5-year planning		\$3,166,350.00	\$1,825,100.00	\$2,524,000.00	\$575,000.00
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: <p style="text-align: center;">PAHOKEE HOUSING AUTHORITY INC.</p>	Grant Type and Number Capital Fund Program Grant No: FL14PO2150106 Replacement Housing Factor Grant No:	Federal FY of Grant: <p style="text-align: center;">2006</p>
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Original Annual Statement
 Reserve for Disasters/Emergencies
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 Performance and Evaluation Report for Program Year Ending **12/31/2006**
 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	50,000.00	50,000.00	0.00	0.00
3	1408 Management Improvements	40,000.00	40,000.00	0.00	0.00
4	1410 Administration	75,000.00	75,000.00	0.00	0.00
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	63,000.00	63,000.00	0.00	0.00
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	25,000.00	25,000.00	0.00	0.00
10	1460 Dwelling Structures	630,032.00	630,032.00	0.00	0.00
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)	\$ 883,032.00	\$ 883,032.00	\$0.00	\$0.00
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 I: Summary

PHA Name: <p style="text-align: center;">PAHOKEE HOUSING AUTHORITY INC.</p>	Grant Type and Number Capital Fund Program Grant No: FL14D021501-06 Replacement Housing Factor Grant No:	Federal FY of Grant: <p style="text-align: center;">2006</p>
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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	97,000.00	-	97,000.00	3,260.25
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	159,000.00	-	159,000.00	-
10	1460 Dwelling Structures	1,536,640.00	-	1,536,640.00	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	31,000.00	-	31,000.00	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	195,000.00	-	195,000.00	-
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)	\$ 2,018,640.00	\$ -	\$ 2,018,640.00	\$ 3,260.25
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: PAHOKEE HOUSING AUTHORITY INC.		Grant Type and Number Capital Fund Program Grant No: FL14D02150106 Replacement Housing Factor Grant				Federal FY of Grant: 2006		
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	Demolish Damaged Structures	1485		195,000.00		195,000.00		
STUCKEY								
HOMES								
FL021-002	Repair / Replace Roof	1460	16 Bldgs	200,000.00		200,000.00		
McClure	Replace Porch Rails	1450	75 Units	150,000.00		150,000.00		
Village	Replace Porch Overhangs and Column	1460	75 Units	525,000.00		525,000.00		
	Install New Storm Windows	1460	75 Units	240,000.00		240,000.00		
	Interior Renovations to	1460	31 Units	150,000.00		150,000.00		
	Correct Hurricane Damage (Insulation, Electrical, Drywall Flooring)							
	Debris Removal	1450		3,000.00		3,000.00		
	Mold Eradication	1460		15,000.00		15,000.00		
FL021-003	Repair / Replace Roof and Padgett Ridge Vents	1460	12 Units	116,640.00		116,640.00		
Island Homes	Reseal Windows	1460	200 Units	40,000.00		40,000.00		
	Replace Window Screens	1460	200 Units	52,000.00		52,000.00		
	Mold Eradication	1460		15,000.00		15,000.00		
	Debris Removal	1450		3,000.00		3,000.00		
FL021-004	Repair Roof (Sheathing, Shingles, Ridge Vents)	1460	200 Units	80,000.00		80,000.00		
Fremd								
Village	Replace Flooring	1460	15 Units	30,000.00		30,000.00		
	Replace Window Screens	1460	200 Units	52,000.00		52,000.00		
	Abate Asbestos	1460	2 Bldgs	6,000.00		6,000.00		
	Mold Eradication	1460		15,000.00		15,000.00		
	Debris Removal	1450		3,000.00		3,000.00		

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

PHA Name: <p style="text-align: center;">PAHOKEE HOUSING AUTHORITY, INC</p>	Grant Type and Number Capital Fund Program Grant No: FL14PO21501-05 Replacement Housing Factor Grant No:	Federal FY of Grant: <p style="text-align: center;">2005</p>
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Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	92,402.00	92,402.00	0.00	0.00
3	1408 Management Improvements	115,000.00	115,000.00	0.00	0.00
4	1410 Administration	75,000.00	75,000.00	0.00	0.00
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	69,000.00	69,000.00	0.00	0.00
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	115,000.00	115,000.00	0.00	0.00
10	1460 Dwelling Structures	520,000.00	520,000.00	0.00	0.00
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)	\$ 986,402.00	\$ 986,402.00	\$0.00	\$0.00
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: PAHOKEE HOUSING AUTHORITY, INC		Grant Type and Number Capital Fund Program Grant No: FL14PO21501-05 Replacement Housing Factor Grant				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL021-001	FILL SOD & LANDSCAPING	1450		5,000.00	-			MOVE TO 21-2
LL STUCKEY HOMES	RELOCATE WATER METERS	1450	40	25,000.00	-			MOVE TO 21-2
FL021-002	CONCRETE RAILINGS / PORCHES	1450	38	40,000.00	40,000.00			
McCLURE	RELOCATE WATER METERS	1450	75	45,000.00	45,000.00			
VILLAGE	FILL SOD AND LANDSCAPING	1450	75		30,000.00			
FL021-003	RENOVATE ALL BATHROOMS/	1460	157	-	-			deleted
PADGETT	TILE AROUND TUB/TUB PLUMBING/							
ISLAND	WEATHER HEADS	1460		30,000.00	30,000.00			
	INTERIOR PAINTING	1460		80,000.00	80,000.00			
FL021-004	RENOVATE ALL BATHROOMS/							
FREMD	TILE AROUND TUB/TUB PLUMBING'	1460	205	410,000.00	410,000.00			
VILLAGE	WHEEL BLOCKS /PARKING LOT	1460		-	-			deleted
				635,000.00	635,000.00			

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

PHA Name: <p style="text-align: center;">PAHOKEE HOUSING AUTHORITY, INC</p>	Grant Type and Number Capital Fund Program Grant No: FL14PO2150104 Replacement Housing Factor Grant No:	Federal FY of Grant: <p style="text-align: center;">2004</p>
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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	40,000.00	-
3	1408 Management Improvements	40,000.00	40,000.00	40,000.00	-
4	1410 Administration	65,000.00	65,000.00	65,000.00	48,954.89
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	69,000.00	69,000.00	69,000.00	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	765,790.00	765,790.00	765,790.00	281,447.58
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)	\$ 979,790.00	\$ 979,790.00	\$ 979,790.00	\$ 330,402.47
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: PAHOKEE HOUSING AUTHORITY, INC		Grant Type and Number Capital Fund Program Grant No: FL14PO2150104 Replacement Housing Factor Grant				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
STUCKEY	REPLACE DOORS & SEC LOCKS	1460	40	27,458.00	56,126.00	56,126.00		IN PROGRESS
HOMES	NEW BR SINK W/ FIXTURES	1460	40	-	-			
FL021-001								
McCLURE	NEW B.R VANITY W/FIXTURES	1460	75	-	-			
VILLAGE	REPLACE DOORS & SEC LOCKS	1460	75	177,210.00	180,880.00	180,880.00	14,245.58	IN PROGRESS
FL021-002								
	INSTALL CENTRAL A/C &HEAT	1460	75	-	261,582.00	261,582.00		IN PROGRESS
	ATTIC INSULATION	1460	75	-				
PADGETT	REPLACE DOORS & SEC LOCKS	1460	200	299,540.00	267,202.00	267,202.00	267,202.00	IN PROGRESS
ISLAND				-	-	-		
FL021-003								
FREMD	REPLACE DOORS & SEC LOCKS	1460	200	261,582.00	-	-		MOVED TO 21-2
VILLAGE								
FL021-004								
PHA-WIDE	OPERATIONS-ROUTINE	1406		40,000.00	40,000.00	40,000.00		2006-2007 SUB
	OPERATIONS-CONSULTING	1408		-	5,000.00	5,000.00		
	RESIDENT TRAINING	1408		10,000.00	7,500.00	7,500.00		
	STAFF PROF. DEVELOPMENT	1408		10,000.00	7,500.00	7,500.00		
	CRIME PREVENTION&SECURITY	1408		20,000.00	20,000.00	20,000.00		
	ADMINISTRATIVE SALARIES	1410		65,000.00	65,000.00	65,000.00	48,954.89	IN PROGRESS
	A&E SERVICES	1430		65,000.00	65,000.00	65,000.00		
	ADVERTISEMENTS	1430		4,000.00	4,000.00	4,000.00		
				979,790.00	979,790.00	979,790.00	330,402.47	

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

PHA Name: <p style="text-align: center;">PAHOKEE HOUSING AUTHORITY, INC</p>	Grant Type and Number Capital Fund Program Grant No: FL14D02150104 Replacement Housing Factor Grant No:	Federal FY of Grant: <p style="text-align: center;">2004</p>
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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: PAHOKEE HOUSING AUTHORITY, INC		Grant Type and Number Capital Fund Program Grant No: FL14D02150104 Replacement Housing Factor Grant				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL021-001	ROOF & PORCH REPAIRS	1460	20 BLDGS	38,860.00		38,860.00	38,860.00	COMPLETED
LL STUCKEY	SEALING OF LEAKING WINDOWS	1460	20 BLDGS	-		-		DELETED
HOMES	REPLACE DAMAGED SIGN BOARDS	1450	2	3,000.00		3,000.00		IN PROGRESS
FL021-002	ROOF & PORCH RAPAIRS	1460	38 BLDGS	58,695.00		58,695.00	58,695.00	COMPLETED
McCLURE	SEALING OF LEAKING WINDOWS	1460	75 UNITS	18,750.00		18,750.00		IN PROGRESS
VILLAGE	REPLACE DAMAGED SIGNBOARDS	1450	1	1,500.00		1,500.00		IN PROGRESS
FL021-003	ROOD & PORCH REPAIRS	1460	67 BLDGS	133,542.00		133,542.00	133,542.00	COMPLETED
PADGETT	SEALING OF LEAKING WINDOWS	1460	200 UNITS	34,808.00		34,808.00		IN PROGRESS
ISLAND	REPLACE DAMAGED SIGN BOARDS	1450	1	1,500.00		1,500.00		IN PROGRESS
HOMES	SEALING OF COMMUNITY BUILDING	1450	1	250.00		250.00		IN PROGRESS
	WINDOWS							
FL021-004	REPLACE DAMAGED ROOFS	1460	47 BLDGS	646,301.00		646,301.00	638,396.62	IN PROGRESS
FREMD	REPLACE SIGN BOARD	1450	1	1,500.00		1,500.00		IN PROGRESS
VILLAGE	SEALING OF LEAKING WINDOWS	1460	200 UNITS	34,808.00		34,808.00		IN PROGRESS
	ADDITION FOR 110 MPH SHINGLES	1450		81,660.00		81,660.00		IN PROGRESS
							869,493.62	

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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: FL14P021501-03 Replacement Housing Factor Grant				2003		
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		5,000.00	2,295.00	2,295.00		in progress
	STUCKEY							
FL021-02	SOD & LANDSCAPING	1450		5,000.00	-			
	McCLURE							
FL021-03	REPAIRS TO LIFT STATION	1450		15,000.00	13,055.00	13,055.00	13,055.00	completed
PADGETT	REPLACE EXT. DOORS/UTI DOORS	1460	200	91,140.00	135,728.00	135,728.00	116,728.00	in progress
	ISLAND	1460		-	-			
	REPLACE CLOTHES LINES	1450	100	10,000.00	-	-		move to 21-4
	INSTALL DUMPSTER PADS	1450	22	4,400.00	-	-		move to 21-4
	INTERIOR PAINTING	1460		-	-			
FL021-04	REPAIRS TO LIFT STATION	1450			24,050.00	24,050.00	24,050.00	completed
	FREMD	1460	52	-	-			
	VILLAGE	1460	1	-	-			
	THE EMP. CENTER TO 504 COMPLIANCE					FUNDS MOVED TO 21-3 /EXT DOORS		
	RENOVATE BATHROOMS	1460		-	-	-		to ext.doors
	REP EXT DOORS/ZAMS&HARDWARE	1460	200	476,478.00	450,890.00	450,890.00	450,890.00	completed
PHA-WIDE	OPERATIONS -CONSULTING	1406		25,000.00	25,000.00	25,000.00	6,917.00	in progress
	OPERATIONS-ROUTINE	1406		47,600.00	47,600.00	47,600.00		for 2006-07
	RESIDENT TRAINING	1408		10,000.00	8,606.75	8,606.75		in progress
	STAFF PROFESSIONAL DEVE	1408		10,000.00	11,393.25	11,393.25	8,643.25	in progress
	CRIME PREVE & SECURITY	1408		20,000.00	20,000.00	20,000.00		
	ADMIN SALARIES	1410		65,000.00	65,000.00	65,000.00	65,000.00	completed
	A&E SERVICES	1430		55,000.00	39,000.00	39,000.00	27,615.90	in progress
	ADVERTISEMENT	1430		3,000.00	-	-		move to doors
					842,618.00	842,618.00	712,899.15	

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

PHA Name: <p style="text-align: center;">PAHOKEE HOUSING AUTHORITY, INC</p>	Grant Type and Number Capital Fund Program Grant No: FL14PO21 50203 Replacement Housing Factor Grant No:	Federal FY of Grant: <p style="text-align: center;">2003</p>
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no.)
 Performance and Evaluation Report for Period Ending 12/31/2006
 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	-	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	-	30,000.00	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	130,000.00	-	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	\$ -	\$ 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 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. **3**)
 Performance and Evaluation Report for Program Year Ending **12/31/2006**
 Final Performance and Evaluation Report
 FINAL P & E 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	76,102.00	40,000.00	40,000.00	40,000.00
3	1408 Management Improvements	106,056.00	68,323.00	68,323.00	68,323.00
4	1410 Administration	71,485.00	71,485.00	71,485.00	71,485.00
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	55,459.00	53,619.24	53,619.24	53,619.24
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	382,000.00	437,890.80	437,890.80	437,890.80
10	1460 Dwelling Structures	333,000.00	352,783.96	352,783.96	352,783.96
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)	\$ 1,024,102.00	\$ 1,024,102.00	\$ 1,024,102.00	\$ 1,024,102.00
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: PAHOKEE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: FL14PO2150102 Replacement Housing Factor Grant I			Federal FY of Grant: 2002			
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	SKIRTING AROUND BUILDING	1460	20	-	-			
STUCKEY	FILL SOD	1450	20	-	-			DELETED
	REPAIR WALKWAYS TO UNITS	1450	40	-	-			DELETED
FL021-02	NO ACTIVITY PLANNED							
MCCLURE								
VILLAGE								
FL021-03	REPLACE SECURITY LOCKS	1460	200	-	-			DELETED
PADGETT	CONVERT GAZEBO TO LAUNDRYMAR	1470	1	-	-			MOVED A.CA
ISLAND	ELECTRICAL TO CODE	1460	200	-	-			DELETED
	REPLACE EXTERIOR DOORS	1460	400	-	-			DELETED
	REPLACE CLOSET DOORS	1460	200	-	-			DELETED
	INSTALL WEATHER HEADS	1460	200	33,000.00	11,610.00	11,610.00	11,610.00	COMPLETE
FL021-04	REPLACE SECURITY LOCKS	1460	200	-	-			DELETED
FREMD	REPLACE EXTERIOR DOORS	1460	400	-	-			DELETED
VILLAGE	INSTALL HVAIR CONDITIONING	1460	200	300,000.00	341,173.96	341,173.96	341,173.96	complete
	STATE II							
	WALK WAY REPAIRS	1450	200	382,000.00	437,890.80	437,890.80	437,890.80	complete
				715,000.00	790,674.76	790,674.76	790,674.76	

**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: FL14PO2150101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no. **2**)

Performance and Evaluation Report for Program Year Ending **12/31/2006** 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	105,349.00	25,943.17	25,943.17	25,943.17
3	1408 Management Improvements	120,000.00	60,448.43	60,448.43	60,448.43
4	1410 Administration	65,000.00	64,905.03	64,905.03	64,905.03
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	55,000.00	70,637.17	70,637.17	70,637.17
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	123,750.00	16,150.00	16,150.00	16,150.00
10	1460 Dwelling Structures	608,000.00	839,015.20	839,015.20	839,015.20
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)	\$ 1,077,099.00	\$ 1,077,099.00	\$ 1,077,099.00	\$ 1,077,099.00
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		Capital Fund Program Grant No: FL14PO2150101				2001		
		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	
STUCKY	SECURITY FENCING FOR ADMIN	1450	1	30,000.00	16,150.00	16,150.00	16,150.00	COMPLETED
FL021-001	BUILDING							
	SECURITY LOCKS	1460	40	15,000.00	-			DELETED
	REPLACE VINYL FLOORING	1460		68,000.00	-			DELETED
McCLURE	INSTALL CENTRAL A/C & HEATING	1460	75	397,000.00	-			DELETED
VILLAGE	FENCING FOR A/C & HEATING UNITS	1450	75	93,750.00	-			DELETED
FL021-002	ATTIC INSULATION	1460	75	23,000.00	-			DELETED
	REPLACE ENTRANCE DOORS	1460	75	70,000.00	-			DELETED
	REPLACE SECURITY LOCKS	1460	78	35,000.00	-			DELETED
	INSTALL FIRE EXTINGUISHERS	1460	75	-	-			DELETED
PADGETT	RENOVATE BATH ROOMS	1460	153	-	-			DELETED
FL021-003								
FREMD VILL	INSTALL HVAI R CONDITIONING	1460	92		839,015.20	839,015.20	839,015.20	cont. 50102
FL021-004								
PHA-WIDE	A & E SERVICES	1430		55,000.00	70,637.17	70,637.17	70,637.17	COMPLETED
	ADMIN SALARIES	1410		65,000.00	64,905.03	64,905.03	64,905.03	COMPLETED
	STAFF PROFESSIONAL DEVELOPMENT	1408		10,000.00	12,182.85	12,182.85	12,182.85	COMPLETED
	RESIDENT TRAINING	1408		10,000.00	-	-		DELETED
	OPERATIONS:							
	CONSULTING	1408		30,000.00	28,265.58	28,265.58	28,265.58	COMPLETED
	GROUNDS KEEPING	1406		30,000.00	-			
	TREE TRIMMING	1406		25,000.00	-			
	OPERATIONS	1406		50,349.00	25,943.17	25,943.17	25,943.17	COMPLETED
	CRIME PREVENTION(SE.LIGHTS)	1408		30,000.00	-	-		MOVED AC
	RESIDENT AFTER SCHOOL	1408		40,000.00	20,000.00	20,000.00	20,000.00	COMPLETED
	AND EDUCATIONAL PROGRAMS							
	ADVERTISEMENT	1430		-	-	-		MOVED S/F
				\$1,077,099.00	\$1,077,099.00	\$1,077,099.00	\$1,077,099.00	

