

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

PHA Plans

5 Year Plan for Fiscal Years 2008 - 2012
Annual Plan for Fiscal Year 2008

**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: Palatka Housing Authority

PHA Number: FL057

PHA Fiscal Year Beginning:04/2008

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 YEAR 2008 - 2012

[24 CFR Part 903.5]

A. Mission

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

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

- The PHA's mission is: (state mission here)
The Palatka Housing Authority in partnership with the community is committed to providing affordable and quality housing options to eligible applicants. We seek to create equal opportunities through education and training for residents to reach self-sufficiency and economic independence.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Apply for additional rental vouchers:
 - 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)
 - Improve voucher management: (SEMAP score)
 - 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)
- Provide relocation vouchers
- 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 2008

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

The Palatka Housing Authority has prepared this Agency Plan in partnership with our community and agency leadership as well as in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

Our Five Year and Annual Plans are predicated on the premise that if we realize our goals and objectives we will be working towards the achievement of our mission. Please find the following highlights found in the plans:

- ❖ **Less reliance on federal funding**
- ❖ **Operations improvement**
- ❖ **Marketing ourselves and our properties to give ourselves a competitive edge**

- ❖ Improving our public relations posture in the community
- ❖ Increased self-sufficiency and wages for residents
- ❖ Reduction of crime and increased sense of security for residents
- ❖ Customer-friendly and service-oriented rental office with capable and efficient employees

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead toward the accomplishment of our goals and objectives. Individually they form a framework for our daily operations; taken as a whole, they outline a comprehensive approach toward our mission and are consistent with the consolidated plan. As the reader reviews our strategies and goals for entrance into the new century, the PHA wishes to convey our solidarity of purpose and hope for expanding opportunities for ourselves, our residents and our community.

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.

Table of Contents		<u>Page #</u>
Annual Plan		
i.	Executive Summary	3-4
ii.	Table of Contents	4
	1. Housing Needs	8-13
	2. Financial Resources	14
	3. Policies on Eligibility, Selection and Admissions	15-24
	4. Rent Determination Policies	24-28
	5. Operations and Management Policies	28-30
	6. Grievance Procedures	30-31
	7. Capital Improvement Needs	31-33
	8. Demolition and Disposition	33
	9. Designation of Housing	34
	10. Conversions of Public Housing	35-36
	11. Homeownership	36-38
	12. Community Service Programs	38-41
	13. Crime and Safety	41-43
	14. Pets (Inactive for January 1 PHAs)	43
	15. Civil Rights Certifications (included with PHA Plan Certifications)	43
	16. Audit	43
	17. Asset Management	44
	18. Other Information	44-46

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 De-concentration
- FY 2008 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)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2008 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
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/ <u>Local</u> Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing De-concentration and Income Mixing Documentation: 1. PHA board certifications of compliance with de-concentration 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 de-concentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
N/A	any active CIAP grant	
N/A	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
NA	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or <u>Section 8</u>	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	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	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	1640	5	4	4	2	2	3
Income >30% but <=50% of AMI	2692	4	4	4	2	2	2
Income >50% but <80% of AMI	1121	3	3	3	2	2	2
Elderly	1046	5	5	3	3	2	2
Families with Disabilities	N/A						
White	881	2	2	2	2	2	2
African Americans	1020	5	4	3	3	3	2
Hispanic	323	5	4	2	2	3	2
Other	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:
- 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 type="checkbox"/> Public Housing			
<input checked="" 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/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	398		170
Extremely low income <=30% AMI	311	78%	
Very low income (>30% but <=50% AMI)	66	16%	
Low income (>50% but <80% AMI)	19	4%	
Families with children	257	64%	
Elderly families	49	12%	
Families with Disabilities	63	15%	
White	108	27%	
African American	280	70%	
Hispanic	18	4%	
Other	N/A		
Characteristics by Bedroom Size (Public Housing Only)			
1BR	157	54%	
2 BR	82	28%	
3 BR	29	10%	
4 BR	2	0	
5 BR	4	1%	

Housing Needs of Families on the Waiting List			
5+ BR	N/A		
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Section 8 If yes: How long has it been closed (# of months)? 14 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)
Participate with community partners and local government to identify local housing needs and develop strategies to meet those needs.

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community

- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (CY 2006 grants)		
a) Public Housing Operating Fund	\$1,610,901	
b) Public Housing Capital Fund	\$805,641	
c) Replacement Housing	\$ 0	
d) HOPE VI Revitalization		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$1,350,732	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds) Not applicable	\$0	
g) Resident Opportunity and Self-Sufficiency Grants	\$0	
h) Community Development Block Grant upcoming FY Year	\$0	
i) HOME	\$0	
Other Federal Grants (list below)	\$0	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
FL29P057501-05 (FY 2005)	\$15,751	PH Capital Improvements
FL29P057501-06 (FY 2006)	\$307,185	PH Capital Improvements
FL29P057501-07 (FY 2007)	\$801,624	PH Capital Improvements
3. Public Housing Dwelling Rental Income		
	\$ 823,737	PH Operations
4. Other income (list below)		
Excess Utilities	\$ 205,050	PH Operations
Misc. Other Income	\$ 108,300	PH Operations
Interest Income	\$ 9,000	PH Operations
Total Resources	\$6,037,921	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)
Criminal backgrounds are checked within 60 days of making application. Credit history is checked soon after an offer is made. PHA has found these two factors to be the greatest reasons that applicants are denied admission to housing. This benefits both the applicant and the PHA in that the applicant is not waiting a long time just to be denied and the waiting list is more easily managed by the PHA. Other elements of eligibility are verified while on the waiting list and updated every three months.

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)
- ❖ History of Disturbing neighbors or destruction of property
 - ❖ Fraud in connection with any Housing Program
 - ❖ Alcohol/drug abuse that interferes with the health, safety or right to peaceful enjoyment by others.

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

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

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

(2)Waiting List Organization

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

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

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

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

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

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

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

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- 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)
De-concentration

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.

Among applicants with equal preference status, the waiting list will be organized by date and time.

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- 2 Homelessness

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 (list)

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

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

(6) De-concentration 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 de-concentration 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 de-concentration 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 de-concentration 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 de-concentration 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 de-concentration of poverty and income-mixing
- Other (list below)

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

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

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

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

B. Section 8

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

(1) Eligibility

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

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

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

- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)
- Upon the written request of the owner, we will share the participant's name and address. We will also share the name and address of the current landlord. Owners/Landlords are encouraged to perform their own screening of the tenant.

(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)
- Outreach locations in Putnam County as determined by need.

(3) Search Time

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

If yes, state circumstances below:

If the family documents their efforts and additional time can reasonably be expected to result in success for the family.

(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

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- 2 Homelessness

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)
FSS Action Plan

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

- Through published notices
- Other (list below)
 - ❖ Door to door flyers
 - ❖ Posted advertisement in Main Office
 - ❖ Resident Newsletter
 - ❖ Cable TV/Community Bulletin Board

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

- \$0
- \$1-\$25

\$26-\$50

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

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

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

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

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

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

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

f. Rent re-determinations:

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

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

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	384	150
Section 8 Vouchers	340 (HC Vouchers)	45
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

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

- Criminal, Drug Treatment and Registered Sex Offender Classification
- Fire Safety Program for Frank G. George Apartments
- Admission and Continued Occupancy Policy
- Blood-Borne Diseases
- Credit Card
- Capitalization
- Check Signing Authorization

Computer Network Use	Records Management
Natural Disaster Response Guidelines	Disposition
Drug-Free Workplace	Equal Housing Opportunity
Ethics	Financial Standards
Funds Transfer Policy	Hazardous Material Policy
Investment Policy	Maintenance
One Strike and You're Out	Pest Control
Procurement	Rent Collection
Substance Abuse	Travel
Vehicle Management	

- (1) Section 8 Management: (list below)
 Section 8 Administration Plan

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 FL057a01

-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 fl057a04

-or-

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

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

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

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

1. Development name:

2. Development (project) number:

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

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

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

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

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

<input type="checkbox"/> Total development
--

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

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

- 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 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

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)
<i>Family Self-Sufficiency</i>		<i>Specific Criteria</i>	<i>PHA Main Office</i>	<i>Section 8</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 12/31/07)
Public Housing		
Section 8	17	0

- 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)

3. Which developments are most affected? (list below)
Northside Homes (Scattered Sites)

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

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

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

1. Which developments are most affected? (list below)
Northside Homes (Scattered Sites)

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)
Northside Homes (Scattered Sites)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 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 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Pet Policy
[24 CFR 5.309]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

The Palatka Housing Authority certifies that it will carry out its plan in conformity with Title VI of the Civil Rights Act of 1964 (42 USC 2000d-4), the Fair Housing Act (42 USC 3601-19), section 504 of the Rehabilitation Act of 1973 (29 USC 794), and Title II of the Americans with Disabilities Act of 1990 (42 USC 12101 et seq), and also certifies that it will affirmatively further fair housing.

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: (list below)

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 - Attached at Attachment (FL057e02)
 - Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

- a. Nomination of candidates for place on the ballot: (select all that apply)
- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)
- b. Eligible candidates: (select one)
- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)
- c. Eligible voters: (select all that apply)
- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

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

- 1. Consolidated Plan jurisdiction: (City of Palatka)
- 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)
- 3. 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

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

- FL29P057501-08 (CFP Annual Plan/5 Year Plan 2008) – FL057a02
- FL29P057501-06 (P&E Report CFP 2006 Ending 09/30/2007) – FL057b02
- FL29P057501-07 (P&E Report CFP 2007 Ending 09/30/2007) – FL057c02
- Resident Council Letter – FL057d02
- Certification by Local Official – FL057e02
- Certification of Compliance/Resolution – FL057f02

PHA Plan Table Library

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

Annual Statement Capital Fund Program (CFP) Part I: Summary

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

Original Annual Statement

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

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

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

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

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

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

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

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

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 1:Summary					
PHA Name: Palatka Housing Authority 12/14/2007		Grant Type and Number Capital Fund Program Grant No: FL29P057501-08 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 No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 80,564			
3	1408 Management Improvements Soft Costs	\$ 161,128			
	Management Improvements Hard Costs				
4	1410 Administration	\$ 80,564			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 30,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 156,252			
10	1460 Dwelling Structures	\$ 139,483			
11	1465.1 Dwelling Equipment--Nonexpendable	\$ 31,250			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$ 9,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Dmonstration				
17	1495.1 Relocation Costs	\$ 10,000			
18	1499 Development Activties	\$ 107,400			
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines....)	\$ 805,641			
21	Amount of line 10 Related to LBP Activities				
22	Amount of line 10 Related to Section 504 Compliance				
23	Amount of line 3 Related to Security--Soft Costs				
24	Amount of line 3 Related to Security--Hard Costs				
25	Amount of line 10 Related to Energy Conservation Measures				
26	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: Palatka Housing Authority 12/14/2007		Grant Type and Number Capital Fund Program Grant No: FL29P057501-08 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 Budget*	Total Actual Cost	Status of Work	
	Operations						
57-11, 12, 14, 15	Operations	1406	4 sites	\$80,564			
Subtotal - Account 1406				\$80,564			
	Management Improvements						
57-11; 57-12; 57-14; 57-15	Resident Services/Development Activities	1408	4 sites	\$47,628			
	Staff Wages			\$35,000			
	Staff Benefits			\$12,500			
Central Office	Training & Travel			\$25,000			
Central Office	Staff Uniforms			\$8,500			
57-11; 57-12; 57-14; 57-15	Consultant Services		4 sites	\$12,500			
57-11; 57-12; 57-14; 57-15	Security/Video		4 sites	\$20,000			
Subtotal - Account 1408				\$161,128			
	Administration						
57-11, 12, 14, 15	Administrative Costs	1410		\$14,637			
	Administrative Wages			\$50,000			
	Administrative Benefits			\$15,927			
Subtotal - Account 1410				\$80,564			
	Fees and Costs						
57-11, 12, 14, 15	Fees and Costs	1430		\$30,000			
Subtotal - Account 1430				\$30,000			
	Site Improvements						
57-11, 12, 14, 15	CPTED/Landscaping	1450	4 sites	\$25,000			
	Sidewalks/Curb/Pressure Washing			\$10,000			
	Security Lighting			\$10,000			
57-12, 14	Fencing		1 site	\$111,252			
Subtotal - Account 1450				\$156,252			
	Dwelling Structures						
57-14; 57-15	Water Distribution	1460	2 sites	\$10,000			
57-11; 57-12; 57-14; 57-15	Exterior Painting		4 sites	\$30,000			
57-11, 12	Security Screen Doors			\$52,483			
57-11, 12, 14, 15	Roof Repair			\$12,000			
57-12	Enclose Stairwell			\$35,000			
Subtotal - Account 1460				\$139,483			
	Dwelling Equipment - Nonexpendable						
57-11; 57-12; 57-14; 57-15	Appliances	1465.1	4 sites	\$31,250			
Subtotal - Account 1465.1				\$31,250			
	Non-Dwelling Equipment - Nonexpendable						

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

PHA Name: Palatka Housing Authority 12/14/2007		Grant Type and Number Capital Fund Program Grant No: FL29P057501-08 Replacement Housing Factor Grant No:				Federal FY of Grant 2008	
Development Number	General Description of Major Work Categories	Dev. Acct	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
Central Office	Computer Equipment	1475.1	1 site	\$4,000			
57-11, 12, 14, 15	Maintenance Equipment		4 sites	\$5,000			
Subtotal - Account 1475.1				\$9,000			
Relocation							
57-13	Relocation	1495	1 site	\$10,000			
Subtotal - Account 1465.1				\$10,000			
Development Activities							
	Development	1499	1 site	\$107,400			
Subtotal - Account 1499				\$107,400			
TOTAL CAPITAL FUND 2008				\$805,641			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Palatka Housing Authority		<input checked="" type="checkbox"/> Original 5-Year Plan		
12/14/2007		<input type="checkbox"/> Revision No:		
Development Number/Name/HA-Wide	Year 1	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:2011 PHA FY:
57-11, 12, 14, 15		Operations	Operations	Operations
57-11, 12, 14, 15		Resident Services/Dev. Activities	Resident Services/Dev. Activities	Resident Services/Dev. Activities
Central Office	SEE	Training and Travel	Training and Travel	Training and Travel
Central Office	ANNUAL	Staff Uniforms	Staff Uniforms	Staff Uniforms
57-11, 12, 14, 15		Consultant Services	Consultant Services	Consultant Services
57-11, 12, 14, 15	STATEMENT	Security/Video		
57-11, 12, 14, 15		Administrative Costs	Administrative Costs	Administrative Costs
57-11, 12, 14, 15		Fees and Costs	Fees and Costs	Fees and Costs
57-11, 12, 14, 15			Playground	Playground
57-11, 12, 14, 15		CPTED/Landscaping	CPTED/Landscaping	CPTED/Landscaping
57-11, 12, 14, 15		Security Lighting	Security Lighting	
57-14, 15		Fencing		Fencing
57-11, 12, 14, 15		Sidewalks/Curbing/Pressure Washing	Sidewalks/Curbing/Pressure Washing	Sidewalks/Curbing/Pressure Washing
57-1; 57-4; 57-5				Kitchen/Closet Remodel Bath Remodel
57-14, 15		Water Renewal		
57-14, 15		Water Distribution	Water Distribution	
57-5			Replace Siding/Soffit	
57-1D			HVAC	
57-11, 12, 14, 15		Roof Repair		
57-11, 12		Security Screen Doors	Security Screen Doors	
57-12		Enclose Stairwell		
57-11, 12, 14, 15		Exterior Painting		
57-1; 57-4; 57-5		Development Activities	Development Activities	Development Activities
57-1; 57-4; 57-5		Appliances		Appliances
Central Office		Computer Equipment		
57-11, 12, 14, 15		Maintenance Equipment		
57-13		Relocation		
TOTAL CFP Funds (Est.)		\$805,641	\$805,641	\$805,641
Total Replacement				
Housing Factor Funds				

Work Statement for Year 5 FFY Grant:2012 PHA FY:
Operations
Resident Services/Dev. Activities
Training and Travel
Staff Uniforms
Consultant Services
Administrative Costs
Fees and Costs
Playground
CPTED/Landscaping
Fencing
Sidewalks/Curbing/Pressure Washing
Kitchen/Closet Remodel
Bath Remodel
Development Activities
Appliances
\$805,641

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

Activities for Year 1 12/14/2007	Activities for Year: 2 FFY Grant:2009 PHA FY:			Activities for Year: 3 FFY Grant:2010 PHA FY:			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	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	57-11, 12, 14, 15	1406 Operations	\$80,564	57-11, 12, 14, 15	1406 Operations	\$80,564	57-11, 12, 14, 15	1406 Operations	\$80,564	57-11, 12, 14, 15	1406 Operations	\$80,564
See	Subtotal 1406		\$80,564									
	57-11, 12, 14, 15 CO	1408 Mgmt. Impr		57-11, 12, 14, 15, CO	1408 Mgmt. Impr		57-11, 12, 14, 15, CO	1408 Mgmt. Impr		57-11, 12, 14, 15, CO	1408 Mgmt. Impr	
		Resident Services/Dev. Activities	\$47,628									
		Staff Wages	\$35,000									
		Staff Benefits	\$12,500									
		Training & Travel	\$25,000									
		Staff Uniforms	\$8,500									
Annual		Consultant Services	\$12,500									
	57-11,12,14,15	Security/Video	\$20,000		Security/Video	\$20,000		Security/Video	\$20,000		Security/Video	\$20,000
	Subtotal 1408	Mgmt. Improves	\$161,128									
	57-11, 12, 14, 15	1410 Admin		57-11,12,14,15	1410 Admin		57-11,12,14,15	1410 Admin		57-11,12,14,15	1410 Admin	
		Administrative Costs	\$14,637									
		Administrative Wages	\$50,000									
		Administrative Benefits	\$15,927									
Statement	Subtotal 1410	Administration	\$80,564									
	57-11,12,14,15	1430 Fees & Costs	\$30,000	57-11,12,14,15	1430 Fees & Costs	\$40,000	57-11,12,14,15	1430 Fees & Costs	\$65,000	57-11,12,14,15	1430 Fees & Costs	\$30,000
	Subtotal 1430	Fees & Costs	\$30,000	Subtotal 1430	Fees & Costs	\$40,000	Subtotal 1430	Fees & Costs	\$65,000	Subtotal 1430	Fees & Costs	\$30,000
		1450 Site Improvements			1450 Site Improvements			1450 Site Improvements			1450 Site Improvements	
	57-11,12,14,15	CPTED/Landscaping	\$25,000		CPTED/Landscaping	\$43,722		CPTED/Landscaping	\$45,000		CPTED/Landscaping	\$50,000
	57-14, 15	Fencing	\$111,252	57-11,12,14,15	CPTED/Landscaping	\$43,722	57-11,12,14,15	CPTED/Landscaping	\$45,000	57-11,12,14,15	CPTED/Landscaping	\$50,000
	57-11,12,14,15	Security Lighting	\$10,000	57-11,12,14,15	Security Lighting	\$20,000	57-12, 15	Security Lighting	\$50,000			
	57-11,12,14,15	Sidewalks/Curb/Pressure Wash	\$10,000	57-14; 57-15	Fencing	\$110,530	57-14; 57-15	Fencing	\$128,258			
	Subtotal 1450	Site Improvements	\$156,252	Subtotal 1450	Site Improvements	\$174,252	Subtotal 1450	Site Improvements	\$223,258	Subtotal 1450	Site Improvements	\$50,000
		1460 Dwelling Structures			1460 Dwelling Structures			1460 Dwelling Structures			1460 Dwelling Structures	
	57-4; 57-5	Water Distribution	\$10,000	57-14,15	Water Distribution	\$10,000	57-14, 15	Water Distribution	\$10,000	57-14, 15	Water Distribution	\$10,000
	57-11,12,14,15	Roof Repair	\$12,000	57-11,12,14,15	Roof Repair	\$12,000						
	57-11,12,14,15	Exterior Painting	\$30,000	57-11,12,14,15	Exterior Painting	\$45,000						
	57-11; 57-12	Security Screen Doors	\$52,483	57-11; 57-12	Security Screen Doors	\$52,483	57-11; 57-12	Security Screen Doors	\$60,320			
	57-12	Enclose Stairwell	\$35,000				57-11:57-14:57-15	Bath Remodel	\$35,000	57-11:57-14:57-15	Bath Remodel	\$185,557
	Subtotal 1460	Dwelling Structures	\$139,483	Subtotal 1460	Dwelling Structures	\$119,483	Subtotal 1460	Dwelling Structures	\$142,877	Subtotal 1460	Dwelling Structures	\$351,135
	57-11, 12, 14, 15	1465 Dwelling Equipment			1465 Dwelling Equipment			1465 Dwelling Equipment			1465 Dwelling Equipment	
	Subtotal 1465	Appliances	\$31,250	57-11, 12, 14, 15	Appliances	\$31,250	57-11, 12, 14, 15	Appliances	\$31,250	57-11, 12, 14, 15	Appliances	\$31,250
		Dwelling Equipment	\$31,250	Subtotal 1465	Dwelling Equipment	\$31,250	Subtotal 1465	Dwelling Equipment	\$31,250	Subtotal 1465	Dwelling Equipment	\$31,250
		1475 Non-Dwelling Equip			1475 Non-Dwelling Equip			1475 Non-Dwelling Equip			1475 Non-Dwelling Equip	
		Computer Equip	\$4,000		Computer Equip	\$6,000		Computer Equip	\$16,000		Computer Equip	\$16,000
	Subtotal 1475	Maint Equip	\$5,000		Maint Equip	\$5,000		Maint Equip	\$5,000		Maint Equip	\$5,000
		Non-Dwelling Equip	\$9,000	Subtotal 1475	Non-Dwelling Equip	\$11,000	Subtotal 1475	Non-Dwelling Equip	\$21,000	Subtotal 1475	Non-Dwelling Equip	\$21,000
	57-13	1495 Relocation										
	Subtotal 1495	Relocation	\$10,000									
		Relocation	\$10,000									
		1499 Development Activities			1499 Development Activities			1499 Development Activities			1499 Development Activities	
		Development	\$107,400									
	Subtotal 1499		\$107,400									
		Total Year 2	\$805,641		Total Year 3	\$805,641		Total Year 4	\$805,641		Total Year 5	\$805,641

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 1:Summary					
PHA Name: Palatka Housing Authority 12/19/2007 Palatka Housing Authority			Grant Type and Number Capital Fund Program Grant No: FL29P057501-06 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:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2007 <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	\$0.00		\$0.00	\$0.00
2	1406 Operations	\$79,637.00		\$79,637.00	\$5,492.92
3	1408 Management Improvements Soft Costs	\$159,275.00		\$159,275.00	\$61,881.69
	Management Improvements Hard Costs				
4	1410 Administration	\$79,637.00		\$79,637.00	\$79,637.00
5	1411 Audit	\$0.00		\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00		\$0.00	\$0.00
7	1430 Fees and Costs	\$4,799.34		\$4,799.34	\$0.00
8	1440 Site Acquisition	\$0.00		\$0.00	\$0.00
9	1450 Site Improvement	\$232,344.41		\$232,344.41	\$228,003.51
10	1460 Dwelling Structures	\$146,996.45		\$146,996.45	\$146,996.45
11	1465.1 Dwelling Equipment--Nonexpendable	\$84,770.88		\$84,770.88	\$32,100.00
12	1470 Nondwelling Structures	\$0.00		\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$13,214.28		\$13,214.28	\$8,837.75
14	1485 Demolition	\$0.00		\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00		\$0.00	\$0.00
16	1492 Moving to Work Dmonstration	\$0.00		\$0.00	\$0.00
17	1495.1 Relocation Costs	\$19,231.64		\$19,231.64	\$19,231.64
18	1499 Development Activties	\$0.00		\$0.00	\$0.00
19	1502 Contingency	\$0.00		\$0.00	\$0.00

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

PHA Name: Palatka Housing Authority 12/19/2007 Palatka Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL29P057501-06 Replacement Housing Factor Grant No:	Federal FY of Grant 2006
---	---	------------------------------------

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/2007
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
20	Amount of Annual Grant: (sum of lines....)	\$819,906.00		\$819,906.00	\$582,180.96
21	Amount of line 10 Related to LBP Activities	\$0.00		\$0.00	\$0.00
22	Amount of line 10 Related to Section 504 Compliance	\$0.00		\$0.00	\$0.00
23	Amount of line 3 Related to Security--Soft Costs	\$0.00		\$0.00	\$0.00
24	Amount of line 3 Related to Security--Hard Costs	\$0.00		\$0.00	\$0.00
25	Amount of line 10 Related to Energy Conservation Measures	\$0.00		\$0.00	\$0.00
26	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: Palatka Housing Authority	Grant Type and Number	Federal FY of Grant
--	-----------------------	---------------------

Annual Statement/Performance and Evaluation Report

2006

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: 12/19/2007	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant
--------------------------------	---	---------------------

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
Operations							
57-11, 12, 14, 15, CO Main Office	Operations		7 sites	\$ 79,637.00		\$ 79,637.00	\$ 5,492.92
Subtotal Account 1406				\$ 79,637.00		\$ 79,637.00	\$ 5,492.92
Management Improvements							
57-11, 12, 14, 15, CO	Resident Services/Development Activity		7 sites	\$ 55,775.00		\$ 55,775.00	\$ 5,595.91
57-11, 12, 14, 15, CO	Mgmt. Improvement Wages			\$ 40,000.00		\$ 40,000.00	\$ 33,759.87
57-11, 12, 14, 15, CO	Mgmt. Improvement Benefits			\$ 15,000.00		\$ 15,000.00	\$ 9,973.04
57-11, 12, 14, 15, CO	Training & Travel			\$ 30,000.00		\$ 30,000.00	\$ 9,857.58
57-11, 12, 14, 15, CO	Staff Uniforms			\$ 8,500.00		\$ 8,500.00	\$ 2,695.29
57-11, 12, 14, 15, CO	Consultant Services			\$ 10,000.00		\$ 10,000.00	\$ -
Subtotal Account 1408				\$ 159,275.00		\$ 159,275.00	\$ 61,881.69
Administration							
57-11, 12, 14, 15, CO	Administrative Costs		7 sites	\$ 14,637.00		\$ 14,637.00	\$ 3,583.05
57-11, 12, 14, 15, CO	Administrative Wages			\$ 50,000.00		\$ 50,000.00	\$ 58,186.92
57-11, 12, 14, 15, CO	Administrative Benefits			\$ 15,000.00		\$ 15,000.00	\$ 17,867.03
				\$ -		\$ -	\$ -
				\$ -		\$ -	\$ -
				\$ -		\$ -	\$ -
Subtotal Account 1410				\$ 79,637.00		\$ 79,637.00	\$ 79,637.00
Fees and Costs							
57-11, 12, 14, 15, CO	Fees and Costs			\$ 4,799.34		\$ 4,799.34	\$ -
Subtotal Account 1430				\$ 4,799.34		\$ 4,799.34	\$ -
Site Improvements							
57-11, 12, 14, 15, CO	CPTED/Landscaping			\$ 5,740.90		\$ 5,740.90	\$ 1,400.00
57-12	Sidewalks/Curbing - 12			\$ 49,430.52		\$ 49,430.52	\$ 49,430.52
57-12	Playground - Non-Capital			\$ 16,156.15		\$ 16,156.15	\$ 16,156.15
57-15	Playground - 15			\$ 16,156.14		\$ 16,156.14	\$ 16,156.14
57-12	Fencing Capital Costs			\$ 144,860.70		\$ 144,860.70	\$ 144,860.70
57-12	Fencing			\$ 144,860.70		\$ 144,860.70	\$ 144,860.70

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

PHA Name: Palatka Housing Authority	Grant Type and Number	Federal FY of Grant
--	-----------------------	---------------------

Annual Statement/Performance and Evaluation Report

2006

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name:		Grant Type and Number			Federal FY of Grant		
Subtotal Account 1450					\$ 232,344.41	\$ 232,344.41	\$ 228,003.51
Dwelling Structures							
57-12	Kitchen Remodel				\$ 131,858.45	\$ 131,858.45	\$ 131,858.45
57-11	Replace Handrails					\$ -	
	Roof Repair						
57-12	HVAC						
					\$ 4,258.00	\$ 4,258.00	\$ 4,258.00
					\$ 10,880.00	\$ 10,880.00	\$ 10,880.00
Subtotal Account 1460					\$ 146,996.45	\$ 146,996.45	\$ 146,996.45
Dwelling Equipment							
57-11, 12, 14, 15	Appliances				\$ 84,770.88	\$ 84,770.88	\$ 32,100.00
Subtotal 1465					\$ 84,770.88	\$ 84,770.88	\$ 32,100.00
Non-Dwelling Structures							
					\$ -	\$ -	\$ -
Subtotal 1470					\$ -	\$ -	\$ -
Non-Dwelling Equipment							
57-11, 12, 14, 15, CO	Computer Equipment/Software-Soft Costs				\$ 5,152.00	\$ 5,152.00	\$ 3,780.47
	Computer Equipment (Capital)				\$ 4,995.00	\$ 4,995.00	\$ 4,995.00
	Maintenance Equipment-Soft				\$ 62.28	\$ 62.28	\$ 62.28
57-11, 12, 14, 15, CO	Maintenance Equipment - (Capital)				\$ 3,005.00	\$ 3,005.00	\$ -
Subtotal Account 1475					\$ 13,214.28	\$ 13,214.28	\$ 8,837.75
57-3	Relocation				\$ 19,231.64	\$ 19,231.64	\$ 19,231.64
Subtotal Account 1495					\$ 19,231.64	\$ 19,231.64	\$ 19,231.64
TOTAL CAPITAL FUND 2006					\$ 819,906.00	\$ 819,906.00	\$ 582,180.96

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

PHA Name: 12/19/2007	Palatka Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
--------------------------------	----------------------------------	--	--

Development Number Name/HA-Wide Activities		All Fund Obligated (Quarter End Date)			All Funds Expended (Quarter End Date)			Reasons for Revised Target Dates
		Original	Revised	Actual	Original	Revised	Actual	
57-11, 12, 14, 15, CO	Operations	07/17/08			07/17/10			
57-11, 12, 14, 15, CO	Resident Services/Development Activity	07/17/08			07/17/10			
57-11, 12, 14, 15, CO	Mgmt. Improvement Wages	07/17/08			07/17/10			
57-11, 12, 14, 15, CO	Mgmt. Improvement Benefits	07/17/08			07/17/10			
57-11, 12, 14, 15, CO	Training & Travel	07/17/08			07/17/10			
57-11, 12, 14, 15, CO	Staff Uniforms	07/17/08			07/17/10			
57-11, 12, 14, 15, CO	Consultant Services	07/17/08			07/17/10			
57-11, 12, 14, 15, CO	Administrative Costs	07/17/08			07/17/10			
57-11, 12, 14, 15, CO	Administrative Wages	07/17/08			07/17/10			
57-11, 12, 14, 15, CO	Administrative Benefits	07/17/08			07/17/10			
57-11, 12, 14, 15, CO	Fees & Costs	07/17/08			07/17/10			
57-12, 57-15	Playgrounds - NH/RKR	07/17/08			07/17/10			
57-11, 12, 14, 15, CO	CPTED/Landscaping	07/17/08			07/17/10			
57-12	Fencing	07/17/08			07/17/10			
57-12	Kitchen Remodel	07/17/08			07/17/10			
57-11, 12, 14, 15	Appliances	07/17/08			07/17/10			
57-11, 12, 14, 15, CO	Computer Equipment	07/17/08			07/17/10			
57-11, 12, 14, 15, CO	Maintenance Equip. (Capital)	07/17/08			07/17/10			
57-13	Relocation	07/17/08			07/17/10			

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 1:Summary					
PHA Name: Palatka Housing Authority 12/19/2007		Grant Type and Number Capital Fund Program Grant No: FL29P057501-07 Replacement Housing Factor Grant No:			Federal FY of Grant 2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2007 <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	\$ 80,564.00		\$ 80,564.00	\$ -
3	1408 Management Improvements	\$ 161,128.00		\$ 128,628.00	
4	1410 Administration	\$ 80,564.00		\$ 80,564.00	\$ 19,992.33
5	1411 Audit	\$ -		\$ -	\$ -
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 30,000.00		\$ 30,000.00	\$ -
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 281,657.00		\$ 122,457.66	\$ -
10	1460 Dwelling Structures	\$ 17,000.00		\$ -	\$ -
11	1465.1 Dwelling Equipment--Nonexpendable	\$ 31,250.00		\$ -	\$ -
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$ 5,000.00		\$ 5,000.00	\$ -
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Dmonstration				
17	1495.1 Relocation Costs	\$ 43,478.00		\$ 43,478.00	\$ -
18	1499 Development Activties	\$ 75,000.00		\$ -	\$ -
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines....)	\$ 805,641.00		\$ 490,691.66	\$ 19,992.33
21	Amount of line 10 Related to LBP Activities				
22	Amount of line 10 Related to Section 504 Compliance				
23	Amount of line 3 Related to Security--Soft Costs				
24	Amount of line 3 Related to Security--Hard Costs				
25	Amount of line 10 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

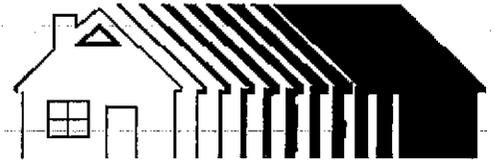
Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Palatka Housing Authority 12/19/2007		Grant Type and Number Capital Fund Program Grant No: FL29P057501-07 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		Funds Expended
				Budget*	Revised	Funds Obligated		
	Operations							
57-11, 12, 14, 15	Operations	1406	4 sites	\$ 80,564.00		\$ 80,564.00	\$ -	
Subtotal - Account 1406				\$ 80,564.00		\$ 80,564.00	\$ -	
	Management Improvements							
57-11; 57-12; 57-14; 57-15	Resident Services/Development Activities	1408	4 sites	\$ 47,628.00		\$ 47,628.00	\$ -	
	Management Improvement Staff Wages			\$ 35,000.00		\$ 35,000.00	\$ -	
	Management Improvement Staff Benefits			\$ 12,500.00		\$ 12,500.00	\$ -	
Central Office	Training & Travel			\$ 25,000.00		\$ 25,000.00	\$ -	
Central Office	Staff Uniforms			\$ 8,500.00		\$ 8,500.00	\$ -	
57-11; 57-12; 57-14; 57-15	Consultant Services		4 sites	\$ 12,500.00		\$ -	\$ -	
57-11; 57-12; 57-14; 57-15	Security/Video		4 sites	\$ 20,000.00		\$ -	\$ -	
Subtotal - Account 1408				\$ 161,128.00		\$ 128,628.00	\$ -	
	Administration							
57-11, 12, 14, 15	Administrative Costs	1410		\$ 14,637.00		\$ 14,637.00	\$ -	
	Administrative Wages			\$ 50,000.00		\$ 50,000.00	\$ 16,477.64	
	Administrative Benefits			\$ 15,927.00		\$ 15,927.00	\$ 3,514.69	
Subtotal - Account 1410				\$ 80,564.00		\$ 80,564.00	\$ 19,992.33	
	Fees and Costs							
57-11, 12, 14, 15	Fees and Costs	1430		\$ 30,000.00		\$ 30,000.00	\$ -	
Subtotal - Account 1430				\$ 30,000.00		\$ 30,000.00	\$ -	
	Site Improvements							
57-11	Playground - Non-Capital							
57-11	Playground Lemon Heights	1450	4 sites	\$ 10,000.00		\$ -	\$ -	
57-12	Playground Northside Homes			\$ 7,500.00		\$ -	\$ -	
57-14	Playground James A. Long			\$ 10,000.00		\$ -	\$ -	
57-15	Playground Rosa K. Ragsdale			\$ 7,500.00		\$ -	\$ -	
57-11, 12, 14, 15	CPTED/Landscaping			\$ 7,390.34		\$ -	\$ -	
57-12	Sidewalks/Curbing		1 site	\$ 122,457.66		\$ 122,457.66	\$ -	
	Fencing-Non-Capital Costs		1 site					
57-12	Fencing Northside			\$ 56,809.00		\$ -	\$ -	
57-14	Fencing James A. Long			\$ 60,000.00		\$ -	\$ -	
Subtotal - Account 1450				\$ 281,657.00		\$ 122,457.66	\$ -	
	Dwelling Structures							
57-14; 57-15	Water Renewal	1460	2 sites	\$ 3,000.00		\$ -	\$ -	
57-11; 57-12; 57-14; 57-15	Replace Hot Water Heaters		4 sites	\$ 14,000.00		\$ -	\$ -	
Subtotal - Account 1460				\$ 17,000.00		\$ -	\$ -	
	Dwelling Equipment - Nonexpendable							
57-11; 57-12; 57-14; 57-15	Appliances	1465.1	4 sites	\$ 31,250.00		\$ -	\$ -	

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

PHA Name: Palatka Housing Authority 12/19/2007		Grant Type and Number Capital Fund Program Grant No: FL29P057501-07 Replacement Housing Factor Grant No:				Federal FY of Grant 2007	
Development Number	General Description of Major Work Categories	Dev. Acct	Quantity	Total Estimated Cost	Total Actual Cost		
Subtotal - Account 1465.1				\$ 31,250.00		\$ - \$ -	
	Non-Dwelling Equipment - Nonexpendable						
Central Office	Computer Equipment Soft	1475.1	1 site	\$ 4,000.00	\$ 4,000.00	\$ -	
57-11, 12, 14, 15	Maintenance Equipment Soft		4 sites	\$ 1,000.00	\$ 1,000.00	\$ -	
Subtotal - Account 1475.1				\$ 5,000.00	\$ 5,000.00	\$ -	
	Relocation						
57-13	Relocation	1495	1 site	\$ 43,478.00	\$ 43,478.00	\$ -	
Subtotal - Account 1465.1				\$ 43,478.00	\$ 43,478.00	\$ -	
	Development Activities						
	Development	1499	1 site	\$ 75,000.00	\$ -	\$ -	
Subtotal - Account 1465.1				\$ 75,000.00	\$ -	\$ -	
TOTAL CAPITAL FUND 2007				\$ 805,641.00	\$ 490,691.66	\$ 19,992.33	

*PALATKA
HOUSING
AUTHORITY*



Serving Palatka's Housing Needs Since 1962

January 18, 2008

Mr. John Nelson
Executive Director
Palatka Housing Authority
400 North 15th Street
Palatka, FL. 32178

Dear Mr. Nelson,

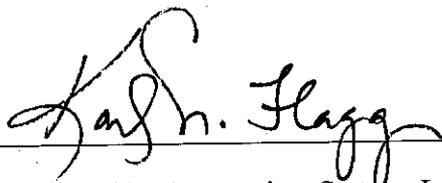
The Resident Council has reviewed the proposed Annual Plan for the Fiscal Year 2008 and has no comments or recommended changes.

Sincerely,

Lakesha Session
Chairperson, Resident Council

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

I, Karl N. Flagg the Mayor, City of Palatka certify
that the Five Year and Annual PHA Plan of the Palatka Housing Authority is
consistent with the Consolidated Plan of City of Palatka prepared
pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

RESOLUTION #489

**PHA CERTIFICATIONS OF COMPLIANCE WITH THE PHA PLAN AND REGULATIONS BOARD
RESOLUTION TO ACCOMPANY THE PHA PLAN**

Acting on behalf of the Board of Commissioners of the Palatka Housing Agency (PHA), as its Chairman, I approve the submission of the 5-Year Plan and Annual Plan for PHA fiscal year beginning April 1, 2008 hereinafter referred to as the Plan of which this document is a part and make the following certifications and agreements with the Department of Housing Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed 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 Plan and invited public comment.
5. The PHA will carry out the 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.
6. The PHA will affirmatively 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 affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH 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 certifications, as specified in 24 CFR part 903.7(c)(1)..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 12/99
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. 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.

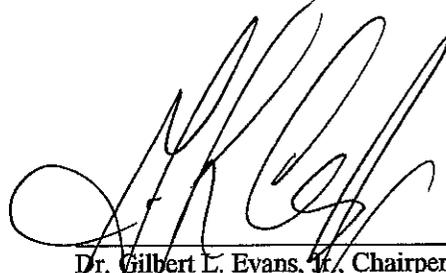
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the 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.
13. For PHA Plan that includes a PHDEP Plan as specified in 24 CFR 761.21: The PHDEP Plan is consistent with and conforms to the "Plan Requirements" and "Grantee Performance Requirements" as specified in 24 CFR 761.21 and 761.23 respectively and the PHA will maintain and have available for review or inspection (at all times), records or documentation of the following:
 - Baseline law enforcement services for public housing developments assisted under the PHDEP plan;
 - Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);
 - Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;
 - Coordination with other law enforcement efforts;
 - Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and
 - All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.
14. 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.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. 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 58.
16. 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.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan. 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
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and attachments at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

Commissioner Spell moved that the foregoing resolution be adopted and it was seconded by Commissioner Fulghum. Upon hearing of the roll call, it was determined by the Chairperson to have received a majority of affirmative votes and was declared duly, adopted, this 18^h day of January, 2008.

AYES

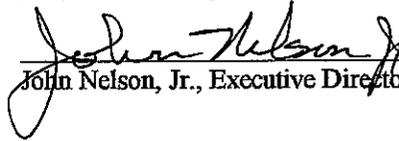
NAYS

Chairperson	Evans
Commissioner Allen	(Absent)
Commissioner Blevins	(Absent)
Commissioner Fulghum	
Commissioner Spell	



Dr. Gilbert L. Evans, Jr., Chairperson

I CERTIFY that the above resolution was duly passed at the meeting of this Authority held on the above stated date, appropriate Notice as required by the By-Laws of this Agency.



John Nelson, Jr., Executive Director/Secretary

SEAL: