

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

PHA Plans

5 Year Plan for Fiscal Years 2007 - 2011
Annual Plan for Fiscal Year 2007

Housing Authority of the City of Titusville

**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 Titusville
PHA Number: FL-025

PHA Fiscal Year Beginning: 04/2007

PHA Programs Administered:

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

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 2007 - 2011
[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)

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:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score) 81
 - Improve voucher management: (SEMAP score) 81
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:

- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

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

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

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

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

Other PHA Goals and Objectives: (list below)

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

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

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.

1. Maintaining a complete and timely Capital Funds program that addresses physical and social needs of the residents and the properties.
2. Address the problem of high move-out rates combined with decreasing waiting lists for public housing. Improving the caliber of the vacant units.
3. Institute the flat rent program to address: a. working residents. B. becoming more competitive with the private market.
4. In accordance with County's housing needs assessment, attempt to develop additional elderly apartment complexes through multiple financing opportunities.
5. Review results of the new census and the 2005-10 Consolidated Plan for Brevard County to ascertain housing needs that require action by the Authority.
6. Develop improved relationships with current residents. Provide office and training space for meeting and training.
7. Explore all options for expanding the number and quality of affordable housing options available to residents of Titusville, Florida.
8. Increase communication with residents by continuing to encourage and support membership from all developments in the Resident Advisory Board.
9. Continue to increase safety and security in all developments through modernization efforts and communication with local police department.

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
- FY 2007 Capital Fund Program Annual Statement
- 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
- List of Resident Board Member
- Community Service Description of Implementation
- Information on Pet Policy
- Section 8 Homeownership Capacity Statement, if applicable
- Description of Homeownership Programs, if applicable

Optional Attachments:

- PHA Management Organizational Chart

- FY 2005 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
*	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
*	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
*	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
*	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
*	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
*	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
*	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
*	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
*	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
*	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
*	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
*	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
*	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
*	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
*	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
*	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
*	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
*	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
*	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
*	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
*	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- - ability	Supply	Quality	Access- - ibility	Size	Loca- - tion
Income <= 30% of AMI	1011	N/A	N/A	N/A	N/A	N/A	N/A
Income >30% but <=50% of AMI	738	N/A	N/A	N/A	N/A	N/A	N/A
Income >50% but <80% of AMI	476	N/A	N/A	N/A	N/A	N/A	N/A
Elderly	491	N/A	N/A	N/A	N/A	N/A	N/A
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity W	2387	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity B	595	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity H	96	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity A	44	N/A	N/A	N/A	N/A	N/A	N/A

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: Brevard County 2005 -2010
- 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	176	100	74
Extremely low income <=30% AMI	142	80	
Very low income (>30% but <=50% AMI)	26	15	
Low income (>50% but <80% AMI)	8	5	
Families with children	60	34	
Elderly families	58	33	
Families with Disabilities	38	22	
Race/ethnicity	103	59	
Race/ethnicity	72	41	
Race/ethnicity	16	9	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	112	64	
2 BR	53	30	
3 BR	10	6	
4 BR	1	1	
5 BR	0		

Housing Needs of Families on the Waiting List			
5+ BR	o		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	291		
Extremely low income <=30% AMI	291	100	
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children	239	82	
Elderly families	4	2	
Families with Disabilities	48	16	
Race/ethnicity W	62	21	
Race/ethnicity B	225	77	
Race/ethnicity H	4	2	
Race/ethnicity O			
Characteristics by Bedroom Size (Public Housing Only)			

Housing Needs of Families on the Waiting List			
1BR	159	55	
2 BR	97	33	
3 BR	29	10	
4 BR	4	2	
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 2 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			

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)

Continue the process to increase the availability of elderly units by developing additional units under the Authorities affordable housing program through multiple financing sources.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2006 grants)		
a) Public Housing Operating Fund	471,235.00	
b) Public Housing Capital Fund	343,767.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	1,686,384.00	
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)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
3. Public Housing Dwelling Rental Income	524,330.00	
4. Other income (list below)		
4. Non-federal sources (list below)		
Total resources	3,025,716.00	

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

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other: local preferences

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

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

(2)Waiting List Organization

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

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

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

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

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

1. How many site-based waiting lists will the PHA operate in the coming year?2

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

3. Yes No: May families be on more than one list simultaneously
 If yes, how many lists? 2

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

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

(3) Assignment

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

- One
 Two
 Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

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

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

- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)
- d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (select all that apply)
- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)
- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:
All developments except FL-25-6
- g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

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

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)

Other (list below)

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

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

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

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

Criminal or drug-related activity

Other :

Family composition and share of rent; landlord required to do his/her own qualifying.

(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:

Hard to find unit.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in 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:

Radio announcements, contact with local support groups and organizations

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:

See Admissions Policy, Chapter 6, 6-III.B. (1).

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?

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

Flat rents offered based on market study.

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

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

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

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

For specified general occupancy developments

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

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

Other (list below)

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

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

f. Rent re-determinations:

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

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

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to**

the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

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	255	74
Section 8 Vouchers	317	41
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	75	9
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A

Other Federal Programs(list individually)	N/A	N/A

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:

- A.C.O.P.
- Lease Part I & II
- Grievance Policy
- Procurement Policy
- Personnel Policy
- Capitalization Policy
- Disposition Policy
- Travel Policy
- Maintenance Policy

(2) Section 8 Management: (list below)

Section 8 Administrative Plan Policy

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

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) CAPITAL FUNDS

-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) 5-YEAR PLAN

-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:

Affordable Housing

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:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/>

Submitted, pending approval <input type="checkbox"/>
Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected:
6. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input type="checkbox"/> Total development
7. Timeline for activity:
a. Actual or projected start date of activity:
b. Projected end date of activity:

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: <u>Titusville Towers</u>
1b. Development (project) number: <u>FL-25-6</u>
2. Designation type:
Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(02/05/2002)</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 120
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)

3. Yes 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)

- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- Activities pursuant to HUD-approved Conversion Plan underway

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

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description

for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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 has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

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

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	NA	NA
Section 8	NA	NA

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

C. Welfare Benefit Reductions

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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)

2. Which developments are most affected?

All Developments

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
Fencing and Security Cameras

2. Which developments are most affected?

All Developments

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)

All Developments

D. Additional information as required by PHDEP/PHDEP Plan

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

- 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

I. Assistance Animals

The Housing Authority has the right to regulate assistance animals [24 CFR 5/303(b)(3)].

II. Animals as Pets

The Housing Authority may approve common household pets such as dogs, cats, birds, or fish. The following animals *are not* considered household pets:

- Reptiles
- Rodents (see Pet Policy for exclusions)
- Insects
- Arachnids
- Wild/feral animals
- Pot-bellied pigs
- Poultry or other livestock

In addition, the following animals are not permitted as pets:

- animals whose mature weight exceeds 25 pounds
- Pit Bulls, Rottweilers, Doberman Pinchers, Chows, or Boxer Breeds

III. Registration and Pet Agreement

- All pets must be registered with the Housing Authority before being brought onto Housing Authority property

IV. Number of Pets

Residents may own a maximum of 1 pet. In the case of fish, residents may have only so many as can exist in a safe and healthy manner in a tank up to 10 gallons.

V. Pet Restrictions

Pet Owners must adhere to the following:

- pets must be maintained within resident's unit
- when a pet is outside the unit, it must be leashed, crated, carried, or otherwise under the control of the owner
- pets are not permitted in lobbies, community rooms, dining rooms, or laundry areas.

VI. Pet Waste

The pet owner is responsible for removal of all pet waste and odors. This includes picking up waste while walking pets, disposing of cat litter appropriately, and eliminating pet odors.

VII. Alterations to Units

Pet owners shall not alter their units for their pet. This includes installing pet doors and erecting outside pens/enclosures.

VIII. Pet Noise

The pet owner is responsible to control the noise of their pet at all times so that the pet does not constitute a nuisance to other tenants.

IX. Pet Care

Pet owners are responsible for the adequate care, nutrition, exercise, training, and medical needs of their pet. Each owner shall designate an alternate person to be responsible for the pet in the event the owner becomes unable to continue caring for their pet.

X. Pet Deposit and Other Fees

Pet owners are required to pay a pet deposit of \$300.00 in addition to any other required deposits. The pet deposit will be refunded to the resident, less costs of any property damage caused by the pet within. This included the expense of flea infestation elimination.

A separate pet waste removal charge of \$10.00 per occurrence witnessed and documented by Housing Authority staff, will be assessed for failure to properly remove waste.

XI. Violations

The Housing Authority may initiate procedures for termination of pet approval and for tenancy if the owner fails to comply with the provisions of the Pet Policy.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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:
Private Management
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
 - 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:

 - 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)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Other: (list below)
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

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

Attachments

Attachment A	PHA Plan Table Library
Attachment B	Deconcentration Policy
Attachment C	Community Service Policy
Attachment D	RAB Membership
Attachment E	Comments from RAB
Attachment F	Organization Chart
Attachment G	Statement of Progress in Meeting 5-Year Mission and Goals

ATTACHMENT A

PHA Plan Table Library

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF TITUSVILLE		Grant Type and Number Capital Fund Program Grant No: FL14P02550107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	68,753			
3	1408 Management Improvements	64,782			
4	1410 Administration	34,377			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	109,855			
11	1465.1 Dwelling Equipment—Nonexpendable	20,000			
12	1470 Nondwelling Structures	10,000			
13	1475 Nondwelling Equipment	4,000			
14	1485 Demolition				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF TITUSVILLE	Grant Type and Number Capital Fund Program Grant No: FL14P02550107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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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
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	2,000			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	343,767			
22	Amount of line 21 Related to LBP Activities	14,000			
23	Amount of line 21 Related to Section 504 compliance	3,000			
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	30,000			
26	Amount of line 21 Related to Energy Conservation Measures	105,355			

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF TITUSVILLE		Grant Type and Number Capital Fund Program Grant No: FL14P02550107 Replacement Housing Factor Grant No:			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	
1. HA-WIDE	OPERATIONS	1406		68,753				
2. HA-WIDE	a. FORCE ACCOUNT MAINT.	1408	2	44,782				
	b. MAINTENANCE VEHICLE	1408	1	12,500				
	c. LAWN EQUIPMENT	1408	3	7,500				
3. HA-WIDE	a. MOD COORDINATOR	1410	1	27,000				
	b. E.D. & ADM. ASSISTANT	1410	1 EA	4,500				
	c. FA BENEFITS	1410	2	2,877				
4. HA-WIDE	a. A/E SERVICES	1430		15,000				
	b. ABATEMENT SERVICES	1430		14,000				
	c. ADVERTISING & PRINTNG	1430		1,000				
5. HA-WIDE	a. KITCHENS/BATHS	1460	10	30,000				
	b. WINDOWS/DOORS	1460	10	30,000				
	c. HVAC/INSULATION	1460	6	29,855				
	d. EXTERIORS & SITE	1460	10	20,000				
6. HA-WIDE	DWELLING EQUIPMENT	1465	60	20,000				
7. HA-WIDE	ADMIN BLDG HVAC & DUCTS	1470	5	10,000				
8. HA-WIDE	COMPUTER/OFFICE HARDWARE	1475	2	4,000				
			TOTAL	343,767				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: HOUSING AUTHORITY OF THE CITY OF TITUSVILLE	Grant Type and Number Capital Fund Program No: FL14P02550107 Replacement Housing Factor No:	Federal FY of Grant: 2007
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1. HA-WIDE	12/31/07			3/31/08			
2. HA-WIDE	3/31/08			9/30/08			
3. HA-WIDE	3/31/08			9/30/08			
4. HA-WIDE	3/31/08			12/30/08			
5. ?	06/30/09			6/30/10			
6. HA-WIDE	6/30/08			12/30/08			
7. HA-WIDE	3/31/08			12/30/08			
8. HA-WIDE	3/31/08			12/30/08			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name HA of TITUSVILLE		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 4/1/2008	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 4/1/2009	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 4/1/2010	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 4/1/2011
	Annual Statement				
25-1 Carpenter Homes		0	0	0	0
25-2 Maxwell Court		60,000	0	0	0
25-3 No Name		109,637	0	0	0
25-4 No Name		0	155,637	0	0
25-5 No Name		0	0	167,637	0
25-6 Titusville Towers		0	0	0	153,637
Ha- Wide		174,130	188,130	176,130	190,130
CFP Funds Listed for 5-year planning		343,767	343,767	343,767	343,767
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: Housing Authority of the City of Titusville		Grant Type and Number Capital Fund Program Grant No: FL14D02550104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/06 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations					
3	1408 Management Improvements					
4	1410 Administration					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	54,500	43,000	43,000	37,750.13	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	892,984	904,484	904,484	564,345.21	
11	1465.1 Dwelling Equipment—Nonexpendable	1,280	1,280	1,280	1,280	
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)	948,764	948,764	948,764	603,375.34	
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 compliance	11,000				
24	Amount of line 21 Related to Security – Soft Costs					
25	Amount of Line 21 Related to Security – Hard Costs	32,000.00				
26	Amount of line 21 Related to Energy Conservation 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: HOUSING AUTHORITY OF THE CITY OF TITUSVILLE		Grant Type and Number Capital Fund Program Grant No: FL14D02550104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL25-6	a. extract water, remove carpet & drywall	1460	146	192,899.12	192,899.32	192,899.32	192,899.32	complete
FL25-6	b. remove/ replace additional drywall	1460	121 units	45,027.31	30,363.92	30,363.92	30,363.92	complete
FL25-6	c. Mold Testing	1430	121 units	15,000.00	10,592.50	10,592.50	10,592.50	complete
FL25-6	d. exterior security lighting	1460	20	15,000.00	15,000.00	15,000.00	15,000.00	complete
FL25-6	e. Fire Alarm repairs & test	1460	121 units	10,960.75	10,960.75	10,960.75	10,960.75	complete
FL25-6	f. Repair elevators	1460	3	11,573.75	11,573.75	11,573.75	11,573.75	complete
FL25-6	g. Replace ceiling tiles	1460	1 floor	791.36	791.36	791.36	791.36	complete
FL25-6	h. Replace entry lights	1460	2	140.00	140.00	140.00	140.00	complete
FL25-6	i. Replace fire extinguisher box	1460	24	360.00	360.00	360.00	360.00	complete
FL25-6	j. replace roof vents	1460	20	3,000.00	3,000.00	3,000.00	3,000.00	complete
FL25-6	k. repair built up roof	1460	400 sq ft	0	0			defer
FL25-6	l. replace penthouse roof	1460	1	10,000.00	10,000.00	10,000.00	10,000.00	complete
FL25-6	m. repair air exchanger	1460	1	425.00	425.00	425.00	425.00	complete
FL25-6	n. replace window screens	1460	240	0	0			With z.
FL25-6	o. replace parking signage	1460	28	3,800.00	3,800.00	3,800.00	3,800.00	complete
FL25-6	p. replace landscape trees	1460	11	0	0			defer
FL25-6	q. replace condenser unit covers	1460	2	400.00	400.00	400.00	400.00	complete
FL25-6	r. repair railing	1460	1	59.12	59.12	59.12	59.12	complete

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF TITUSVILLE		Grant Type and Number Capital Fund Program Grant No: FL14D02550104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL25-6	s. replace seawall cap	1460	175 ft	9,750.00	9,750.00	9,750.00	9,750.00	complete
FL25-6	t. replace ALF walk-in contents	1460	invoices	0	0			other
HA-WIDE	u. Force Account Labor	1460	timesheets	43,682.70	43,682.70	43,682.70	43,682.70	complete
FL25-6	v. replace balcony exit lights	1460	24	0	0			defer
FL25-6	w. replace cove base	1460	120 unit	3,915.05	3,915.05	3,915.05	3,915.05	complete
FL25-6	x. replace window caulking	1460	120 unit	1,482.24	1,482.24	1,482.24	1,482.24	complete
FL25-6	y. weatherstrip doors	1460	120	0	0			defer
FL25-6	z. replace windows	1460	480	322,735.20	340,138.79	340,138.79	0	contract
HA-WIDE	aa. Portable generators & fuel	1460	2	2,916.76	2,916.76	2,916.76	2,916.76	complete
HA-WIDE	bb. Downed tree removal	1460	9	3,319.60	3,319.60	3,319.60	3,319.60	complete
FL25-6	cc. Elevator lobby doors	1460	12	16,637.50	16,637.50	16,637.50	16,637.50	complete
FL25-6	dd. Resident shelter costs	1460	invoices	18,593.74	18,593.74	18,593.74	18,593.74	complete
FL25-6	ee. Remove carpet & tile floors	1460	13 unit	14,760.00	14,760.00	14,760.00	14,760.00	complete
FL25-4	ff. Repair 3 family unit roofs	1460	3	15,000.00	11,479.00	11,479.00	11,479.00	complete
FL25-5	gg. Replace portion duplex roof	1460	1	0	0			defer
HA-WIDE	hh. Replace missing fascia	1460	300 ft	0	0			defer
HA-WIDE	ii. Replace damaged soffit	1460	200 ft	4,780.00	4,780.00	4,780.00	4,780.00	complete
HA-WIDE	jj. Replace unsanitary refrigerators	1465	10	1,280.00	1,280.00	1,280.00	1,280.00	complete
HA-WIDE	kk. Replace 20 gas vent cap	1460	20	0				In house
FL25-6	ll. Replace electric Busway 480 volt 3 ph	1460	130 ft	125,000.00	121,180.94	121,180.94	121,180.94	complete
FL25-6	mm. Repair water supply piping	1460	100 ft	0	0			defer
FL25-6	nn. Repaint entry doors w/ tape damage	1460	120	0	13,450.46	13,450.46	13,450.46	complete

PHA Name: HOUSING AUTHORITY OF THE CITY OF TITUSVILLE		Grant Type and Number Capital Fund Program No: FL14D02550104 Replacement Housing Factor No:				Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
a. FL25-6	3/31/05		3/31/05	3/31/05		3/31/05	COMPLETE
b. FL25-6	3/31/06		12/31/05	3/31/07		12/31/05	COMPLETE
c. FL25-6	3/31/06		3/31/06	3/31/07		3/31/06	COMPLETE
d. FL25-6	12/31/05		12/31/05	3/31/07		6/30/06	COMPLETE
e. FL25-6	3/31/05		3/31/05	3/31/05		3/31/05	COMPLETE
f. FL25-6	3/31/05		3/31/05	3/31/05		3/31/05	COMPLETE
g. FL25-6	3/31/05		3/31/05	3/31/05		3/31/05	COMPLETE
h. FL25-6	12/31/05		9/30/05	12/31/05		12/31/05	COMPLETE
I. FL25-6	6/30/05		6/30/05	6/30/05		6/30/05	COMPLETE
j. FL25-6	12/31/05		12/31/06	3/31/06		3/31/06	COMPLETE
k. FL25-6							DEFER
l. FL25-6	9/30/05		9/30/05	3/31/06		6/30/06	COMPLETE
m. FL25-6	12/31/05		12/31/05	3/31/06		3/31/06	COMPLETE
n. FL25-6							PART OF Z
o. FL25-6	6/30/05		6/30/05	9/30/05		9/30/05	COMPLETE
p. FL25-6							DEFER
q. FL25-6	12/31/05		12/31/05	3/31/06		3/31/06	COMPLETE
r. FL25-6	3/31/05		3/31/05	3/31/05		3/31/05	COMPLETE
s. FL25-6	9/30/05		9/30/05	9/30/05		9/30/05	COMPLETE
t. FL25-6							DEFER
u. HA-WIDE	3/31/05		3/31/05	3/31/05		3/31/05	COMPLETE
v. FL25-6	3/31/05			3/31/06		3/31/06	COMPLETE
w. FL25-6	3/31/05		3/31/05	3/31/05		3/31/05	COMPLETE

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: HOUSING AUTHORITY OF THE CITY OF TITUSVILLE		Grant Type and Number Capital Fund Program No: FL14D02550104 Replacement Housing Factor No:					Federal FY of Grant: 2004
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
x. FL25-6	3/31/05		3/31/05	3/31/05		3/31/05	COMPLETE
y. FL25-6							DEFER
z. FL25-6	3/31/06		9/30/06	3/31/07	6/30/07		WINDOW SUPPLIER DAMAGED BY WILMA
aa. HA-WIDE	3/31/05		3/31/05	3/31/05		3/31/05	COMPLETE
bb. HA-WIDE	3/31/05		3/31/05	3/31/05		3/31/05	COMPLETE
cc. FL25-6	9/30/05		9/30/05	9/30/05		9/30/05	COMPLETE
dd. FL25-6	3/31/05		3/31/05	3/31/05		3/31/05	COMPLETE
ee. FL25-6	3/31/05		3/31/05	3/31/05		3/31/05	COMPLETE
ff. FL25-4	9/30/05		3/31/05	12/30/05		9/30/05	COMPLETE
gg. FL25-5	9/30/05			12/30/05			DEFER
hh. HA-WIDE							DEFER
ii. HA-WIDE	9/30/05		9/30/05	3/31/06		9/30/05	COMPLETE
jj. HA-WIDE	3/31/05		3/31/05	3/31/05		3/31/05	COMPLETE
kk. HA-WIDE							DEFER
ll. FL25-6	12/31/05		12/31/05	9/30/06		6/30/06	COMPLETE
mm. FL25-6							DEFER
nn. FL25-6	3/31/06		3/31/06	3/31/07		6/30/06	COMPLETE
oo. FL25-6	3/31/06		3/31/06	3/31/07		6/30/06	COMPLETE
pp. FL25-4	9/30/05		9/30/05	12/30/05		9/30/05	COMPLETE
qq. CONWAY BLG							DEFER TO CFP 07
rr. HA-WIDE	3/31/06		3/31/06	3/31/07			ON GOING
ss. FL25-6	3/31/05		3/31/05	3/31/05		3/31/05	COMPLETE
tt. HA-WIDE							NOT FUNDED

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF TITUSVILLE	Grant Type and Number Capital Fund Program Grant No: FL14P02550104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 9/30/06 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	76,924	76,924	76,924	76,924
3	1408 Management Improvements	32,500	39,667.83	39,667.83	39,667.83
4	1410 Administration	30,808	30,808	30,808	30,808
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	19,587.50	19,587.50	19,587.50	19,587.50
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	210,967.50	203,799.67	203,799.67	203,799.67
11	1465.1 Dwelling Equipment—Nonexpendable	9,836	9,836	9,836	9,836
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	4,000	4,000	4,000	4,000
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)	384,623	384,623	384,623	384,623
22	Amount of line 21 Related to LBP Activities	15,000	15,000		
23	Amount of line 21 Related to Section 504 compliance	20,000	20,000		

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF TITUSVILLE	Grant Type and Number Capital Fund Program Grant No: FL14P02550104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 9/30/06
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs		5,000		
26	Amount of line 21 Related to Energy Conservation Measures		10,000		

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF TITUSVILLE		Grant Type and Number Capital Fund Program Grant No: FL14P02550104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
1. HA-WIDE	OPERATIONS	1406		76,924	76,924	76,924	76,924	COMPLETE
2. HA-WIDE	A. FORCE ACCOUNT	1408	2	32,500	37,550.44	37,550.44	37,550.44	COMPLETE
	B. MAINTENANCE VEHICLE	1408	1	0	0			DEFER
	C. SERVER SOFTWARE/INSTALL	1408	1	0	2,117.39	2,117.39	2,117.39	COMPLETE
3. HA-WIDE	A. MOD. COORDINATOR	1410	1	27,175	27,175	27,175	27,175	COMPLETE
	B. E.D. & ASSISTANT	1410	2	7,000	3,663	3,663	3,633	COMPLETE
4. FL025002	A. A/E SERVICES	1430		10,000	19,587.50	19,587.50	19,587.50	COMPLETE
MAXWELL	B. LBP ABATEMENT SERVICES	1430		3,000	0			DEFER
COURT	C. ADVERTISING & PRINTING	1430		2,000	0			DEFER
	D. GUT REHAB AND LBP	1460	14 UNITS	210,967.50	203,799.67	203,799.67	203,799	W/05/06
	ABATEMENT							
	E. REPLACE PORCHES, UTL.RMS. AND UNIT WINDOWS	1460	14 UNITS	0	0			INC IN D
HA-WIDE	REPLACE WATER HEATERS	1465	14 UNITS	9,836	9,836	9,836	9,836	COMPLETE
	STOVES, REFRIG & A/C							
5. HA-WIDE	COMPUTER HARDWARE	1475		4,000	4,000	4,000	4,000	COMPLETE
	TOTAL			384,623	384,623	384,623	384,623	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: HOUSING AUTHORITY OF THE CITY OF TITUSVILLE		Grant Type and Number Capital Fund Program No: FL14P02550104 Replacement Housing Factor No:				Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1. HA-WIDE	12/31/04		12/30/04	03/30/05		12/30/04	
2. HA-WIDE A.	03/30/05		12/30/04	06/30/05		12/30/04	
B.							DEFER
C.	3/31/06		3/31/06			3/31/06	FAILED SERVER REPLACEMENT SOFTWARE
3. HA-WIDE A & B	03/30/05		3/30/05	03/30/06		3/30/05	
4. FL025002	A 12/31/04		6/30/05	03/31/06		9/30/05	
MAXWELL COURT	B						DEFER TO 05
	C						DEFER TO 05
	D 12/30/05		9/30/06	9/30/06		9/30/06	REVISED SCOPE OF WORK TO GUT REHAB INCLUDED IN D
	E						
HA-WIDE	6/30/05		3/31/05	3/31/06		3/31/05	
5 HA-WIDE	12/31/05		12/31/05	12/31/05		3/31/06	COMBINING W/05 FOR NEW SERVER

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: HOUSING AUTHORITY OF THE CITY OF TITUSVILLE	Grant Type and Number Capital Fund Program Grant No: FL14P02550105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 9/30/06 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	73,325	73,325	73,325	73,325
3	1408 Management Improvements Soft Costs	65,000	65,000	65,000	54,594.12
	Management Improvements Hard Costs				
4	1410 Administration	36,662	36,662	36,662	36,662
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000	30,000	30,000	14,618.21
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	135,639	138,064.46	57840.86	25,331.46
11	1465.1 Dwelling Equipment—Nonexpendable	20,000	19,748	19,748	19,748
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	4,000	3,142.59	3,142.59	3142.59
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	2,000	683.95	683.95	683.95
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	366,626	366,626	286,402.40	228,105.33
	Amount of line XX Related to LBP Activities				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: HOUSING AUTHORITY OF THE CITY OF TITUSVILLE	Grant Type and Number Capital Fund Program Grant No: FL14P02550105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 9/30/06
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF TITUSVILLE		Grant Type and Number Capital Fund Program Grant No: FL14P02550105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
1. HA-WIDE	OPERATIONS		1406		73,325	73,325	73,325	73,325	complete
2. HA-WIDE	FORCE ACCOUNT		1408	2	65,000	65,000	65,000	54,594.12	ongoing
3. HA-WIDE	a. MOD. COORDINATOR		1410	1	27,175	36,662	36,662	36,662	complete
	b. E.D. & ADM. ASSISTANT		1410	2	5,000	0			defer
	c. FA benefits		1410	2	4,487	0			defer
4. FL025002	a. A/E SERVICES		1430		27,000	15,000	15,000	9,771.79	ongoing
Maxwell Court	b. LBP ABATEMENT SERVICES		1430		2,000	14,500	14,500	4626.50	ongoing
	c. ADVERTISING & PRINTING		1430		1,000	500	500	219.92	ongoing
	d. GUT REHAB UNITS		1460	4	135,639	138,064.46	57,840.86	39,117.39	ongoing
5. HA-WIDE	DWELLING EQUIPMENT		1465	60	20,000	19,748	19,748	19,748	complete
6. HA-WIDE	COMPUTER HARDWARE		1475	2	4,000	3,142.59	3,142.59	3,142.59	complete
7. FL025002	Relocation of residents for Mod		1495	4	2,000	683.95	683.95	683.95	complete
Maxwell Court									

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: HOUSING AUTHORITY OF THE CITY OF TITUSVILLE		Grant Type and Number Capital Fund Program No: FL14P02550105 Replacement Housing Factor No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1. HA-WIDE	12/31/05		9/30/05	3/31/06		12/31/05	
2. HA-WIDE	3/31/06		9/30/06	6/30/06	12/31/06		
3. HA-WIDE	3/31/06		3/31/06	6/30/06		6/30/06	
4. Maxwell Court							
a. FL025002	3/31/06		12/31/05	12/31/06			
b. FL025002	3/31/06		12/31/05	12/31/06			
c. FL025002	3/31/06	12/31/06	12/31/05	6/30/06	3/31/07		
d. FL025002	6/30/06	12/31/06		3/31/07	6/30/07		
5. HA-WIDE	3/31/06		12/31/05	9/30/06		9/30/06	
6. HA-WIDE	3/31/06		12/30/05	9/30/06		3/31/06	
7. FL025002	6/30/06		6/30/06	9/30/06		9/30/06	
Maxwell Court							

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name HOUSING AUTHORITY OF THE CITY OF TITUSVILLE						<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 04/2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 04/2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 04/2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 04/2009	
	Annual Statement					
25-2 Maxwell Court		360,000	360,000			
25-3 No Name				200,000	60,000	
25-4 No Name				100,000	200,000	
25-5 No Name				60,000	20,000	
25-6 Titusville Towers					80,000	
HA-WIDE		24,000	24,000	24,000	24,000	
Total CFP Funds (Est.)		384,000	384,000	384,000	384,000	
Total Replacement Housing Factor Funds						

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year :__4__ FFY Grant: 2007 PHA FY: 03/2007			Activities for Year: _5_ FFY Grant: 2008 PHA FY: 03/2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<i>FL025003 NO NAME</i>	<i>WINDOWS</i>	40,000	<i>FL025003 NO NAME</i>	<i>KITCHENS</i>	6,000
	<i>ROOF SYSTEM</i>	50,000		<i>BATHS</i>	12,000
				<i>WINDOWS</i>	7,000
FL025004 NO NAME	ROOF SYSTEM	150,000			
			FL025004 NO NAME	ROOFS	25,000
FL025005 NO NAME	LBP ABATEMENT	23,000		KITCHENS	6,000
	ACM ABATEMENT	17,000		BATHS	10,000
	KITCHENS	28,000		WINDOWS	7,000
HA-WIDE	Computer hardware	2,000	FL025005 NO NAME	KITCHENS	50,000
				BATHS	30,000
				HVAC	20,000
			FL025006	BATHS	20,000
			TITUSVILLE	WINDOWS	20,000
			TOWERS	ROOF SYSTEM	70,000
				KITCHENS	15,000
			HA-WIDE	Computer hardware	2,000
Total CFP Estimated Cost		\$300,000			\$ 300,000

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF TITUSVILLE	Grant Type and Number Capital Fund Program Grant No: FL14P02550106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 9/30/06 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	68,753		68,753	68,753
3	1408 Management Improvements	61,000			
4	1410 Administration	34,377		34,377	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000		15,000	
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	125,637			
11	1465.1 Dwelling Equipment—Nonexpendable	20,000		20,000	6,097
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	4,000		2,000	1,270.68
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	0			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	343,767			
22	Amount of line 21 Related to LBP Activities	10,000			
23	Amount of line 21 Related to Section 504 compliance	10,000			

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF TITUSVILLE		Grant Type and Number Capital Fund Program Grant No: FL14P02550106 Replacement Housing Factor Grant No:		Federal FY of Grant: 2006	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/06 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	8,000			
26	Amount of line 21 Related to Energy Conservation Measures	40,000			

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY OF TITUSVILLE			Grant Type and Number Capital Fund Program Grant No: FL14P02550106 Replacement Housing Factor Grant No:			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	
1. HA-WIDE	OPERATIONS	1406		68,753		68,753	68,753	Complete
2. HA-WIDE	FORCE ACCOUNT	1408	2	61,000				Ongoing
3. HA-WIDE	a. MOD COORDINATOR	1410	1	27,000		27,000		Ongoing
	b. E.D. & ADM. ASSISTANT	1410		4,500		4,500		Ongoing
	c. FA BENEFITS	1410	2	2,877		2,877		Ongoing

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF TITUSVILLE		Grant Type and Number Capital Fund Program Grant No: FL14P02550106 Replacement Housing Factor Grant No:			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	
4. FL025002	a. A/E SERVICES	1430		24,000		10,000		Ongoing
Maxwell Court	b. LBP ABATEMENT SERVICES	1430		5,000		5,000		Ongoing
	c. ADVERTISING & PRINTING	1430		1,000				Ongoing
	d. GUT REHAB UNITS	1460	4	125,637				Ongoing
	e. RELOCATION FOR MOD	1495	4	0				
5. HA-WIDE	DWELLING EQUIPMENT	1465	60	20,000		20,000	6,097	Ongoing
6. HA-WIDE	COMPUTER HARDWARE	1475	2	4,000		2,000	1,270.68	Ongoing
			TOTAL	343,767				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: HOUSING AUTHORITY OF THE CITY OF TITUSVILLE		Grant Type and Number Capital Fund Program No: FL14P02550106 Replacement Housing Factor No:				Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1. HA-WIDE	12/31/06		9/30/06	3/31/07		9/30/06	
2. HA-WIDE	3/31/07			9/30/07			
3. HA-WIDE	3/31/07		9/30/06	9/30/07			
4. MAXWELL COURT							
a. FL025002	3/31/07			12/31/07			
b. FL025002	3/31/07			12/31/07			
c. FL025002	3/31/07			12/31/07			
d. FL025002	3/31/07			3/31/08			
e. FL025002	3/31/07			6/30/08			
5. HA-WIDE	3/31/07		9/30/06	12/31/07			
6. HA-WIDE	3/31/07			12/31/07			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2007 PHA FY: 4/1/2007	Work Statement for Year 3 FFY Grant: 2008 PHA FY: 4/1/2008	Work Statement for Year 4 FFY Grant: 2009 PHA FY: 4/1/2009	Work Statement for Year 5 FFY Grant: 2010 PHA FY: 4/1/2010
	Annual Statement				
25-1 Carpenter Homes		0	0	0	0
25-2 Maxwell Court		167,639	50,000	0	0
25-3 no name		0	50,000	50,000	50,000
25-4 no name		0	67,639	50,000	50,000
25-5 no name		0	0	0	50,000
25-6 Titusville Towers		0	0	67,639	17,639
HA-WIDE		198,987	198,987	198,987	198,987
CFP Funds Listed for 5-year planning		366,626	366,626	366,626	366,626
Replacement Housing Factor Funds					

ATTACHMENT B

Deconcentration Policy

ACOP Chapter 12, Section IV, E, pg. 12-13

Deconcentration of Poverty and Income-Mixing [24 CFR 903.1 and 903.2]

The PHA's admission policy must be designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. A statement of the PHA's deconcentration policies must be included in its annual plan [24 CFR 903.7(b)].

The PHA's deconcentration policy must comply with its obligation to meet the income targeting requirement [24 CFR 903.2(c)(5)].

Developments subject to the deconcentration requirement are referred to as 'covered developments' and include general occupancy (family) public housing developments. The following developments are not subject to deconcentration and income mixing requirements: developments operated by a PHA with fewer than 100 public housing units; mixed population or developments designated specifically for elderly or disabled families; developments operated by a PHA with only one general occupancy development; developments approved for demolition or for conversion to tenant-based public housing; and developments approved for a mixed-finance plan using HOPE VI or public housing funds [24 CFR 903.2(b)].

Steps for Implementation [24 CFR 903.2(c)(1)]

To implement the statutory requirement to deconcentrate poverty and provide for income mixing in covered developments, the PHA must comply with the following steps:

Step 1. The PHA must determine the average income of all families residing in all the PHA's covered developments. The PHA may use the median income, instead of average income, provided that the PHA includes a written explanation in its annual plan justifying the use of median income.

PHA Policy

The PHA will determine the average income of all families in all covered developments on an annual basis.

Step 2. The PHA must determine the average income (or median income, if median income was used in Step 1) of all families residing in each covered development. In determining average income for each development, the PHA has the option of adjusting its income analysis for unit size in accordance with procedures prescribed by HUD.

PHA Policy

The PHA will determine the average income of all families residing in each covered development (not adjusting for unit size) on an annual basis.

Step 3. The PHA must then determine whether each of its covered developments falls above, within, or below the established income range (EIR), which is from 85% to 115% of the average family income determined in Step 1. However, the upper limit must never be less than the income at which a family would be defined as an extremely low income family (30% of median income).

Step 4. The PHA with covered developments having average incomes outside the EIR must then determine whether or not these developments are consistent with its local goals and annual plan.

Step 5. Where the income profile for a covered development is not explained or justified in the annual plan submission, the PHA must include in its admission policy its specific policy to provide for deconcentration of poverty and income mixing.

Depending on local circumstances the PHA's deconcentration policy may include, but is not limited to the following:

- Providing incentives to encourage families to accept units in developments where their income level is needed, including rent incentives, affirmative marketing plans, or added amenities
- Targeting investment and capital improvements toward developments with an average income below the EIR to encourage families with incomes above the EIR to accept units in those developments
- Establishing a preference for admission of working families in developments below the EIR
- Skipping a family on the waiting list to reach another family in an effort to further the goals of deconcentration
- Providing other strategies permitted by statute and determined by the PHA in consultation with the residents and the community through the annual plan process to be responsive to local needs and PHA strategic objectives

A family has the sole discretion whether to accept an offer of a unit made under the PHA's deconcentration policy. The PHA must not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the PHA's deconcentration policy [24 CFR 903.2(c)(4)].

If, at annual review, the average incomes at all general occupancy developments are within the EIR, the PHA will be considered to be in compliance with the deconcentration requirement and no further action is required.

PHA Policy

For developments outside the EIR the PHA will take the following actions to provide for deconcentration of poverty and income mixing:

Order of Selection [24 CFR 960.206(e)]

The PHA system of preferences may select families either according to the date and time of application or by a random selection process.

PHA Policy

Families will be selected from the waiting list based on preference. Among applicants with the same preference, families will be selected on a first-come, first served basis according to the date and time their complete application is received by the PHA.

When selecting applicants from the waiting list the PHA will match the characteristics of the available unit (unit size, accessibility features, unit type) to the applicants on the waiting lists. The PHA will offer the unit to the highest ranking applicant who qualifies for that unit size or type, or that requires the accessibility features.

By matching unit and family characteristics, it is possible that families who are lower on the waiting list may receive an offer of housing ahead of families with an earlier date and time of application or higher preference status.

Factors such as deconcentration or income mixing and income targeting will also be considered in accordance with HUD requirements and PHA policy.

PHA Policy

If subject to deconcentration requirements, the PHA will consider its deconcentration goals when transfer units are offered. When feasible, families above the Established Income Range will be offered a unit in a development that is below the Established Income Range, and vice versa, to achieve the PHA's deconcentration goals. A deconcentration offer will be considered a "bonus" offer; that is, if a resident refuses a deconcentration offer, the resident will receive one additional transfer offer.

ATTACHMENT C

Community Service Policy

(Abbreviated version taken from ACOP Chapter 11)

The PHA will make the determination of whether to permit a deviation from the schedule [of community service]. Individuals who have special circumstances which they believe will prevent them from completing the required community service hours for a given month, must notify the PHA in writing within 5 business days of the circumstances becoming known. The PHA will review the request and notify the individual, in writing, of its determination within 10 business days. The PHA may require those individuals to provide documentation to support their claim.

The PHA will consider 20 hours per week as the minimum number of hours needed to qualify for a work activity exemption.

The PHA will provide the family with a notice describing the Community Service Policy. at least-up when a family member is determined to be subject to the community service requirement during the lease term, and at any time upon the family's request.

On an annual basis, the PHA will notify the family in writing of the family members who are subject to the community service requirement and the family members who are exempt.

The PHA will ensure that the annual reexamination is conducted within 12 months of the last annual reexamination.

At least 60 days prior to annual re-examination, the PHA will review and verify the exemption status of all adult family members. This verification will only be done on an annual basis unless the family reports a change or the PHA has reason to believe that an individual's exemption status has changed. For individuals who are exempt because they are 62 years of age and older, verification of exemption status will be done only at the initial examination.

Upon completion of the verification process, the PHA will notify the family of its determination in accordance with the policy in Section 11-I.B., Notification Requirements.

Approximately 60 days prior to the annual re-examination, the PHA will provide written notice requiring the family to submit documentation that all subject family members have complied with the service requirement. The family will have 10 business days to submit the PHA required documentation form(s).

If the family fails to submit the required documentation within the required timeframe, or PHA approved extension, the subject family members will be considered noncompliant with community service requirements, and notices of noncompliance will be issued pursuant to the policies in Section 11-I.E., Noncompliance.

All family members who claim they are exempt from the community service requirement will be required to sign the community service exemption certification form. The PHA will provide a completed copy to the family and will keep a copy in the tenant file.

The PHA will verify that an individual is exempt from the community service requirement by following the verification hierarchy and documentation requirements in Chapter 7.

The PHA makes the final determination whether or not to grant an exemption from the community service requirement. If a resident does not agree with the PHA's determination, s/he can dispute the decision through the PHA's grievance procedures (see Chapter 14).

If anyone in the family is subject to the community service requirement, the PHA will provide the family with community service documentation forms at admission when a family member becomes subject to the community service requirement during the lease term, or upon request by the family.

Each individual who is subject to the requirement will be required to record their community service or self-sufficiency activities and the number of hours contributed. The collected data will also include places for signatures and phone numbers of supervisors, instructors, and counselors certifying to the number of hours contributed.

Families will be required to submit the documentation to the PHA, upon request by the PHA.

If the PHA has reasonable cause to believe that the certification provided by the family is false or fraudulent, the PHA has the right to require third-party verification.

The notice of initial noncompliance will be sent at least 45 days prior to the annual re-examination.

ATTACHMENT D
RAB Membership

Grace Davis	President
Edward Bryant	Vice President
Carol Whittler	Treasurer
Ira Kennigton	Assistant Treasurer
Farah Machuca	Secretary
Joan Cavanagh	Assistant Secretary
Joan Gray	Representative to the Board of Commissioners <i>Four-year term; appointed by Mayor & City Council</i>
Milton Hochron	Member
Gene Smith	Member
*James Dunbar	Member

* in memoriam

ATTACHMENT E
RAB Comments

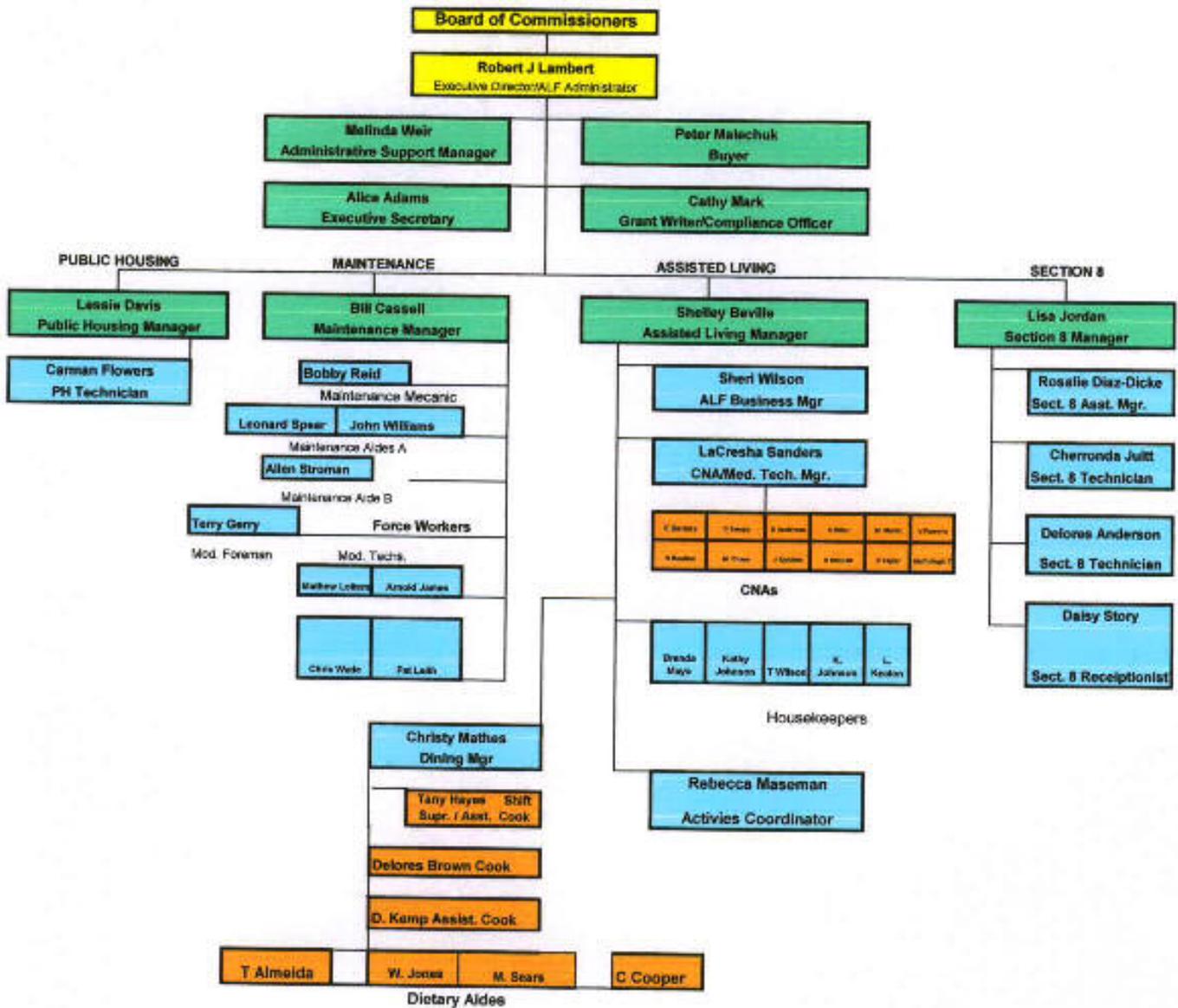
*(Meeting held 11/8/2006 to review plan;
no comments submitted by Resident Advisory Board)*

ATTACHMENT F

Organization Chart

HOUSING AUTHORITY
OF THE CITY OF
TITUSVILLE

ORGANIZATIONAL CHART



ATTACHMENT G

Statement of Progress in Meeting 5-Year Mission & Goals

Mission:

The Housing Authority of the City of Titusville (HACTV) has been striving to meet its goal in promoting “adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.” HACTV is slowly improving its housing stock, even though it is seriously challenged by the current funding level from the Department of Housing and Urban Development (HUD). Among other considerations, the Board of Commissions has visited the idea of converting its family public housing units into “affordable housing.” This authority only operates 135 family units, and to turn this small amount of public housing into “affordable housing” will most certainly have a serious detrimental impact on the city of Titusville. The Authority will continue to seek funding from outside sources to augment HUD funding.

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

The funding of the Section 8 Program has steadily decreased in the last few years. At the same time, rents in the area have skyrocketed due to a real estate boom throughout central Florida. The impact has been a need to cut the number of vouchers available for families and individuals needing affordable rental property. .

The Authority’s Public Housing Program operating fund is being funded at an all-time low. Like the Section 8 Program, HUD funding has continually decreased for several years. In addition, HACTV, like many owners in this area, suffered property damage as a result of the three major storms that swept through Florida during the 2004 hurricane season. The cost of building materials and contractor services rose sharply following those storms. The average unit renovation cost went from approximately \$50,000 to over \$90,000. Two years later, HACTV is still trying to make hurricane related repairs with funding that was insufficient for regular yearly capital improvement needs.

The Board of Commissioners and the Executive Director are still considering the need to use reserve funds as well as alternate funding sources in order to maintain current program levels. The number of staff is kept as lean as is responsible and practicable. Administration is diligent in their efforts to control all costs including the use of hiring part-time modernization labor to cut down on the cost of contractors. The hope continues to be focused on the Titusville Towers Assisted Living Facility maintaining a profit margin to offset deficits and perhaps eventually allow program expansion.

PHA Goal: Improve the quality of assisted housing.

The Authority’s Section 8 Program has earned the designation of a standard performer according to the SEMAP scoring, which has been verified by HUD audits for the past couple years. HACTV has continued its efforts to improve the quality of assisted housing and to encourage Section 8 recipients to seek housing in areas other than low income neighborhoods. Inspectors have increased their vigilance and professional efforts to eliminate any unacceptable living conditions and violations of Housing Quality Standards.

Again, the condition of the Authority’s public housing stock continues to decline despite efforts to renovate and modernize all of the properties. The amount of HUD funding coupled with the HUD regulation of only being able to accumulate two-years of Capital Grant funds does not allow the Authority to accumulate enough grant money to plan large-scale work projects that will have a significant positive impact on the aging community. As previously noted, with the current HUD funding, HACTV has approximately a 50-year backlog of much needed modernization projects.

PHA Goal: Increase assisted housing choices.

The Authority will continue its efforts to work with landlords and residents to increase the awareness of the Section 8 Program and to educate the Section 8 clients of their housing choices offered through the program.

Additional counseling and Section 8 landlord meetings will be held to share experiences between landlords, tenants, and staff. An open dialogue between staff and landlords has always been fostered, and HACTV will continue to work with new landlords who need to be educated on how the program can work to benefit the tenant and the landlord.

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

The conversion of Titusville Towers to include assisted living services greatly increases and improves the ability of our elderly tenants to remain self sufficient as long as possible – aging in place.

The distressed condition of the majority of the family units, along with funding cutbacks effecting capital improvements and HACTV's ability to maintain current programming levels, reduces our ability to promote more formal self-sufficiency programs. Currently, minimal counseling is performed by housing management personnel of residents to encourage employment and rent incentives for work. Non-working tenants are required to participate in Community Service activities per policy.

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing.

The Housing Authority of the City of Titusville continues to observe and to enforce, where appropriate, fair housing laws through its policies and procedures. HACTV offers extended assistance to people with disabilities to locate and maintain accessible housing. Additionally, we assist landlords with information pertaining to their responsibilities in making their units meet accessibility regulations.