

PHA Plans

Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Streamlined 5-Year Plan for Fiscal Years 2008 - 2012

Streamlined Annual Plan for Fiscal Year 2008

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Avon Park Housing Authority

PHA Number: FL012

PHA Fiscal Year Beginning: (mm/yyyy) 01/2008

PHA Programs Administered:

156 **Public Housing and Section 8** **Section 8 Only**

Public Housing Only

Number of public housing units: 129

Number of S8 units:

Number of public housing units:

Number of S8 units: 27

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:				

PHA Plan Contact Information:

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Public Access to Information

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

Main administrative office of the PHA

PHA development management offices

PHA local offices

Display Locations For PHA Plans and Supporting Documents

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

Main administrative office of the PHA

PHA development management offices

PHA local offices

Main administrative office of the local government

Main administrative office of the County government

Main administrative office of the State government

Public library

PHA website

Other (list below)

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

- Main business office of the PHA
 PHA development management offices

Streamlined Five-Year PHA Plan **PHA FISCAL YEARS 2008 - 2012**

[24 CFR Part 903.12]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- X The PHA's mission is: The aim of the Avon Park Housing Authority is to ensure safe, decent and affordable housing; to create opportunities for resident's self-sufficiency and economic opportunities; and to assure fiscal integrity by all program participants.
- In order to achieve this mission we will:
- Recognize the housing needs of the community at large.
 - Seek public and private partnerships to achieve our goals.
 - Act as an agent for change
 - Maximize limited HUD resources.

B. Goals

1. Board Development

- A. Establish criteria for board membership
- B. Educate commissioners as to scope of authority
- C. Encourage Resident Commissioner to represent all residents

2. Resident Involvement and Inclusion

- A. Establish Resident Advisory Board to deal with problems before they reach the Executive Director's involvement area.
- B. Encourage Community Watch programs on both sites.

3. Resident Services: Meet Resident's Needs

- A. Develop method to identify needs
- B. Conduct annual family needs assessment
- C. Conduct preventive maintenance survey
- D. Identify & take advantage of opportunities to provide economic opportunity
- E. Assist residents in meeting affordable housing needs

4. Strategic Plan: Setting a future for the HA

- A. Determine needs for and secure additional affordable housing for Avon Park and surrounding area through pursuit of various affordable housing development initiatives.
 - 1) Appraise APHA property assets
 - 2) Collaborate and Partner with other affordable housing development and

Community Service organizations to expand and meet special housing needs and services.

- 3) Pursue APHA property disposition of Lakeside Park with USDHUD.
 - 4) Develop and implement a strategic affordable housing development and improvement plan by utilizing data from 2006 Highlands County Market Study, 2006 Appraisal & 2007 Comparative Market Analysis of Lakeside Park, and 2007 Physical Needs Assessment of Highlands County
 - 5) Pursue acquisition of local Mark-To-Market Property(s) where available.
- B. Expand current and create new private, public and non-profit organization partnerships
- C. Create additional affordable housing in collaboration with the APHA's non-profit instrumentality Avon Park Housing Development Corporation.
- 5. Conduct APHA capacity assessment**
- 1) before implementing maintenance plan
 - 1) 1 year after implementation to compare results.

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

Streamlined Annual PHA Plan

PHA Fiscal Year 2008

[24 CFR Part 903.12(b)]

Table of Contents

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

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

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<input type="checkbox"/>	7. Civil Rights Certifications (included with PHA Certifications of Compliance)
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<input type="checkbox"/>	12. Other (List below, providing name for each item)

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans; Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.*

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

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

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

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

Executive Summary (optional)

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

There are no major changes in the operating documents, Admissions & Occupancy Policy and the Administrative Plan. The 5-year capital plan has been updated, using the grant received for FY2008 to project ahead for each of the next 5 years.

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

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

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

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance –the waiting list was opened 10/18/04 after being closed 3 years		
<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	135		
Extremely low income <=30% AMI	98	72%	

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Housing Needs of Families on the PHA's Waiting Lists			
Very low income (>30% but <=50% AMI)	31	22%	
Low income (>50% but <80% AMI)	6	4%	
Families with children	103	98%	
Elderly families	17	13%	
Families with Disabilities	15	11%	
Race/ethnicity Hispanic	74	55%	
Race/ethnicity White	105	78%	
Race/ethnicity Black	30	22%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	12		
1BR	45		
2 BR	31		
3 BR	28		
4 BR	13		
5 BR	6		
5+ BR	0		
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (Sec. 8 only), Public Housing is open. If yes: How long has it been closed (# of months)? 59 months. Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

B. Strategy for Addressing Needs

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

(1) Strategies

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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. Membership on County Housing Advisory Committee meets this goal. Have maintained contact with the state committee revising the State Consolidated Plan.
- 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.
- X Other: (list below) Possible acquisition of Ridgedale Apartments (36 units), Mark-To-Market Property for sale. Pursue additional funding resources through the non-profit Avon Park Housing Development Corporation.

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

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Select all that apply

- Seek designation of public housing for families with disabilities (already in place)
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing (completed)
- √ 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

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

2. Statement of Financial Resources

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

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2007 grants)		
a) Public Housing Operating Fund	\$286,064	
b) Public Housing Capital Fund	\$193,308	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Resident Opportunity and Self-Sufficiency Grants	0	
g) Community Development Block Grant	0	
h) HOME	0	
Other Federal Grants (list below)		

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Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$190,753	
4. Other income (list below)	\$ 1,680	Off-set on utility costs for bldg
Rent for Community Center space		
Work Orders, Late Charges		Off-set operating expenses
4. Non-federal sources (list below)	0	
Total resources	\$671,805	

3. PHA Policies Governing Eligibility, Selection, and Admissions

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

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (2-5)
- When families are within a certain time of being offered a unit: (state time)

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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 – reference by prior landlord
- √ Housekeeping
- √ Other: if applicant left owing money to any other federally assisted property, including, but not limited to Section 8 and public housing programs.

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? Depending upon local check.

e. √ Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? If indicated by local criminal records check.

(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: DeLaney Heights with 0 and 1 brm. units are limited to near-elderly/elderly/persons with disabilities.

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

- √ PHA main administrative office
- PHA development site management office
- √ Other : application packets are available at the Dept. Children & Families offices, the One Stop Work Investment Board offices and various other social service agencies as the need for marketing arises.

c. Site-Based Waiting Lists-Previous Year

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1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? ____
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? ____
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

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

1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list?
(select one)
 - One
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA: Sec. 8 applicants are issued a 60-day housing choice voucher, that may be extended 30 days if applicant has made documented efforts to find a suitable

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unit and has not been successful within that time frame.

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

√ Emergencies

Over-housed

Under-housed

√ Medical justification

√ Administrative reasons determined by the PHA (e.g., to permit modernization work)

Resident choice: (state circumstances below)

√ Other: (list below): if persons at top of list are not ready to move in a vacant unit may be offered to a transfer family to shorten the number of vacancy days on a unit.

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

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- 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

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- 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; Application Package (How to Apply, Application Form, APHA Rules)

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

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

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

B. Section 8

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

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors):
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes? Applicant required to submit request to local LEA's.
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? If preliminary

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check indicates need to screen further.

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

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

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

(2) Waiting List Organization

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

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

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

- PHA main administrative office – only during announced time that applications are being taken. Because the program is so small there are very limited opportunities to move up on the waiting list so it has remained for almost 3 years.
 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:

(4) Admissions Preferences

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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

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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)

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- 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 in local newspapers, posted on HA lobby bulletin board, City Hall bulletin boards, Dept. Children & Families, NuHope Elder Services, Assoc. Retarded Citizens (ARC), and any others that would service specific populations eligible for special purpose vouchers.
- Other (list below)

4. PHA Rent Determination Policies

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

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one of the following two)

- The PHA will not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents

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are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

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

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

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- 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

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- 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 in excess of \$1,200.00
- 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? No. Administratively burdensome for a very small PHA.

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below): Consultant took local information, including that of local realtors doing property management, to set the flat rents by bedroom type and compared those rates to the HUD Fair Market Rent rates. The APHA Flat Rent Rate is now reconciled and set to the represented percent of Fair Market Rent rate by Bedroom type, calculated by formula from the Survey rate, and set annually as the standard baseline on a rolling year-by-year bases.

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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 not in excess of 110% of FMR
- 110% of FMR – as a maximum. Change from 100% necessitated by local market rate standards to facilitate lease-up..
- 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): at interim times if HUD rules or budget allocations change.

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

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- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below): ability to stay within the HUD budget. The PHA has grave reservations that with the lowering of the payment standard larger families may be unsuccessful in finding housing in the local rental market.

(2) Minimum Rent

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

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

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

5. Capital Improvement Needs

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

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

A. Capital Fund Activities

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

(1) Capital Fund Program

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

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financing activities.). The PHA will be pursuing the possibility of Capital Bond financing as a means to complete needed physical improvements over the coming year. At this time there has been no bond or other borrowing activity concluded. **DRAFT STATEMENT**

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

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

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)
- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)
Development name:
Development (project) number:
Status of grant: (select the statement that best describes the current status)
 Revitalization Plan under development
 Revitalization Plan submitted, pending approval
 Revitalization Plan approved
 Activities pursuant to an approved Revitalization Plan underway
- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below: This idea will be pursued for feasibility for both developments.
- e. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the

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Capital Fund Program Annual Statement? If yes, list developments or activities below:

Possible Disposition Application for Lakeside Park, depending on appraised value of Project and cost of replacement housing & relocation.

6. Demolition and Disposition

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

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

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

Demolition/Disposition Activity Description
1a. Development name: Lakeside Park
1b. Development (project) number: FL 012 – Family Development
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (2007)
5. Number of units affected: 79
6. Coverage of action (select one) <input type="checkbox"/> Part of the development YET TO BE DETERMINED <input type="checkbox"/> Total development
7. Timeline for activity: 24 Months a. Actual or projected start date of activity: Fall; 2007 b. Projected end date of activity: Spring, 2009

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

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

- (1) Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.) With 25 vouchers this is not feasible.

(2) Program Description

a. Size of Program

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

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

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

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

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

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d. Demonstrating that it has other relevant experience (list experience below).

8. Civil Rights Certifications

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

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

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

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

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2008 - 2012.)

Additional Board training has been held, and a Goals & Objectives Strategic Planning Workshop conducted with updated goals and objectives as reflected in the new 5-Year Plan.

The Resident Commissioner is active in the Resident Advisory Board (RAB) as well as the Board of Commissioners.

The Resident Advisory Board functions as the Resident's Council meeting monthly with a regular Brd.of Commissioners meeting agenda item report.

Community Block Watch programs were tried without much success on both small PH properties.

The Resident Satisfaction Survey has been used to assess resident's needs and satisfaction, as well as the RAB meetings. Information is disseminated to tenants on available resources for jobs, training and housing through notices distributed with rent statements, APHA Newsletter and bulletin board notices. Public housing vacancies have been reduced by decreasing the turn-around time of vacant units.

No new housing has been produced. An Appraisal and Comparative Market Analysis was performed on Lakeside Park for the purpose of determining value and highest/best use should the APHA elect to dispose of the project due to obsolescence. A Housing Market Study was also completed and amended by Highland County Housing Department to reflect existing housing conditions in the county housing marketplace. Avon Park Housing Development Corporation, Inc. (APHDC) , the APHA's 501 C(3) arm, has applied to the State Florida Housing Finance Corporation for both HOME and LIHTC funds to develop replacement housing for the Lakeside Park project disposition.

The APHDC has initiated negotiations with the local for-profit owner of an expiring Mark-To-Market 36 unit multi-family rental complex, with Project Based Assistance, which may also become an option for use to accommodate Lakeside Park disposition replacement housing. The APHA also plans to partner with two local not-for-profit agencies; Church Services Center of Avon Park and the Highlands County Coalition for Homeless, Inc. for the purpose of undertaking two critically needy community needs initiatives; 1) Create and sustain a meals service and delivery program centered at the APHA's Delaney Heights Community Building and 2). Create and sustain a transitional housing complex comprised of the 11 residential building structures of the non-lakefront Lakeside Park complex post disposition. Funding for these two initiatives will be pursued through the U.S. Dept. of HUD 2007/08 Continuum of Care Transitional Housing grant, following Lakeside Park disposition approval.

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B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

a. Substantial Deviation from the 5-Year Plan

APHA defines a substantial deviation as a change in the mission statement, goals and objectives, or in the CFP 5-Year action plan that requires Board approval to implement. APHA did not experience a substantial deviation from the past 5-year plan nor do we anticipate a substantial deviation during this fiscal year.

b. Significant Amendment or Modification to the Annual Plan

The following actions are considered to be Significant Amendments or Modifications:

- Ø Changes to rent policy.
- Ø Changes to the admissions policy.
- Ø Changes to the organization of the waiting list; and
- Ø Other policy changes requiring Board approval and resident notification.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements, the result of decreases in HUD subsidy levels to the public housing program, or the changes in the Sec. 8 Housing Choice Voucher program caused by the 2006 Authorization Act. During the coming year it is anticipated that in accordance to the regulations minor additions will be made to the ACOP and Admin Plan to further clarify and expand information on policies and practices. The Maintenance Charges will be reviewed and updated and Flat Rents will be reviewed and updated if found to be too low. If fuel prices increase to the point that utilities increase by greater than 10% changes will be made to utility allowances in accordance with the CFR. Any of these changes require Resident Advisory Board and resident comments, and Board of Commissioners approval.

C. Other Information

[24 CFR Part 903.13, 903.15]

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(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below:

The following is a summary of the comments and concerns recorded for plan/policy modification consideration;

Operating Improvements

- Residents support the concept of a meal program operation for the Delaney Heights Community Center.
- Residents support the items targeted for funding in the CFP budget for the Delaney Heights project.

APHA Pet Policy

- Residents would like the height of pets restriction reconsidered.
- Residents would like flexibility in proof of flea control; receipts acceptable form of proof.
- Residents object to declawing of cats; believe it's inhumane and creates an un-necessary expense to resident.
- Residents would like additional clarification of "visiting pets".
- Residents would like additional clarification of process in disposing of Pet waste.
- Residents would like annual pet ownership fee reconsidered.

APHA Rent Collection Policy

- Residents would like the Return Check Policy reconsidered; Adopting similar standards for check acceptance following returned check as late rent payment policy. Limit period of non-check payment within specific period of time (i.e., 90, 120, 180 days).

b. In what manner did the PHA address those comments? (select all that apply) N/A

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) The PHA will consider changes to the associated policies as recommended within the 2008 operating year and provide residents with continued opportunities for comment on specific policy proposed for change prior to adoption by the Board.

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(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: Deborah Yeggy

Method of Selection:

Appointment - in accordance with Florida State Statutes.

The term of appointment is (include the date term expires): 07/23/07-07/22/10

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

Description of Resident Election Process

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

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

Eligible candidates: (select one) N/A

- 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)

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Eligible voters: (select all that apply) N /A

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

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

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

Date of next term expiration of a governing board member: N/A

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): N /A

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary). The State Consolidated Plan is being revised with the Executive Director on the mailing list for comments on changes and progress of the update. The Housing Authority is in a rural county that does not have a Consolidated Plan so the conformance is with the County Housing Assistance Plan as part of the Comprehensive Plan, which is adopted after consultation with the County Housing Advisory committee, of which the Executive Director is a participating member.

Consolidated Plan jurisdiction: (provide name here)

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

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The PHA has based its statement of needs of families on its waiting list on the needs expressed in the Consolidated Plan/s. N/A

√ 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. N/A

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)

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

(4) (Reserved)

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

10. Project-Based Voucher Program

a. √ Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.

b. Yes √ No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

Low utilization rate for vouchers due to lack of suitable rental units

Access to neighborhoods outside of high poverty areas

√ Other (describe below:)

Converting PH Operating Subsidy to Section 8 Project Based vouchers for newly
housing replacing the disposed PH Lakeside Park PH Project.

acquired rental

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- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):
79 units, within City Limits of Avon Park.

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
√	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
N/A	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
√	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement. No impediments found & ACOP & Admin Plan address Fair Housing.	5 Year and Annual Plans
√	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.(See Section 9.C.3. – page 29.)	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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure. (latter N/A for Small PHA).	Annual Plan: Eligibility, Selection, and Admissions Policies
√	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. √ Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
√	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies

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List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
√	Public housing rent determination policies, including the method for setting public housing flat rents. √ 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. √ Check here if included in the public housing A & O Policy. (method only)	Annual Plan: Rent Determination
√	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. √ Check here if included in Section 8 Administrative Plan. (not written analysis)	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
√	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary) No Follow-up Plan required.	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
√	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
√	Any policies governing any Section 8 special housing types √ check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
N/A	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
√	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy. (part of Lease)	Annual Plan: Grievance Procedures
√	Section 8 informal review and hearing procedures. √ Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
√	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
√	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants. Changed to CFP budgets.	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
√	Self-evaluation, Needs Assessment and Transition Plan required by regulations	Annual Plan: Capital

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List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
N/A	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
√	Public Housing Community Service Policy/Programs √ Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
N/A	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies. E.D. on regional work investment board. No formalized agreement needed with the one agency.	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan(s) for public housing and/or Section 8. N/A	Annual Plan: Community Service & Self-Sufficiency
√	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
√	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). √ Check here if included in the public housing A & O Policy.	Pet Policy
√	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
N/A	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
N/A	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in	Joint PHA Plan for

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection N/A	Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Avon Park Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL14P0125108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$6,127			

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Avon Park Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL14P0125108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
3	1408 Management Improvements	\$12,000			
4	1410 Administration	\$30,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs (A & E)	\$18,181			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$127,000			
11	1465.1 Dwelling Equipment—Nonexpendable	\$10,000			
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)	\$193,308			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Avon Park Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL14P01250108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide/FL012	Operations	1460		\$6,127				
	Management Improvements	1408		\$12,000				
	Support staff for CFP	1410		\$30,000				
	Arch.& Eng. Fees/Costs	1430		\$14,681				
	Dwelling Equip.Repl. (Ranges, Refrigerators, H2O heaters)	1465.1		\$10,000				
FLO12-001 Lakeside Park	Dwelling Structures Roofs & Repairs	1460		\$25,000				
	Countertops & sink repl.	1460		\$5,500				
Delaney Heights	Repl.soffit & facias	1460		\$25,000				
	Repair/Repl. Sidewalks & steps	1460		\$15,000				
	Repair roofs	1460		\$25,000				
	Screen Door Repl.	1460		\$25,000				
Total CFP Estimated Cost				\$193,308				

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Avon Park Housing Authority			Grant Type and Number Capital Fund Program No: FL14P01250307 Replacement Housing Factor No:			Federal FY of Grant: 2008	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	12-31-09			12-31-10			

Capital Fund Program Five-Year Action Plan						
Part I: Summary						
PHA Name Avon Park Housing Authority					<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1 2008	Work Statement for Year 2 FFY Grant: 2009 PHA FY:	Work Statement for Year 3 FFY Grant: 2010 PHA FY:	Work Statement for Year 4 FFY Grant: 2010 PHA FY:	Work Statement for Year 5 FFY Grant: 2011 PHA FY:	
PHA Wide	Annual Statement	1406 - \$6,127 1408 - \$12,000 1410 - \$30,000 1430 - \$14,681 1465 - \$10,000	1406 - \$6,127 1408 - \$12,000 1410 - \$30,000 1430 - \$14,681 1465 - \$10,000	1406 - \$6,127 1408 - \$12,000 1410 - \$30,000 1430 - \$14,681 1465 - \$10,000	1406 - \$6,127 1408 - \$12,000 1410 - \$30,000 1430 - \$14,681 1465 - \$10,000	
FL012-001 DeLaney Heights		1460 - \$90,000	1460 - \$90,000	1460 - \$90,000	1460 - \$90,000	
FL012-001 Lakeside Park		1460 - \$30,500	1460 - \$30,500	1460 - \$30,500	1460 - \$30,500	
CFP Funds Listed for 5-year planning		\$193,308	\$193,308	\$193,308	\$193,308	
Replacement Housing Factor Funds						

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year :_2 FFY Grant: 2009 PHA FY:			Activities for Year: _3 FFY Grant: 2010 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PHA Wide	1406	\$6,127	PHA Wide	1406	\$6,127
Annual		1408	\$12,000		1408 Management Improvements Incl. Technical Assistance, Training, Software	\$12,000
Statement		1410 Support staff for CFP	\$30,000		1410 Support staff for CFP	\$30,000
		1430 A&E Fees/Costs	\$14,681		1430 A&E Fees/Costs	\$14,681
		1465.1 Dwelling Equipment Ranges, Refrigerators, and Water Heater	\$10,000		1465.1 Dwelling Equipment Ranges, Refrigerators, and Water Heaters	\$10,000
	FL012-001 Lakeside Park	1460		FL012-001 Lakeside Park	1460	
		Roof repl..and repairs Counter tops repl.	\$25,000 \$5,500		Kitchen rehab including replacing cabinets and counter tops. Repl. Tubs & surrounds	\$10,500 \$20,000
	FL12-001 DeLaney Heights	1460		FL12-001 DeLaney Heights	1460	
		Replace Soffit and fascia. Repair/replace sidewalks, add steps	\$45,000 \$15,000		Kitchen cab. Repl., countertops.	\$30,000
		Repair Roofs	\$25,000		Window/Door Replacement	\$45,000
		Screen Door Repl.	\$5,000		Concrete for erosion control & sidewalks	\$15,000
	Total CFP Estimated Cost		\$193,308			\$193,308

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year :_4___ FFY Grant: 2011 PHA FY:			Activities for Year: _5___ FFY Grant: 2012 PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PHA Wide	1406	\$6,127	PHA Wide	1406	\$6,127
PHA Wide	1408 Management Improvements, including Technical Assistance, Training	\$12,000	PHA Wide	1408 Management Improvements including Technical Assistance, Training	\$12,000
	1410 Administration Support staff for CFP	\$30,000		1410 Administration Support staff for CFP	\$30,000
	1430 A&E Fees/Costs	\$14,681		1430 A&E Fees/Costs	\$14,681
	1465.1 Dwelling Equip. Ranges, Refrigerators	\$10,000		1465.1 Dwelling Equip. Ranges, Refrigerators	\$10,000
FL012-001 DeLaney Heights	1460 Kitchen rehab including replacing cabinets Bath/Sink/Vanity Repl. Repl. Windows/Screens Drs.	\$40,000 \$20,000 \$30,000	FL012-001 DeLaney Heights	1460 Kitchen Rehab including replacing cabinets. Repl. Exterior Doors Repair/Repl. Sinks, tubs, surrounds	\$40,000 \$15,000 \$35,000
FL012-001 Lakeside Park	1460 Kitchen rehab including repl. cabinets and counter tops Repl. Bath, sinks, tub, & surrounds Roof Repl./Repair	\$5,500 \$13,000 \$12,000	FL012-001 Lakeside Park	1460 Bathroom rehab including replacing ceramic tile tub surrounds Repl. Screen Doors Repl. Kitchen Cab/countertops	\$20,000 \$5,000 \$10,000
Total CFP Estimated Cost		\$193,308			\$193,308

**Streamlined PHA Plan
PHA Certifications of Compliance**

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

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the Streamlined Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the streamlined Annual PHA Plan for PHA fiscal year beginning 09/01/99, hereinafter referred to as the Streamlined Annual Plan, of which this document is a part and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of the Streamlined Plan and implementation thereof:

1. The streamlined Annual Plan is consistent with the applicable comprehensive housing affordability strategy (or any streamlined Plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, and provided this Board or Boards an opportunity to review and comment on any program and policy changes since submission of the last Annual Plan.
3. The PHA made the proposed streamlined Annual Plan, including policy and program revisions since submission of the last Annual Plan, and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the streamlined Plan and invited public comment.
4. The PHA will carry out the streamlined Annual Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
5. The PHA will continually further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to effectively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
6. For streamlined Annual Plans that include a policy or change in policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's MTCIS in an accurate, complete and timely manner (as specified in PHA Notice 99-2);
 - The system of site based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and regulations, as specified at 24 CFR part 903.77(b)(2).
7. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
8. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
9. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
10. The PHA has submitted with the streamlined Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
11. The PHA has submitted with the streamlined Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 28.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

Date 9/21/07	Signature <i>Robert Roberts</i>
Title Board Chairman	Name of Public Trust Robert Roberts

I, the undersigned, certify that the information stated herein is true and correct to the best of my knowledge and belief, and that I am not aware of any information which would cause the information stated herein to be untrue or to be false in any material respect. I understand that this statement is a part of the application for the Public Trust and that it is subject to audit and investigation by the Secretary of the Department of Housing and Urban Development.

Streamlined Annual PHA Plan for Fiscal Year: 2008

PHA Name: Howards County Authority
 PHA Number: F1-012

- 17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 C.F.R. Part 35.
- 18. The PHA will comply with the public, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Federal (Federal Government) and 24 C.F.R. Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federal (Federal Government)).
- 19. The PHA will maintain only activities and programs covered by the streamlined Annual Plan to a manner consistent with the streamlined Annual Plan and will neither covered grant funds only for activities that are allowable under the regulations and included in its streamlined Plan.
- 20. All calculations and attachments (if any) to the streamlined Plan have been and will continue to be available at all times and all information that the PHA streamlines Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the streamlined Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA. In its streamlined Annual Plan and will continue to be made available at least at the primary business office of the PHA.
- 21. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last Annual PHA Plan (check all that apply):
 - 903.7a Housing Needs
 - 903.7b Housing, Rehabilitation and Admissions Policies
 - 904.7c Financial Resources
 - 904.7d Land Development Policies
 - 901.7e Development and Disposition
 - 901.7f Homeownership Programs
 - 902.7g Additional Information
 - A Programs in meeting 5-year mission and goals
 - B. Criteria for substantial completion and significant milestones
 - C. Other information requested by HUD
 - 1. Resident Advisory Board consultation process
 - 2. Membership of Resident Advisory Board
 - 3. Resident membership on PHA governing board
- 22. The PHA provides assurance as part of this certification regarding its streamlined Annual PHA Plan that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA board of directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection at the principal office of the PHA during normal business hours.

September 21, 2007

Karen Cato-Turner, Director
U.S. Department of Housing & Urban Development
Bricknell Plaza Federal Building
909 S.E. First Ave., Room 500
Miami, FL 33131-2911

Attn: Manny Bollar

Subject: Annual Plan FFY 2008 and 5 Year Plan Submittal

Dear Ms. Turner:

Enclosed are the following documents as submission of the Avon Park Housing Authority Streamlined Annual Plan for FFY 2008 and 5 Year Plan (2008-2012):

- 1). PHA Certifications of Compliance (form HUD 50076), adopted by Board Resolution 007-013 at the September 18th Board Meeting.
- 2). Form HUD-50075-SF; PHA Plans Streamlined 5-Year/Annual Version.

If additional documentation is needed, or there any questions on this submittal, please contact me.

Sincerely,

Larry P. Shoeman
Executive Director

Encl.