

5/20/2008

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2008

Gainesville Housing Authority
Gainesville, Florida
FL 063

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**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: GAINESVILLE HOUSING AUTHORITY

PHA Number: FL063 (incorporating the former FL088)

PHA Fiscal Year Beginning: (mm/yyyy) **04/2008**

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units: 682
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 1226

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

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

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 businessoffice of the PHA
- PHA development management offices
- Other (list below)

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

A. Mission

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

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

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)

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)

Interact with other agencies public, private & civic) to support and create additional affordable housing opportunities and funding sources.

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

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.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:	ATTACHMENT
<input checked="" type="checkbox"/> Admissions Policy for Deconcentration	A
<input checked="" type="checkbox"/> Capital Fund Program Annual Statement	Separate Excel Attachment B
<input type="checkbox"/> Most recent board-approved operating budget (Required Attachment for ... PHAs that are troubled or at risk of being designated troubled ONLY)	N/A
<input checked="" type="checkbox"/> List of Resident Advisory Board Members	D
<input checked="" type="checkbox"/> List of Resident Board Member	E
<input checked="" type="checkbox"/> Community Service Description of Implementation	F
<input checked="" type="checkbox"/> Information on Pet Policy	G
<input type="checkbox"/> Section 8 Homeownership Capacity Statement, if applicable	N/A
<input type="checkbox"/> Description of Homeownership Programs, if applicable	N/A
<input checked="" type="checkbox"/> Statement regarding: Violence Against Women Act	
Optional Attachments:	
<input checked="" type="checkbox"/> PHA Management Organizational Chart	H
<input checked="" type="checkbox"/> Capital Fund Program 5 Year Action Plan-	Separate Excel Attachment C
<input type="checkbox"/> Public Housing Drug Elimination Program (PHDEP) Plan	N/A
<input checked="" type="checkbox"/> Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)	I
<input checked="" type="checkbox"/> Other (List below, providing each attachment name	
• RASS Follow – up	J
• Statement of Progress in Achieving Goals and Objectives	K
• Statement on Violence Against Women Act	L
• Statement regarding FHEO settlement 2007	M

Supporting Documents Available for Review

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

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

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N / A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	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
X	Approved or submitted applications for designation of public housing (Designated Housing Plans) PENDING	Annual Plan: Designation of Public Housing
N / A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N / A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N / A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N / A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
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 903.79(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-ability	Size	Locatio- n
Income <= 30% of AMI	4,010	5	5	4	3	5	4
Income >30% but <=50% of AMI	2,450	4	5	4	3	5	4
Income >50% but <80% of AMI	1,805	3	4	3	3	3	3
Elderly	1,050	3	3	4	3	2	3
Families with Disabilities	Not Avail	Not Avail	Not Avail	Not Avail	Not Avail	Not Avail	Not Avail
Black	5,848	5	4	4	3	3	3
Hispanic	1,233	4	4	4	3	4	3
Asian	1,237	5	4	4	3	4	3
Native American	68	3	3	4	2	2	2
Race/Ethnicity							

NOTE: The City of Gainesville 2003-2008 "Housing and Community Development Consolidated Plan" includes both 1990 and 2000 census data

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: "City of Gainesville Housing and Community Development Consolidated Plan" 2003 - 2008
Indicate year: 2003-2008
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	446		160
Extremely low income <=30% AMI	435	98	
Very low income (>30% but <=50% AMI)	11	2	
Low income (>50% but <80% AMI)	0	0	
Families with children	323	72	
Elderly families	34	8	
Families with Disabilities	89	20	
White	73	16	
African American	370	83	
Other	3	1	
Characteristics by Bedroom Size			
1BR / Efficiency	201	45	
2 BR	135	30	
3 BR	71	16	
4 BR	27	6	
5 BR	12	3	
5+ BR	0	0	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	757		224 families
Extremely low income <=30% AMI	381	75	
Very low income (>30% but <=50% AMI)	286	24	
Low income (>50% but <80% AMI)	90	1	
Families with children	5	80	
Elderly/Disabled families	24	6	
White Non- Hispanic	17	4	
Black Non-Hispanic	347	91	
All others	17	5	

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

If yes: How long has it been closed (# of months)? 5

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

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

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

Other: (list below)

- *Flat Rent and MEID*

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 (**also.... see Attachment L**)
- 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)

- Letters / Meetings / Advertisements / church announcements / and other outreach to individuals least likely to apply

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	2007	Sub totals	Planned Uses
1. Federal Grants		10,084,815	
a. Public Housing Operating Fund	1,913,514		
b. Public Housing Operating under funded			
c. Annual Contributions for Section 8 Tenant Based Assistance	6,464,468 717,532		
d. Resident Participation Funding			
e. Public Housing Capital Fund (2008)	989,301		
f. ROSS			
2. Prior Year Federal Grants (unobligated funds only) (list below)		2,192,972	
Capital Fund 2007	989,301		
Capital Fund 2006	690,322		
ROSS 2005	324,366		
Shelter + Care 2001 and 2002	188,983		
3. Public Housing Dwelling Rental Income	1,343,228	1,343,228	HA Operations
4. Other income (list below)		206,100	
Other Operating Income	151,100		HA Operations
Interest Income	55,000		HA Operations
5. Non-federal sources (list below)			
6. Reserves/Equity	1,633,487	1,633,487	Other
Total resources	15,460,602	15,460,602	

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)
- An applicant fills out an initial application form. The intake specialist begins the process of determining eligibility, which is determined prior to the applicant being placed on our waiting list.
 - EIV report requested after applicant moved in

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 (NCIC, FCIC, Sexual Predator List, Probation & Parole lists, Police Officer Review)
- Rental history
- Housekeeping
- Other (describe)
- We also review credit reports, to research if the family owes another public housing organization funds or owes this Authority any funds from a prior tenancy with us.
 - History of Alcohol Abuse

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 and 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 list
- 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): For example: public housing Outreach Fairs

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? None

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)? NA

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
 Overhoused
 Underhoused
 Medical justification
 Administrative reasons determined by the PHA (e.g., to permit modernization work or deconcentration, etc.)
 Resident choice: (state circumstances below)
 Other: (list below)
- To meet 504 accessibility requirements
 - Domestic violence (**see also Attachment L**)

c. Preferences

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

(5) Occupancy)

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

Former Federal preferences:

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

Other preferences: (select below)

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

Other preference(s) (list below)

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

- Newsletters, brochures, Special Events and Notices directed especially at populations least likely to apply, including homeless shelters and persons with disabilities, Interfaith Shelter for Women in Abusive Relationships.

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

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

(6) Deconcentration and Income Mixing

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

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

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

Adoption of site based waiting lists
 If selected, list targeted developments below:

Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
 If selected, list targeted developments below:
Forrest Pines and Eastwood....These two developments have average family incomes over 115% of the total average family income for all public housing families which is \$10,035. Nevertheless, all developments fall below the low income threshold.

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

Other (list policies and developments targeted below)

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

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

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

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

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

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

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

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

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

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below) Credit checks and reports from subsidized housing agencies, sexual predator, sex offender lists

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.g.: parole listings, Federal C. I. C, and Florida Department of Corrections (Parole and Probation Department))

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

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

If requested, information about Section 8 clients who used to live or still live in public housing, i.e., rent payment history, housekeeping, conduct with neighbors, and any other verifiable adverse information obtained during screening.

(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)

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

- PHA main administrative office
 Other (list below)

(3) Search Time

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

- All voucher holders may be given an additional 30 day extension
- Persons with disabilities may request, in writing, a further extension of 30 days in addition to those extensions listed above.

If yes, state circumstances below:

Persons with disabilities may request, in writing, an extension up to 120 days.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

- 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)
Shelter Plus Care (Meridian Behavioral Health Care Center, and Vet Space Programs)

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

- Through published notices
- Other (list below) Through the administrators of the Shelter Plus Care Program and the Meridian Behavioral Health Care Center and Vet Space

4. PHA Rent Determination Policies

[24 CFR Part 903.79 (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:

BRs	0	1	2	3	4	5
Flat Rent	320	420	480	700	720	830
If a tenant's calculated rent reaches or exceeds these numbers, they have the option of choosing the flat rent rate according to HUD guidelines.						

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

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

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

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

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

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

f. Rent re-determinations:

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

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

The participant must report any of the following factors that could result in an increase in rent:

- a) Change in family income including transition from welfare to earned income.
- b) Change in family composition (which could either provide additional income to the household or reduce the deductions and allowances for which the family qualifies).

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) N / A

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

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

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

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

- Annually
- Other (list below)

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

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)
 - HUD Funding Formula – Limit Port – Outs (portability) to receiving PHAs that have payment standards below GHA Payment Standards

(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. **SEE ATTACHMENT I**
- A brief description of the management structure and organization of the PHA follows:
 - The Organization chart (Attached) indicates major departments reporting to the Executive Director who in turn reports to the Board of Commissioners.

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	628	138
Section 8 Vouchers	1227	214
Section 8 Certificates	0	
Section 8 Mod Rehab	NA	
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs (list individually)		
Shelter + Care		
Meridian	9	5
Vet Space	21	10

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)
 - GHA Admissions and Continuing Occupancy Handbook
 - GHA Policy Procedures Handbook
- (2) Section 8 Management: (list below)
 - GHA 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 (state name) **SEE ATTACHMENT B**

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-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: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name:	Oak Park // Sunshine Park
1b. Development (project) number:	63-2 63-4
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	(09/30/2008)
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	Oak Park = 101 Sunshine Park = 70
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development

Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other

than conversion (select one)

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

**Public Housing Homeownership Activity Description
(Complete one for each development affected)**

1a. Development name:

1b. Development (project) number:

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA 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)

- Scholarship Programs: 8 Full Time Students at the Community College funded by the GHA Scholarship Program.

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)
Family Self Sufficiency	8	Volunteer	Main Office	Both
Boys and Girls Clubs	100	Volunteer	Site Office	Both
After School Tutor Program	60	Voluntary	Site Office	Public Housing
Community College Scholarship	2	Voluntary	Main Office	Both
Reichert House Program	20	Voluntary	Reichert House	Both

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing & Sec 8 Combined	0	31 (as of 01/03/08)

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 use to determine the need for PHA actions to improve safety of residents (select all that apply).

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

3. Which developments are most affected? **All** developments are affected.

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 (Police and Private Security Patrols)
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors (Reichert House)
- Volunteer Resident Patrol/Block Watchers Program (Citizens on Patrol. Floor Captains at Oak Park High Rise)
- Other (describe below)

University of Florida Bright Future *Tutorial Program* for public housing youth.
Boys & Girls Club and the Reicherts House

2. Which developments are most affected? All developments are affected.

C. Coordination between PHA and the police

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases

- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

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

ALL

D. Additional information as required by PHDEP/PHDEP Plan

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

NOT APPLICABLE

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

- 1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
- 2. Yes No: Was the most recent fiscal audit submitted to HUD?
- 3. Yes No: Were there any findings as the result of that audit?
- 4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? **ONE – Voluntary Consent Agreement has been agreed to...not yet signed**
- 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 (File name) **SEE ATTACHMENT I**
 - Provided below:

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

 - Other: (list below)

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

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

- 2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.) Appointed by the Mayor with the consent of the City Commission (Florida State Statute 421).

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: (provide name here) **CITY OF GAINESVILLE**

- 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)

The Gainesville Housing Authority takes an active cooperative role with the City of Gainesville in helping the city develop its Consolidated Plan. In the “2003 – 2008 Housing & Community Development Consolidated Plan, the city references GHA programs as integral parts of its plan to improve housing conditions for the disadvantaged families within the city. The City specifically references the following ongoing GHA programs as essential to its Consolidated Plan strategy.

Public housing. The City of Gainesville Consolidated Plan contains a chart fully showing the housing units available at all GHA developments as an important community resource that should not be diminished.

Section 8. The Consolidated Plan references the GHA Section 8 Program, including its project-based developments, as essential housing resources in the community.

Section 8 New Construction. The GHA manages two affordable housing complexes that contribute to the reducing needs for low income housing in Gainesville.

Capital Fund Program. The Consolidated Plan references the past Comprehensive Grant Program for maintenance of existing housing resources in the community. This is especially important, since the Consolidated Plan observes emphatically that the city suffers from too much dilapidated, unrentable housing, especially for poor families, who must compete with college students for what suitable housing there is. This section also observes how the GHA has brought its residents into its decision making process.

Resident Initiatives. Throughout the City of Gainesville Consolidated Plan there are indications of support for GHA programs to improve the chance for economic improvement and homeownership, especially through its Family Self-Sufficiency Program and its graduates. The Interim Plan adds a section on the GHA’s ROSS grant, and the contribution it makes to assisting needful families in Gainesville.

Other: (list below)

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

The Consolidated Plan, the City of Gainesville indicates several ways in which it will support programs at the GHA. There we read the following.

“The City of Gainesville will assist and support GHA in reaching its program goals as feasible and appropriate through the following activities:

Primary Activities:

- Public/Assisted Housing Resident Initiatives and Support Services
- Rental Assistance
- Rehabilitation and Physical Improvements

Objectives and Measures

1. Maintain the existing capacities for public housing units, Section 8 subsidized units, Section 8 New Construction.... and ensure there are no net loses in the number of these units.
2. Apply for additional rental vouchers to increase the number of applicants served from the Section 8 waiting list.

Strategies

1. Support and assist GHA in implementation of the Family Self Sufficiency program to the maximum extent feasible....
2. Target homebuyer assistance programs to qualified households presently receiving or on the waiting lists for rental assistance....
3. Support GHA in its use of ROSS and other funding to maintain or establish innovative housing programs to benefit its residents.”

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.

Policy for the Deconcentration of Poverty

- A Statement on the Deconcentration of Poverty
- B Capital Fund Program Annual Statements
- C 5 Year Action Plan
- D List of Resident Advisory Board Members
- E Resident Board Member
- F Community Service Description of Implementation
- G Information on Pet Policy
- H PHA Management Organizational Chart
- I Comments of Resident Advisory Board or Boards
- J RASS Follow – up
- K Statement of Progress in Achieving Goals and Objectives
- L Statement on Violence Against Women Act
- M Statement on FHEO findings - 2007

ATTACHMENT A:

POLICY FOR THE DECONCENTRATION OF POVERTY

Where an inequity has been discovered in the distribution of impoverished families within its jurisdiction or on its waiting list, this PHA will take steps to remove that concentration of poverty by bringing higher income families into its lower income developments and lower income families into its higher income developments.

Among the strategies this authority will consider in attempting to remedy the inequity are the following:

- 1). It may skip certain income families on its waiting list to reach other families with a lower or higher income, as may be required to achieve better income distribution balance in its developments. This authority will apply such skipping uniformly and fairly.

- 2). It may make concerted efforts to aid lower-income families to increase their income through offering incentives. These incentives may include but are not required to be or limited to the following:
 - a) Providing self sufficiency activities to improve resident employability;
 - b) Providing permissive deductions from annual income and other permissive deductions to public housing resident as allowed by law. If offered, these options will be spelled out in detail as an amendment to this policy;
 - c) Providing individual savings accounts to families who select income-based rents;
 - d) Establishing a rent structure that encourages deconcentration of poverty;
 - e) Providing certain admissions preferences, such as those for working families;
 - f) Providing additional applicant consultation and information;
 - g) And providing additional supportive services or amenities.

In pursuing this policy of deconcentration, where a family receiving TANF assistance is concerned, this authority will make every reasonable recourse to coordinate its efforts to provide incentives to families that are consistent with programs administered by the office having TANF responsibilities in its jurisdiction.

In conducting its required analysis of income levels at its developments to determine if any have a concentration of poverty, the Gainesville Housing Authority discovered a need to take specific measures to promote deconcentration of poverty and income mixing. To that end, the Authority will take the following specific steps to alleviate and later prevent any poverty concentration at its developments.

The HUD *Public Housing Agency Plans Final Rule*, 24 CFR Part 903, published on October 21, 1999, indicates that PHAs with any concentration of poverty must employ skipping applicants on a waiting list as a means to redress such inequity in income distributions at any specific development where poverty is concentrated; therefore, the Gainesville Housing Authority will act as follows.

Our efforts to reduce the number of lower income families or higher income families concentrated at our family developments will rely on judicious administration of our waiting lists. In order to reach higher income or lower income applicants on our waiting lists for admission to our selected developments, we will develop a process to “skip” applicants as needed to reach other applicants that will better redress any income imbalances at those developments. Where we have designated a development as “higher income” we will seek by skipping to admit to it more families with lower incomes. Where we have identified a development as “lower income” we will use skipping on the waiting list to admit higher income families to it.

As a further strategy, our Authority will pursue outreach efforts to attract more higher-income families to our waiting lists.

This PHA will pursue this policy of deconcentration of poverty in a way that affirmatively furthers fair housing, and that ensures for both our applicants and our residents receive equitable treatment devoid of discrimination.

ATTACHMENT D

THE GAINESVILLE HOUSING AUTHORITY BOARD OF COMMISSIONERS

BOARD OF COMMISSIONERS

Mr. K. Richard Blount, RN
Ms. Christine Flowers, Vice Chairperson/Resident Commissioner
Mr. Anthony Gordon
Mr. Andrew R. Mickle
Mr. Gordon H. Tremaine, Chairperson

GAINESVILLE HOUSING AUTHORITY RESIDENT COUNCIL

WOODLAND PARK 1900 SE 4th STREET, @172, 32641

President	Robert Thomas	#92
Vice President	Thelma Keaton	#46
Assistant Vice President	Jennifer Graham	#169
Secretary	Benita Echols	#73
Assistant Secretary	Betty Jones	#23
Treasurer	Cheryl Nobles	#146
Assistant Treasurer	Judy Span	#60

LAKE ROAD (Pine Meadows, Lake Terrace and Caroline Manor) 32641

President	Barbara Reed	107 SE 26 th Street
Vice President	Sharlyn Vernon	7 SE 25 th Terrace
Secretary	Bennett Perry	7 SE 26 th Street
Assistant Secretary	Arnette Williams	10 SE 26 th Street
Treasurer	Dorothy Davis	103 SE 25 th Terrace

FOREST PINES 1015 NE 25th Terrace

President	Yvonne Downer	1019 NE 26 th Terrace
Vice President	Tiquela Copeland	1003 NE 26 th Terrace
Secretary/Treasurer	Diane Russell	1114 NE 25 th Terrace

EASTWOOD MEADOWS 925 SE 43rd Street, 32641

President	Patrice McCutchen	#14
Vice President	Dorothy William	#15
Secretary/Treasurer	Florice Preson	#11

OAK PARK
100 NE 8th AVENUE, 32601

President	Raymond Scavone	619
Vice President	Loretta Spann	416
Secretary	Jill VanDerBerg	304
Assistant Secretary	Keri Hayes	207
Treasurer	Philip Caplan	313
Assistant Treasurer	Jeremiah Christy	320

SUNSHINE PARK
1901 NE 2nd Street

President	Mark Rouse	K-6
Vice President	Eldest King	D-2
Secretary	Tom Cronk	J-3
Assistant Secretary	Kizzy Franklin	A-2
Treasurer	Annie Thomas	E-1
Assistant Treasurer	Flora Britt	D-3

ATTACHMENT E

**STATEMENT ON RESIDENT MEMBERSHIP
ON THE
GAINESVILLE HOUSING AUTHORITY GOVERNING BOARD**

The resident commissioner serving on the
Board of the Gainesville Housing Authority is

Ms. Christine Flowers.

ATTACHMENT F

STATEMENT ON THE COMMUNITY SERVICE REQUIREMENT

The Quality Housing and Work Responsibility Act of 1998 (QHWRA) added a new section to the United States Housing Act of 1937 (1937 Act). Section 12(c) of the Housing Act established the Community Service Requirement for residents of public housing. In compliance with the QHWRA and Section 12(c) of the 1937 Act, the Housing Authority has established a Community Service Requirement Policy for those residents residing in Public Housing.

The following residents are exempt from the Community Service Requirement:

- An individual that is blind or disabled, as defined under section 216(i)(1) or 1614 of the Social Security Act (42 U.S.C. 416(i)(1); 1382c), and who is unable to comply with this section, or is primary caretaker of such individual;
- Residents 62 years of age and older
- Is engaged in a work activity (as such term is defined in section 407(d) of the social security Act (42 U.S.C. 607), as in effect on and July 1, 1997);
- Meets the requirements for being exempted from having to engage in a work activity under the State program funded under Part A of Title IV of the Social Security Act (42 U.S.C. 601 et seq.) or under any other welfare program of the State in which the public housing agency is located, including a State-administered welfare-to-work program; or
- Is in a family receiving assistance under a State program funded under Part A of Title IV of the Social Security Act (42 U.S.C. 601 et seq.) or under any other welfare program of the State in which the public housing agency is located, including a State-administered welfare-to-work program, and has not been found in noncompliance with such program

Third party certification must be provided by the entity with whom the resident is working

Residents 18 years or older not exempt, as determined by the Authority in conformance with HUD rules, shall perform eight (8) hours per month of approved community service and/or economic self-sufficiency activities. Residents' compliance will be verified monthly. If a resident has not fulfilled the community service/economic self-sufficiency requirement during the past year, the resident must enter into an agreement with the Authority to comply with the requirement. If the resident does not enter into such agreement or does not comply with the stipulations in the agreement, the lease will not be renewed. The agreement must be signed by both the Authority and resident before the expiration for the lease and must include

additional hours of community service or economic self-sufficiency activities to cure the past year's noncompliance.

The Authority will determine which family members are subject to or exempt from the service requirement during the recertification of family. The exempt or nonexempt status of family members may change throughout the year and family members, at time of recertification, must sign an agreement stating that if the status changes, the family member must contact the appropriate staff person assigned to the family's recertification and inform them of the change. The Authority will determine if the family member must enter into a community service or economic self-sufficiency program and will notify resident of process and approved activities.

The Authority will approve the activities that fulfill the community service/economic self-sufficiency requirements and will provide an updated list of approved activities for dissemination to staff and residents.

ATTACHMENT G

SUMMARY STATEMENT OF PET POLICY

The Gainesville Housing Authority has two separate pet policies. One governs residents in its elderly housing developments, and the other governs pets in its general occupancy family units. Neither of these policies applies to residents with disabilities who own an animal as an accommodation to deal with their disability.

Pet Rule for the Gainesville Housing Authority General Family Housing Projects

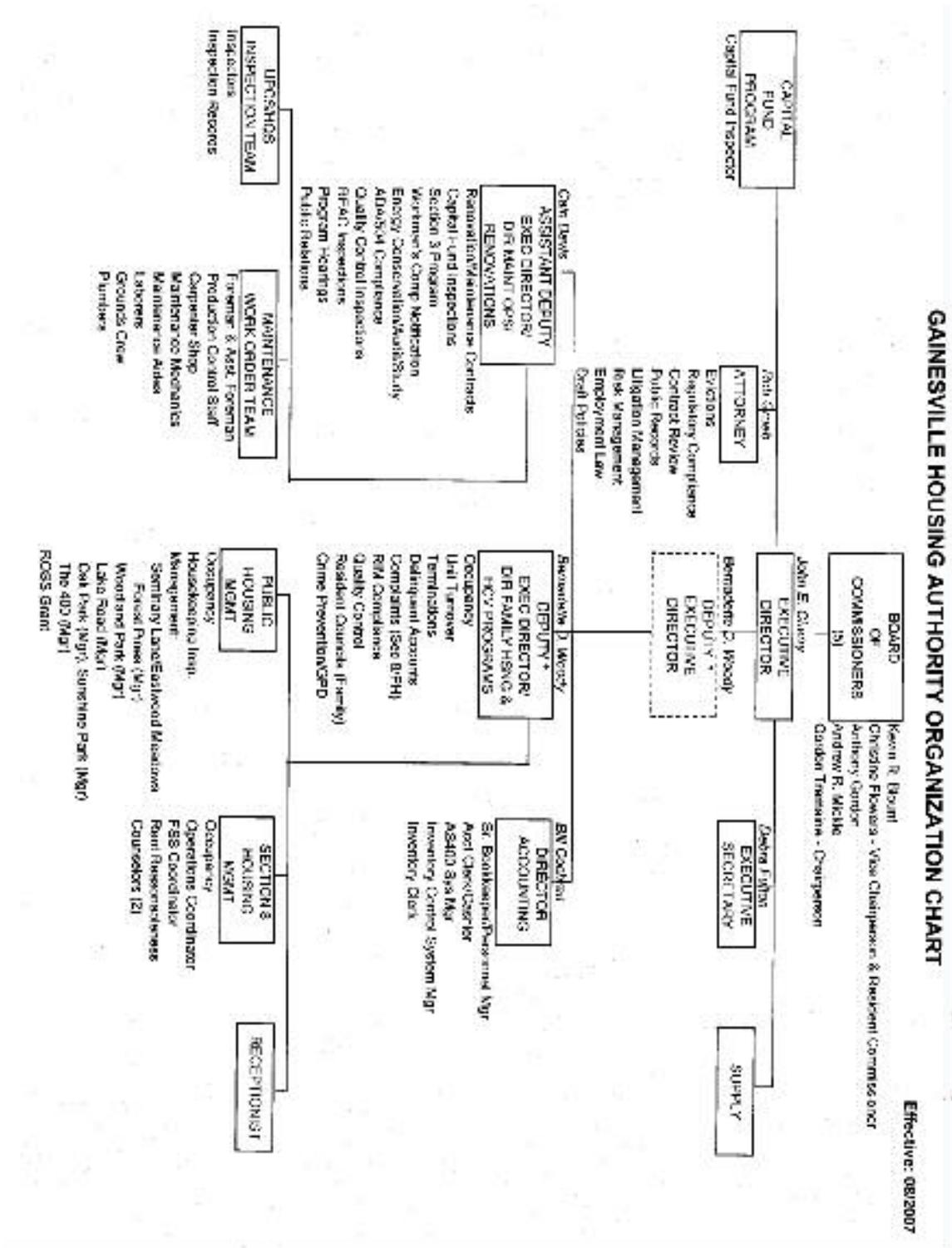
This “Pet Policy” is “Chapter 10” of the GHA’s Admissions and Continued Occupancy Policy.

The Policy opens with a statement of purpose and affirms that the policy will be administered in a way that does not discriminate against any resident. It declares a general exception to “service animals that assist persons with disabilities, provided such a person meets certain qualifying and verifiable criteria.

The Policy requires that residents enter into a written “Pet Agreement” with the GHA. Under its part A, the policy limits pet ownership to birds and fish, and prohibits any other types of pets. Part B of the policy sets out how the GHA will deal with damage to its premises caused by the pet or the pet owner, and affirms who is responsible for any such damage or liability caused by pet ownership. Part C affirms the right of the GHA to have access to units in which resident pet owners reside under specific conditions that affect the health, safety or enjoyment of their premises by residents, giving reasonable notice beforehand. Part D outlines how the GHA will deal with violations of the Pet Policy, including giving notice to the pet owner. Part E sets out the conditions under which the GHA may remove a pet from its premises, and Part F outlines how the GHA will deal with abandoned pets.

ATTACHMENT H

ORGANIZATION CHART



ATTACHMENT I
COMMENTS AND GHA RESPONSES
PUBLIC MEETING
ANNUAL PLAN & 5 YEAR PLAN
PHA 5-YEAR & ANNUAL PLAN/COMMUNITY MEETINGS
Community Meetings

The following are comments received from residents on December 21, 2007:

Oak Park:

- More responsive pest control contractor
- Paint the exterior of the building
- Paint the laundry room
- Replace damaged solar screens

Sunshine Park:

- Replace/repair rain gutters and downspouts
- Clean outside window screens
- Remodel bathrooms
- Lawn contractor need to remove leaves when raked

Pine Meadows, Lake Terrace & Caroline Manor:

- Replace fire alarm at tutoring site because alarm sounds when cooking, even though there is no hazard
- Sponsor a summer tutoring program similar to the fall tutoring program
- Provide more space by providing the site personnel access to unit #67, as well as, unit #66
- Install a water fountain in the tutoring site
- Purchase new computers for tutoring site
- Install a utility sink at the tutoring site

Notes:

- The tutoring site reference above is the one located at unit #66 at Pine Meadows.
- Six people attended the Oak Park meeting, two people attended the Sunshine Park meeting and one person attended the Pine Meadows meeting.

.....
The following are comments received from residents on December 27, 2007:

Eastwood Meadows (10:00 AM)

- Install speed bumps. Residents and non-residents drive too fast through the neighborhood.
- Neighborhood is a drive by garbage disposal area. Non-residents drive through the neighborhood and dispose of used furniture, appliances and trash at curbside, day or night. Need a policy to control this.

- Need to repair/upgrade playground equipment at the park.
- Lawn service contractor is not doing a good job. They clean up the front yard, but pay very little attention to the areas between houses and the back of the houses to the fence line.
- Residents should be issued more than two visitors parking passes and they should not have to pay for the extra passes.

Forest Pines (1:30 PM)

- Residents are not following the City rules for trash disposal. They place bags and boxes at curbside that are not approved containers for trash disposal. This trash gets moved around by children and animals and wind – when its left at curbside, and, before you know it, the trash gets strewn here and there. This makes the neighborhood look bad. There should be a way to enforce the City's rules so that the neighborhood looks good.
- Residents are taking garbage cans from vacant units and using them along with their assigned can, but they do not take the responsibility to remove the can after trash pick-up and return it to the vacant house. They leave it at curbside.

Woodland Park (3:30 PM)

- There were no comments except, the resident who attended the meeting stated she was very satisfied with her unit and the support her family receives from the Authority.

Notes:

- One person attended the Eastwood Meadows meeting; one person attended the Forest Pines meeting and one person attended the Woodland Park meeting.

ATTACHMENT J

STATEMENT ON RASS FOLLOW UP PLAN

BACKGROUND

Each year, HUD conducts a random satisfaction survey of residents in public housing. This Resident Satisfaction Survey measures tenant satisfaction in five areas: Maintenance and Repair; Communication; Safety; Services; and appearance. If the score in one or more of these areas falls below 75%, the Authority is required to initiate a follow – up plan that seeks to improve those scores. What appears below are the scores below 75%, the actual questions asked, and responses to those questions where score was lower than acceptable as fulfillment of the requirement for a follow – up plan.

For the MOST RECENT RASS survey, a follow-up plan is required by HUD for the following areas since the survey scores for these categories were below 75%, they are as follows:

CATEGORY	SCORE
Communication	74.5 %
Neighborhood Appearance	72.8 %

COMMUNICATION

Q Do you think management provides you information about the rules of the lease?

A.

- Continue requiring orientation for all new residents.
- Send a flyer that explains common misconceptions about the lease
- Continue sending monthly / quarterly newsletters out to residents

Q Do you think management is responsive to your questions and concerns?

A

- Provide on-site management-resident meetings at all developments at least once per year. In the past year, the senior developments had such a meeting.
- Continue addressing individual / group resident concerns

Q Do you think management is courteous and professional with you?

A

- Provide communications training for staff.
- Provide customer service training for staff

Q Noise is a problem for your property?

A

- Remind residents in flyers that noise, which disturbs their neighbors, is a lease violation. Encourage residents to report noise disturbances to the voice mail of the Development Manager
- Encourage all staff members, whether office staff or field staff, to report offensive noise to the contact person for the Gainesville Police Department
- When specific noise complaints are made, write individual letters and/or require the reported offenders to discuss the matter in person. This would again be more consistent and thorough than in the past
- Request random patrol by Gainesville Police Department Officers throughout the neighborhoods

NEIGHBORHOOD APPEARANCE

Q How satisfied are you with the upkeep of the following areas in your property: common areas?

A

- Strictly enforce the lease regarding trash and debris
- Increase the penalty for repeat violators of the lease
- Increase communication to the residents regarding cleaning and preventive maintenance schedules.
- Increase the rate for removal of trash / debris from the yard when residents fail to remove trash / debris from yard, common areas or around unit

Q How satisfied are you with the upkeep of the exterior of buildings?

A

- Continue to conduct regular inspections of buildings
- Ensure regular schedules are kept.
- Encourage residents to report damages or non-operative equipment and building damage

Q How satisfied are you with the upkeep of the parking areas?

A

- Strictly enforce the lease regarding trash and debris
- Ask tenants to be eyes for non-compliant residents.
- Increase the penalty for repeat violators of the lease

Q How satisfied are you with the upkeep of recreation areas (for example: playgrounds and other outside facilities).

A

- **Increase cleaning schedules as well as formulate a plan with the resident councils to safeguard these areas against vandalism, dumping, etc.**
- **Continue to inspect the sites on a regular basis for repairs / replacements**

Q Abandoned vehicles are a problem for your property?

A

- **“Roam towing” Agreement to tow illegally parked vehicles**
- **Enforcing or establishing for all complexes a vehicle registration program.**
- **Continue to issue decals for permanent, temporary and visitor parking**

Q Rodents and insects (indoors) is a problem for your property?

A

- Notify pest control of serious infestation problems
- Enforce lease requirements regarding housekeeping

Q Trash/litter is a problem for your property?

- Resident Initiatives
- Preventive grounds maintenance program.
- Encourage residents to take more pride in their surroundings
- Enforce the lease regarding trash / debris
- Increase fines for repeat offenders
- Implement progressive discipline for repeat offenders, up to and including eviction.

ATTACHMENT K

Statement of Goals and Objectives GAINESVILLE HOUSING AUTHORITY

Second five year planning cycle – 2005 – 2009

PUBLIC HOUSING PROGRAM

PHA GOAL: IMPROVE THE QUALITY OF ASSISTED HOUSING

In this second cycle of five year planning, The Gainesville Housing Authority (GHA) will continue to concentrate on delivering the highest quality of affordable housing services possible. This includes the Authority's emphasis on raising its Resident Satisfaction Scores (RASS) which reflect the actual and perceived impressions of tenants. Every effort will be made to augment agency wide and individual staff communications and to improve the appearance of the various communities.

PHA GOAL: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS

Over the last five years, all interested public housing families have been referred to the Family Self Sufficiency (FSS) Coordinator by management staff. Continue efforts to bring more public housing residents into the program is ongoing. There are currently 31 such families enrolled.

PHA GOAL: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING OBJECTIVES

In July 2006, the GHA was sanctioned by the HUD Fair Housing Division for various fair housing deficiencies in its public housing program. The GHA has recently concluded negotiations with HUD officials and has entered into a Voluntary Compliance Agreement, whereby the GHA has agreed to make certain program modifications and complete certain physical and structural improvements to various public housing units. The specific provisions and all content matters have been completely negotiated and agreed to by the GHA and HUD, and the formal compliance document is expected to be executed in early January 2008.

PHA GOAL: FACILITATE AND IMPROVE TWO-WAY COMMUNICATION BETWEEN RESIDENTS, RESIDENT GROUPS, AND THE GHA

In addition to being accessible to the residents, the public housing management staff communicates with the residents through monthly newsletters and quarterly newsletters, monthly meetings and special event notices

PHA GOAL: INCORPORATE OPERATIONAL EFFICIENCIES WHICH PROVIDE COST AND / OR PRODUCTIVITY IMPROVEMENT TO THE HOUSING AUTHORITY

Offices of GHA are equipped with Internet Access and computers. These are constantly being upgraded. Training and cross training is ongoing.

Statement of Goals and Objectives

GAINESVILLE HOUSING AUTHORITY

Second five year planning cycle – 2005 – 2009

SECTION 8 PROGRAM

**PHA GOAL: EXPAND THE SUPPLY OF ASSISTED HOUSING
APPLY FOR ADDITIONAL RENTAL VOUCHERS: INCREASE THE NUMBER OF
APPLICANTS SERVED FROM THE SECTION 8 WAITING LIST.**

In recent years GHA has applied for additional Section 8 rental vouchers in order to expand the current program. Over the last five years the number of vouchers has grown from 1,009 to 1,227. When available, GHA will make application for additional vouchers.

**PHA GOAL: IMPROVE THE QUALITY OF ASSISTED HOUSING
ACHIEVE THE HIGHEST POSSIBLE SEMAP SCORE – ONE MEASURE OF QUALITY**

Each year GHA is graded by the U.S. Department of Housing and Urban Development on its Section Eight Housing Choice Voucher Program performance. Given the recent fluctuations in formula funding and changes in regulations regarding this program, GHA will continue to optimize its annual score which measures, among other items, both budgetary as well as voucher utilization.

PHA GOAL: INCREASE ASSISTED HOUSING CHOICES

**PROVIDE VOUCHER MOBILITY COUNSELING: CONDUCT MONTHLY TRAINING AND
INFORMATIONAL SEMINARS WITH CLIENTS.**

GHA currently provides voucher mobility counseling to all new tenants who enter the Section 8 program. This same information is also relayed to each tenant during every annual or interim recertification.

CONDUCT OUTREACH EFFORTS TO POTENTIAL VOUCHER LANDLORDS.

The Section 8 Director has participated in meetings on a regular basis with existing and potential landlords by attending numerous property owner association meetings, district policing landlord meetings, and by delivering informational talks and formal presentations to the landlord/property management communities. GHA intends to continue with these efforts on an ongoing basis.

PHA GOAL: PROVIDE AN IMPROVED LIVING ENVIRONMENT

GHA has established local HQS standards that, in many respects, exceed the minimum requirements set forth by HUD. These standards are uniformly enforced by the Section 8 housing inspector. Regular quality audits are performed by management to assure a high level of compliance.

**PHA GOAL: PROMOTE SELF-SUFFICIENCY AND THE DEVELOPMENT OF ASSETS
AMONG ASSISTED HOUSEHOLDS and INCREASE THE NUMBER AND PERCENTAGE
OF EMPLOYED PERSONS IN ASSISTED FAMILIES, DEVELOP AN MOU WITH THE
STATE DEPARTMENT OF LABOR AND STATE DEPARTMENT OF CHILDREN AND
FAMILIES.**

An MOU is in effect between GHA and a Service Provider that provides a one-stop shop job training program for all interested residents.

DEVELOP OR ATTRACT SUPPORTIVE SERVICES TO IMPROVE ASSISTANCE RECIPIENTS' EMPLOYABILITY: COORDINATE SCHOLARSHIP OPPORTUNITIES WITH Santa Fe COMMUNITY COLLEGE.

GHA has provided scholarship opportunities for its tenants in conjunction with Santa Fe Community College for a number of years, and will continue to do so in the future.

PROVIDE AN FSS PROGRAM FOR SECTION 8 HOUSING PARTICIPANTS THAT SUPPORTS EDUCATIONAL TRAINING AND EMPLOYMENT OPPORTUNITIES AND THAT IMPROVES COMMUNICATION, INSTILLS INDIVIDUAL RESPONSIBILITY, AND ENCOURAGES RESIDENT PARTICIPATION IN RESIDENT COUNCILS.

GHA has an FSS Coordinator serving interested residents. The Coordinator seeks to recruit additional residents for the program on a regular basis. This program is in place and will continue to provide appropriate service as resources permit.

MAINTAIN A PROGRAM TO INCREASE HIGH SCHOOL GRADUATION FOR SECTION 8 YOUTH.

GHA is currently operating its Youthbuild program on-site. This program has resulted in a number of Youthbuild students receiving their GED/high school degrees. Every effort will be made to continue this program either with public or private resources.

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, OR DISABILITY. ADVERTISE SERVICES IN LOCAL NEWSPAPER AND MINORITY PUBLICATIONS.

GHA makes the needed handicap accessibility modifications to units and/or assigns disabled persons to units which have been modified as an accessible unit. All inspections are conducted in accordance with required standards regardless of the minority status of the resident. GHA regularly conducts Section 8 program outreach to targeted populations through use of general newspaper media, minority newspaper media, minority radio, social service agencies and minority religious organizations. These efforts have been effective.

UNDERTAKE AFFIRMATIVE MEASURES TO PROVIDE A SUITABLE LIVING ENVIRONMENT FOR FAMILIES LIVING IN ASSISTED HOUSING. ESTABLISH A UNIFORM INSPECTIONS STANDARD THAT IMPROVES THE QUALITY OF HOUSING FOR SECTION 8 VOUCHER FAMILIES.

GHA has established a uniform inspections standard that improves the quality of housing for Section 8 voucher families

UNDERTAKE AFFIRMATIVE MEASURES TO ENSURE ACCESSIBLE HOUSING TO PERSONS WITH ALL VARIETIES OF DISABILITIES REGARDLESS OF UNIT SIZE REQUIRED.

GHA has utilized the payment standards exceptions provided under the “hard to house” standard in an effort to expand the stock of disability-ready properties available for Section 8 utilization. Several landlords have agreed to undertake the cost of significant structural retrofitting in response to these payment guarantees.

PHA GOAL: IMPLEMENT PUBLIC HOUSING SECURITY IMPROVEMENTS

GHA management staff meets weekly with local law enforcement officers to exchange information regarding crime and crime prevention in public housing complexes.

GHA meets this requirement in its daily operations in all aspects of its housing opportunities to include posting affirmative action measures on bulletin boards, through advertisements, handouts and presentations to perspective clients. Key staff members attend Fair Housing Training and receive certification. GHA was a sponsor and participant in the annual County Fair Housing Symposium.

PHA GOAL: 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: ESTABLISH LOCAL UNIFORM INSPECTIONS STANDARDS THAT IMPROVE THE QUALITY OF SAFE, SANITARY, AND DECENT HOUSING FOR PUBLIC HOUSING.

GHA meets this goal in its daily operations in all aspects of its properties to include making the needed handicap accessibility modifications to units and/or assigning disabled persons to units which have been modified as an accessible unit. All inspections are conducted in accordance with required standards regardless of the minority status of the resident.

PHA GOAL: UNDERTAKE AFFIRMATIVE MEASURES TO ENSURE ACCESSIBLE HOUSING TO PERSONS WITH ALL VARIETIES OF DISABILITIES REGARDLESS OF UNIT SIZE REQUIRED.

GHA presently has units designated as accessible units; however, as the need presents itself, management will continue to make modifications to accommodate individuals with disabilities. Capital funds are used to make existing units accessible for individuals with disabilities.

PHA GOAL: THROUGH THE 504 SURVEY PROCESS, COUNSEL PUBLIC HOUSING RESIDENTS REGARDING THE AVAILABILITY OF MODIFICATIONS AND CAPITAL IMPROVEMENT FUNDS FOR THIS PURPOSE.

Public housing residents are provided many opportunities regarding the availability of modifications and capital improvement funds, but they are also given an opportunity to provide input into the process, which addresses the perceptions and desires held by residents.

ATTACHMENT L

STATEMENT ON VIOLENCE AGAINST WOMEN ACT

OF GOALS, OBJECTIVES, POLICIES THAT ENABLE THE HOUSING AUTHORITY TO SERVE THE NEEDS OF CHILD AND ADULT VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING

Under Section 603 of the VAWA 2005, PHAs are required to include in the PHA Plans this attached statement.

The Gainesville Housing Authority (GHA) Board of Commissioners adopted the following resolution to VAWA in all appropriate contracts, leases and information processes regarding residency in GHA's Public and Housing Choice Voucher Housing Programs. Specifically, GHA will incorporate the newly revised forms HUD 52641 (HAP Contract) and 52641 A (Tenancy Addendum) as well as HUD 50066 (Certification form).

On December 12, 2007 the GHA Board of Commissioners approved a Policy on Protections for Victims of Domestic Violence ("VAWA Policy") and related amendments to the GHA's Admission and Occupancy Policies for the Public Housing Program and the Section 8 Housing Choice Voucher Program.

The GHA adopted these policies in compliance with the Violence Against Women Act (VAWA) Amendments of 2005. The GHA partners with the local law enforcement agencies to coordinate any goals, activities, objectives, policies or programs that will enable the GHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking. (Sec. 603).

The GHA supports the goals of the VAWA Amendments and will comply with its requirements.

The GHA will continue to administer its housing programs in ways that support and protect residents (including Section 8 Housing Choice Voucher program participants) and applicants who may be victims of domestic violence, dating violence, sexual assault or stalking.

The GHA will not take any adverse action against a resident/participant or applicant solely on the basis of her or his being a victim of such criminal activity, including threats of such activity. "Adverse action" in this context includes denial or termination of housing assistance.

The GHA will not subject a victim of domestic violence, dating violence, sexual assault or stalking to a more demanding standard for lease compliance than other residents.

The GHA will continue to update its policies and procedures as needed to implement the requirements of VAWA, and to collaborate with other agencies to prevent and respond to domestic violence, dating violence, sexual assault or stalking, as those criminal activities may affect applicants for and participants in the GHA's housing programs.

The GHA's VAWA Policy states that "The GHA will provide notices explaining the VAWA protections to applicants for housing assistance (both Section 8 Housing Choice Vouchers and Public Housing), to public housing residents and Section 8 voucher participants, and to property owners participating in the voucher program."

ATTACHMENT M
STATEMENT REGARDING
FAIR HOUSING & EQUAL OPPORTUNITY FINDINGS – 2007

In July 2006, the GHA was sanctioned by the HUD Fair Housing Division for various fair housing deficiencies in its public housing program. The GHA has recently concluded negotiations with HUD officials and has entered into a Voluntary Compliance Agreement, whereby the GHA has agreed to make certain program modifications and complete certain physical and structural improvements to various public housing units. The specific provisions and all content matters have been completely negotiated and agreed to by the GHA and HUD, and the formal compliance document is expected to be executed in early January 2008.

GAINESVILLE HOUSING AUTHORITY

CAPITAL FUND PROGRAM

ANNUAL STATEMENT / PERFORMANCE EVALUATION REPORT

2005

2006

2007

2008

AS OF SEPTEMBER 30, 2007

Annual Statement/Performance and Evaluation Report

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

Part I: Summary

PHA Name: Gainesville Housing Authority	Grant Type and Number Capital Fund Program Grant No. FL29P06350105 Replacement Housing Factor Grant No.	Federal FY of Grant: 2005 Obligated & Expenses 9-30-07
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (Revision No: 1)
 Performance and Evaluation Report for Period Ending: 9-30-07
 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	\$ 134,632.00		\$ 134,632.00	\$ 134,632.00
3	1408 Management Improvements Soft Costs	\$ 208,638.00		\$ 208,637.70	\$ 208,637.70
	Management Improvements Hard Costs				
4	1410 Administration	\$ 109,628.00		\$ 109,628.81	\$ 109,628.81
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees & Costs	\$ -		\$ -	\$ -
8	1440 Site Acquisition				
9	1450 Site Improvements	\$ 71,147.00		\$ 71,146.33	\$ 71,146.33
10	1460 Dwelling Structures	\$ 547,831.00		\$ 547,831.16	\$ 547,831.16
11	1465.1 Dwelling Equipment--Nonexpendable	\$ 24,475.00		\$ 24,475.00	\$ 24,475.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$ -		\$ -	\$ -
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	\$ 1,096,351.00		\$ 1,096,351.00	\$ 1,096,351.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance	\$ 95,751		\$ 95,751	\$ 95,751
23	Amount of line 20 Related to Security - Soft Costs	\$ 23,627		\$ 23,627	\$ 23,627
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	\$ 59,480		\$ 59,480	\$ 59,480
26	Collateralization Expenses or Debt Services				

Annual Statement/Performance and Evaluation Report

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

FFY Grant 2005

Part II: Supporting Pages

Obligated & Expended 9-30-07

PHA Name: Gainesville Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P06350105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005			
Development No. Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
FL63-1-1	*Vacancy Reduction		146041		\$ 38,529		\$ 38,528.92	\$ 38,528.92	Completed
FL63-1-2	Repipe Fresh Water Supply		146036		\$ 1,116		\$ 1,116.20	\$ 1,116.20	Completed
	Roof Replacement		146025		\$ 5,200		\$ 5,200.00	\$ 5,200.00	Completed
Woodland Park	Replace Windows		146040		\$ -		\$ -	\$ -	
Pine Meadows	Site Work		145002		\$ 63,274		\$ 63,274.00	\$ 63,274.00	Completed
	Handicap Renovations		146007		\$ 54,833		\$ 54,833.45	\$ 54,833.45	Completed
	Pest Control		140600		\$ 4,264		\$ 4,264.00	\$ 4,264.00	Completed
	Subtotal FL631-1 & FL63-1-2				\$ 167,216		\$ 167,216.57	\$ 167,216.57	
FL63-2	*Vacancy Reduction		146041		\$ 136		135.51	135.51	Completed
Oak Park	Replace Solar Screens		146004		\$ -		-	-	
	Emergency Call System		146013		\$ 116,482		116,482.47	116,482.47	Completed
	Site Work		145002		\$ -		-	-	
	Handicap Renovations		146007		\$ 3,849		3,848.70	3,848.70	Completed
	Pest Control		140600		\$ 1,664		1,664.00	1,664.00	Completed
	Security		140813		\$ 11,800		11,800.13	11,800.13	Completed
	Subtotal FL63-2				\$ 133,931.00		\$ 133,930.81	\$ 133,930.81	
FL63-3	*Vacancy Reduction		146041		\$ 10,402		\$ 10,401.57	\$ 10,401.57	Completed
Lake Terrace	Closet Doors (1 & 2 Bedrooms)		146024		\$ -		\$ -	\$ -	
	Sidewalk & Fence Repair		145004		\$ -		\$ -	\$ -	
	Water Main Replacement		145006		\$ 1,357		\$ 1,356.33	\$ 1,356.33	Completed
	Site Work		145002		\$ 152		\$ 152.00	\$ 152.00	Completed
	Handicap Renovations		146007		\$ 5,035		\$ 5,035.17	\$ 5,035.17	Completed
	Pest Control		140600		\$ 1,660		\$ 1,660.00	\$ 1,660.00	Completed
	Subtotal FL63-3				\$ 18,606.00		\$ 18,605.07	\$ 18,605.07	
FL63-4	*Vacancy Reduction		146041		\$ 694		693.92	693.92	Completed
Sunshine Park	Fire Alarm & Nurse Call System		146042		\$ 190,582		190,582.86	190,582.86	Completed
	Handicap Renovations		146007		\$ 1,004		1,003.87	1,003.87	Completed
	Pest Control		140600		\$ 1,120		1,120.00	1,120.00	Completed
	Security		140813		\$ 11,827		11,826.89	11,826.89	Completed
	Subtotal FL63-4				\$ 205,227.00		\$ 205,227.54	\$ 205,227.54	
*Surface, Prep & Paint Interior, Repair or Replace: Flooring, Roof, Water Heaters, Tub Valves, Window or Security Screens, Exterior Doors									

Annual Statement/Performance and Evaluation Report

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

FFY Grant 2005

Part II: Supporting Pages

Obligated & Expended 9-30-07

PHA Name:		Grant Type and Number			Federal FY of Grant:							
Gainesville Housing Authority		Capital Fund Program Grant No: FL29P06350105			2005							
		Replacement Housing Factor Grant No:										
Development No. Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work			
					Original	Revised	Obligated	Expended				
FL63-5 Forest Pines	*Vacancy Reduction		146041		\$	36,237		\$	36,236.84	\$	36,236.84	Completed
	Sidewalk & Driveway Repair		145001		\$	-		\$	-	\$	-	
	Site Work		145002		\$	1,873		\$	1,873.00	\$	1,873.00	Completed
	Handicap Renovations		146007		\$	2,496		\$	2,495.66	\$	2,495.66	Completed
	Pest Control		140600		\$	648		\$	648.00	\$	648.00	Completed
	Subtotal FL63-5				\$	41,254.00		\$	41,253.50	\$	41,253.50	
FL63-6 Caroline Manor	*Vacancy Reduction		146041		\$	16,281		\$	16,280.81	\$	16,280.81	Completed
	Replace Heating System		146035		\$	35,005		\$	35,005.24	\$	35,005.24	Completed
	Site Work		145002		\$	-		\$	-	\$	-	
	Handicap Renovations		146007		\$	23,095		\$	23,095.09	\$	23,095.09	Completed
	Pest Control		140600		\$	448		\$	448.00	\$	448.00	Completed
	Subtotal FL63-6				\$	74,829		\$	74,829.14	\$	74,829.14	
FL63-7 Eastwood Meadows	*Vacancy Reduction		146041		\$	1,416		\$	1,416.05	\$	1,416.05	Completed
	Site Work		145002		\$	4,491		\$	4,491.00	\$	4,491.00	Completed
	Handicap Renovations		146007		\$	5,439		\$	5,438.83	\$	5,438.83	Completed
	Pest Control		140600		\$	828		\$	828.00	\$	828.00	Completed
	Subtotal FL63-7				\$	12,174		\$	12,173.88	\$	12,173.88	
*Surface, Prep & Paint Interior, Repair or Replace: Flooring, Roof, Water Heaters, Tub Valves, Window or Security Screens, Exterior Doors												

Part II: Supporting Pages **Obligated & Expenses 9-30-07**

PHA Name: Gainesville Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P06350105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
PHA Wide Non-dwelling Structures & Equipment	Appliances		146501		\$ 24,475		\$ 24,475.00	\$ 24,475.00	Completed
	Operations		140600		\$ 124,000		\$ 124,000.00	\$ 124,000.00	Completed
	A&E Fees		143004		\$ -		\$ -	\$ -	
	Water Main Replacement		145006		\$ -		\$ -	\$ -	
	Roof Replacement		146025		\$ -		\$ -	\$ -	
	Subtotal PHA Wide				\$ 148,475		\$ 148,475.00	\$ 148,475.00	
PHA-Wide Management Improvements	Management Salaries/Fringe		140801		\$ 90,677		\$ 90,676.72	\$ 90,676.72	Completed
	Ed & Misc Materials - Drug Program (Police Dept, UF Tutoring Program)		140810		\$ 60,016		60,015.75	60,015.75	Completed
	Ed & Misc Materials - Res Init Program (Reichert House, Girl Scouts)		140803		\$ 12,251		12,251.00	12,251.00	Completed
	Boys & Girls Club		140811		\$ 22,067		22,067.21	22,067.21	Completed
		Subtotal PHA-Wide Mgmt Improvements				\$ 185,011		\$ 185,011	\$ 185,011
PHA-Wide Administration	Administrative Salaries/Fringe		141001		\$ 109,412		\$ 109,412.47	\$ 109,412.47	Completed
	Travel		141010		\$ -		\$ -	\$ -	
	Supplies, Postage, Software		141014		\$ -		\$ -	\$ -	
	Phone		141016		\$ 216		\$ 216.34	\$ 216.34	Completed
	Computers		147501		\$ -		\$ -	\$ -	
	Subtotal PHA Wide Administration				\$ 109,628		\$ 109,628.81	\$ 109,628.81	
	TOTAL Capital Fund Program				\$ 1,096,351		\$ 1,096,351.00	\$ 1,096,351.00	

Annual Statement/Performance and Evaluation Report

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

FFY Grant 2005

Part II: SCHEDULE

PHA Name: Gainesville Housing Authority		Grant Type and Number Capital Fund Program No. FL29P06350105 Replacement Housing Factor No:				Federal FY of Grant 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
FL63-1-1 FL63-1-1 Woodland Park Pine Meadows	9/13/2006			9/13/2008			
FL63-2 Oak Park	9/13/2006			9/13/2008			
FL63-3 Lake Terrace	9/13/2006			9/13/2008			
FL63-4 Sunshine Park	9/13/2006			9/13/2008			
FL63-5 Forest Pines	9/13/2006			9/13/2008			
FL63-6 Caroline Manor	9/13/2006			9/13/2008			
FL63-7 Eastwood Meadows	9/13/2006			9/13/2008			

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Fac
 Part I: Summary**

PHA Name:	Grant Type and Number
Gainesville Housing Authority	Capital Fund Program Gran Replacement Housing Fac
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/07	<input type="checkbox"/> Revi <input type="checkbox"/> Fina

Line No.	Summary by Development Account	Total Estima
		Original
1	Total non-CFP Funds	
2	1406 Operations	\$ 154,726.00
3	1408 Management Improvements Soft Costs	\$ 200,000.00
	Management Improvements Hard Costs	
4	1410 Administration	\$ 92,280.00
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees & Costs	\$ 25,000.00
8	1440 Site Acquisition	
9	1450 Site Improvements	\$ 47,000.00
10	1460 Dwelling Structures	\$ 448,776.00
11	1465.1 Dwelling Equipment--Nonexpendable	\$ 30,000.00
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	\$ 5,134.00
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1499 Development Activities	
19	1502 Contingency	
20	Amount of Annual Grant: (sum of lines 2-19)	\$ 1,002,916.00
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 compliance	\$ 116,140
23	Amount of line 20 Related to Security - Soft Costs	\$ -
24	Amount of line 20 Related to Security - Hard Costs	
25	Amount of line 20 Related to Energy Conservation Measures	\$ 30,000
26	Collateralization Expenses or Debt Services	

Director (CFP/CFPRHF)

	Federal FY of Grant:
Grant No. FL29P06350106 for Grant No.	2006

**Revised Annual Statement (Revision No:)
Financial Performance and Evaluation Report**

Revised	Total Actual Cost	
	Obligated	Expended
	\$0.00	\$0.00
	\$ 200,000.00	\$ 143,421.70
	\$ 85,000.00	\$ 73,272.84
	\$0.00	\$0.00
	\$0.00	\$0.00
	\$ 5,106.00	\$ 5,106.00
	\$0.00	\$0.00
	\$0.00	\$0.00
	\$0.00	\$0.00
	\$290,106.00	\$221,800.54
	\$0.00	\$0.00
	\$0.00	\$0.00
	\$0.00	\$0.00
	\$0.00	\$0.00

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

PHA Name: Gainesville Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P063501 Replacement Housing Factor Grant No:			
Development No. Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estim Original
FL63-1-1	*Vacancy Reduction		146041		\$ 15,000
FL63-1-2	Site Work		145002		\$ 8,000
Woodland Park	Handicap Renovations		146007		\$ 47,224
Pine Meadows					
	Subtotal FL631-1 & FL63-1-2				\$ 70,224
FL63-2	*Vacancy Reduction		146041		\$ 10,000
Oak Park	Electrical		146013		\$ 72,837
	Site Work		145002		\$ 2,000
	Handicap Renovations		146007		\$ 20,264
	Subtotal FL63-2				\$ 105,101
FL63-3	*Vacancy Reduction		146041		\$ 15,000
Lake Terrace	Bathtub Replacement		146003		\$ 1,000
	Elec Sys Upgrade w/new panel		146013		\$ 1,000
	Roof Replacement		146025		\$ 13,277
	Site Work		145002		\$ 4,000
	Handicap Renovations		146007		\$ 6,597
	Subtotal FL63-3				\$ 40,874
FL63-4	*Vacancy Reduction		146041		\$ 6,169
Sunshine Park	Fire Alarm System & Nurse Call		146042		\$ 132,333
	Site Work		145002		\$ 1,000
	Handicap Renovations		146007		\$ 22,264
	Subtotal FL63-4				\$ 161,766
	*Surface, Prep & Paint Interior, Repair or Replace: Flooring, Roof, Water Heaters, Tub Valves,				

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

PHA Name: Gainesville Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P063501 Replacement Housing Factor Grant No:			
Development No. Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct	Quantity	Total Estim Original
FL63-5 Forest Pines	*Vacancy Reduction		146041		\$ 15,000
	Site Work		145002		\$ 4,000
	Handicap Renovations		146007		\$ 6,597
	Subtotal FL63-5				\$ 25,597
FL63-6 Caroline Manor	*Vacancy Reduction		146041		\$ 5,000
	Site Work		145002		\$ 4,000
	Handicap Renovations		146007		\$ 6,597
	Replace Heating System		146035		\$ 6,020
Subtotal FL63-6				\$ 21,617	
FL63-7 Eastwood Meadows	*Vacancy Reduction		146041		\$ 15,000
	Site Work		145002		\$ 4,000
	Handicap Renovations		146007		\$ 6,597
Subtotal FL63-7				\$ 25,597	
<i>*Surface, Prep & Paint Interior, Repair or Replace: Flooring, Roof, Water Heaters, Tub Valves,</i>					

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

PHA Name: Gainesville Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P063501 Replacement Housing Factor Grant No:			
Development Number Name/HA-Wide	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estim

Activities				Original
PHA Wide Non-dwelling Structures & Equipment	Appliances	146501		\$ 30,000
	Operations	140600		\$ 154,726
	A&E Fees	143004		\$ 25,000
	Water Main Replacement	145006		\$ 20,000
	Roof Repair/Replacement	146025		\$ 25,000
	<i>Subtotal PHA Wide</i>			\$ 254,726
PHA-Wide Management Improvements	Management Salaries/Fringe	140801		\$ 50,708
	Ed & Misc Materials - Drug Program	140810		\$ 88,693
	(Police Dept, UF Tutoring Program)	140812		
	Ed & Misc Materials - Res Init Program (Reichert House, Girl Scouts)	140803		\$ 27,362
	Boys & Girls Club	140811		\$ 33,237
	<i>Subtotal PHA-Wide Mgmt Improvements</i>			\$ 200,000
PHA-Wide Administration	Administrative Salaries/Fringe	141001		\$ 85,000
	Travel	141010		\$ 3,120
	Supplies, Postage, Software	141014		\$ 2,600
	Phone	141016		\$ 1,560
	Computers	147501		\$ 5,134
	<i>Subtotal PHA Wide Administration</i>			\$ 97,414
	<i>TOTAL Capital Fund Program</i>			\$ 1,002,916

2/CFPRHF)

FFY Grant 2006

Obligated & Expended 09-30-07

Federal FY of Grant:	Total Actual Cost		Status of Work
	Obligated	Expended	
106	2006		
ated Cost			
Revised			
	0	0	In Progress
	0	0	In Progress
	0	0	In Progress
	0	0	
	0	0	In Progress
	0	0	In Progress
	0	0	In Progress
	0	0	In Progress
	0	0	
	0	0	In Progress
	0	0	In Progress
	0	0	In Progress
	5,106	5,106	In Progress
	0	0	In Progress
	0	0	In Progress
	5,106	5,106	
	0	0	In Progress
	0	0	In Progress
	0	0	In Progress
	0	0	In Progress
	0	0	
<i>Window or Security Screens, Exterior Doors</i>			

2/CFPRHF)

FFY Grant 2006

Obligated & Expended 09-30-07

106	Federal FY of Grant: 2,006		
ated Cost	Total Actual Cost		Status of Work
Revised	Obligated	Expended	
	0	0	In Progress
	0	0	In Progress
	0	0	In Progress
	0	0	
	0	0	In Progress
	0	0	In Progress
	0	0	In Progress
	0	0	In Progress
	0	0	
	0	0	In Progress
	0	0	In Progress
	0	0	In Progress
	0	0	
<i>Window or Security Screens, Exterior Doors</i>			

2/CFPRHF)

FFY Grant 2006

Obligated & Expended 09-30-07

106	Federal FY of Grant: 2,006		
ated Cost	Total Actual Cost		Status of Work

Revised	Obligated	Expended	
	0	0	In Progress
	0	0	In Progress
	0	0	In Progress
	0	0	In Progress
	0	0	In Progress
	0	0	
	50,708	28,882	In Progress
	88,693	85,215	In Progress
	27,362	17,697	In Progress
	33,237	11,628	In Progress
	200,000	143,422	
	85,000	73,273	In Progress
	0	0	In Progress
	0	0	In Progress
	0	0	In Progress
	0	0	In Progress
	85,000	73,273	
	290,106	221,801	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/
Part II: Schedule

PHA Name: Gainesville Housing Authority			Grant Type and Number Capital Fund Program No. FL29P06350106 Replacement Housing Factor No:		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expent (Quarter Ending C	
	Original	Revised	Actual	Original	Revised
FL63-1-1 FL63-1-1 Woodland Park Pine Meadows	7/17/2008			7/17/2010	
FL63-2 Oak Park	7/17/2008			7/17/2010	
FL63-3 Lake Terrace	7/17/2008			7/17/2010	
FL63-4 Sunshine Park	7/17/2008			7/17/2010	
FL63-5 Forest Pines	7/17/2008			7/17/2010	
FL63-6 Caroline Manor	7/17/2008			7/17/2010	
FL63-7 Eastwood Meadows	7/17/2008			7/17/2010	

CFPRHF)

FFY Grant 2006

Federal FY of Grant
2006

ded
)ate)

Reasons for Revised Target Dates

Actual

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**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing
Part I: Summary**

PHA Name: Gainesville Housing Authority	Grant Type and Number Capital Fund Program Gra Replacement Housing Fac
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Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 9/30/07

Line No.	Summary by Development Account	Total Estim
		Original
1	Total non-CFP Funds	
2	1406 Operations	\$ 140,033.00
3	1408 Management Improvements Soft Costs	\$ 197,860.00
	Management Improvements Hard Costs	
4	1410 Administration	\$ 92,280.00
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees & Costs	\$ 20,000.00
8	1440 Site Acquisition	
9	1450 Site Improvements	\$ 29,500.00
10	1460 Dwelling Structures	\$ 467,468.00
11	1465.1 Dwelling Equipment--Nonexpendable	\$ 41,000.00
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	\$ 1,160.00
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1499 Development Activities	
19	1502 Contingency	
20	Amount of Annual Grant: (sum of lines 2-19)	\$ 989,301
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 compliance	336,468
23	Amount of line 20 Related to Security - Soft Costs	
24	Amount of line 20 Related to Security - Hard Costs	
25	Amount of line 20 Related to Energy Conservation Measures	54,000
26	Collateralization Expenses or Debt Services	

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

PHA Name: Gainesville Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P0635010 Replacement Housing Factor Grant No:			
Development No. Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Esti Original
FL63-1-1	Handicap Renovations (504/UFAS)		146007		\$ 93,468
FL63-1-2	Upgrade Electrical System		146013		\$ 1,000
Woodland Park	Replace Windows		146040		\$ 3,000
Pine Meadows	*Vacancy Reduction		146041		\$ 25,000
	Site Work		145002		\$ 8,000
	Subtotal FL631-1 & FL63-1-2				\$ 130,468
FL63-2	Paint Exterior/Interior		146002		\$ 1,000
Oak Park	Replace Solar Screens		146004		\$ 4,000
	Handicap Renovations (504/UFAS)		146007		\$ 30,000
	*Vacancy Reduction		146041		\$ 10,000
	Site Work		145002		\$ 3,000
	Subtotal FL63-2				\$ 48,000
FL63-3	Handicap Renovations (504/UFAS)		146007		\$ 45,000
Lake Terrace	New Roofs/Ceilings		146025		\$ 3,000
	*Vacancy Reduction		146041		\$ 15,000
	Site Work		145002		\$ 4,000
	Subtotal FL63-3				\$ 67,000
FL63-4	Handicap Renovations (504/UFAS)		146007		\$ 20,000
Sunshine Park	Replace Roof		146025		\$ 3,000
	*Vacancy Reduction		146041		\$ 10,000
	Site Work		145002		\$ 2,500
	Subtotal FL63-4				\$ 35,500
<i>*Surface, Prep & Paint Interior, Repair or Replace: Flooring, Roof, Water Heaters, Tub Valves, V</i>					

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

PHA Name: Gainesville Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P0635010 Replacement Housing Factor Grant No:			
Development No. Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct	Quantity	Total Est Original
FL63-5 Forest Pines	Paint Unit Exteriors		146002		\$ 1,000
	Handicap Renovations (504/UFAS)		146007		\$ 100,000
	*Vacancy Reduction		146041		\$ 15,000
	Site Work		145002		\$ 3,000
	Subtotal FL63-5				
FL63-6 Caroline Manor	Handicap Renovations (504/UFAS)		146007		\$ 8,000
	*Vacancy Reduction		146041		\$ 15,000
	Site Work		145002		\$ 4,000
	Subtotal FL63-6				
FL63-7 Eastwood Meadows	Handicap Renovations (504/UFAS)		146007		\$ 40,000
	*Vacancy Reduction		146041		\$ 15,000
	Site Work		145002		\$ 3,000
	Repair Back Door Concrete Landing		145007		\$ 2,000
	Subtotal FL63-7				
<i>*Surface, Prep & Paint Interior, Repair or Replace: Flooring, Roof, Water Heaters, Tub Valves, V</i>					

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

PHA Name: Gainesville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL29P0635010
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Replacement Housing Factor Grant No:

Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Esti Original
PHA Wide Non-dwelling Structures & Equipment	Appliances Main Office Roof A&E Fees Operations		146501 146025 143004 140600		\$ 41,000 \$ 10,000 \$ 20,000 \$ 140,033
	Subtotal PHA Wide				\$ 211,033
PHA-Wide Management Improvements	Management Salaries/Fringe Ed & Misc Materials - Res Init Program (Reichert House, Girl Scouts) Ed & Misc Materials - Drug Program (Police Dept, UF Tutoring Program) Boys & Girls Club		140801 140803 140810 140811		\$ 64,000 \$ 22,907 \$ 82,702 \$ 28,251
	Subtotal PHA-Wide Mgmt Improvements				\$ 197,860
PHA-Wide Administration	Administrative Salaries/Fringe Travel Supplies, Postage, Software Phone Computers		141001 141010 141014 141016 147501		\$ 85,000 \$ 3,120 \$ 2,600 \$ 1,560 \$ 1,160
	Subtotal PHA Wide Administration				\$ 93,440
	TOTAL Capital Fund Program				\$ 989,301

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

PHA Name: Gainesville Housing Authority	Grant Type and Number Capital Fund Program No. FL29P06350106 Replacement Housing Factor No:
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Ex (Quarter Endi	
	Original	Revised	Actual	Original	Revised
FL63-1-1 FL63-1-1 Woodland Park Pine Meadows	9/12/2009			9/12/2011	
FL63-2 Oak Park	9/12/2009			9/12/2011	
FL63-3 Lake Terrace	9/12/2009			9/12/2011	
FL63-4 Sunshine Park	9/12/2009			9/12/2011	
FL63-5 Forest Pines	9/12/2009			9/12/2011	
FL63-6 Caroline Manor	9/12/2009			9/12/2011	
FL63-7 Eastwood Meadows	9/12/2009			9/12/2011	

CFPRHF)

FFY Grant 2007

	Federal FY of Grant 2006
pending Date)	Reasons for Revised Target Dates
Actual	

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Fund
 Part I: Summary**

PHA Name: Gainesville Housing Authority	Grant Type and Number: Capital Fund Program Replacement Housing Fund
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Original Annual Statement Reserve for Disasters/Emergencies Revision
 Performance and Evaluation Report for Period Ending: _____ Financial Year: _____

Line No.	Summary by Development Account	Total Estimated
		Original
1	Total non-CFP Funds	
2	1406 Operations	\$ 197,860.00
3	1408 Management Improvements Soft Costs	\$ 180,600.00
	Management Improvements Hard Costs	
4	1410 Administration	\$ 98,930.00
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees & Costs	\$ 31,079.00
8	1440 Site Acquisition	
9	1450 Site Improvements	\$ 29,500.00
10	1460 Dwelling Structures	\$ 439,570.00
11	1465.1 Dwelling Equipment--Nonexpendable	\$ 41,000.00
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1499 Development Activities	
19	1502 Contingency	
20	Amount of Annual Grant: (sum of lines 2-19)	\$ 1,018,539
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 - Soft Costs	
24	Amount of line 20 Related to Security - Hard Costs	
25	Amount of line 20 Related to Energy Conservation Measures	54,000
26	Collateralization Expenses or Debt Services	

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

PHA Name: Gainesville Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29F Replacement Housing Factor Grant No:		
Development No. Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity
			AMP 1	
FL63-1-1 Woodland Park	Handicap Renovations (504/UFAS) Upgrade Electrical System Replace Windows *Vacancy Reduction Site Work		146007 146013 146040 146041 145002	
	Subtotal FL631-1			
FL63-7 Eastwood Meadows	Handicap Renovations (504/UFAS) *Vacancy Reduction Site Work Repair Back Door Concrete Landing		146007 146041 145002 145007	
	Subtotal FL63-7			
AMP 1 Wide Non-dwelling Structures & Equipment	Appliances Main Office Roof A&E Fees Operations		146501 146025 143004 140600	
	Subtotal AMP 1 Wide			
AMP 1 Wide Management Improvements	Ed & Misc Materials - Res Init Program (Reichert House, Girl Scouts) Ed & Misc Materials - Drug Program (Police Dept, UF Tutoring Program) Trng & Consulting/VCA & Asset Mgt Boys & Girls Club		140803 140810 1408 140811	
	Subtotal AMP1-Wide Mgmt Improvements			
AMP Wide Administration	Administration		1410	
	Subtotal AMP 1 Administration			
	TOTAL AMP 1 Capital Fund			
*Surface, Prep & Paint Interior, Repair or Replace: Flooring, Roof, Water Heaters, Tub Valves, Win				

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

PHA Name: Gainesville Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P Replacement Housing Factor Grant No:		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity
AMP 2				
FL63-2 Oak Park	Paint Exterior/Interior		146002	
	Replace Solar Screens		146004	
	Handicap Renovations (504/UFAS)		146007	
	*Vacancy Reduction		146041	
	Site Work		145002	
	Subtotal FL63-2			
FL63-4 Sunshine Park	Handicap Renovations (504/UFAS)		146007	
	Replace Roof		146025	
	*Vacancy Reduction		146041	
	Site Work		145002	
	Subtotal FL63-4			
AMP 2 Wide Non-dwelling Structures & Equipment	Appliances		146501	
	A&E Fees		143004	
	Operations		140600	
	Subtotal PHA Wide			
AMP 2 Wide Management Improvements	Trng & Consulting/VCA & Asset Mgt		1408	
	Ed & Misc Materials - Drug Program (Police Dept)		140810	
			140811	
	Subtotal AMP2-Wide Mgmt Improvements			
AMP 2 Wide Administration	Administration		1410	
	Subtotal AMP2 Administration			
	TOTAL AMP 2 Capital Fund			
*Surface, Prep & Paint Interior, Repair or Replace: Flooring, Roof, Water Heaters, Tub Valves, Win				

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

PHA Name: Gainesville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL29P Replacement Housing Factor Grant No:
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Development No. Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct	Quantity
			AMP 3	
FL63-1-3 Pine Meadows	Handicap Renovations (504/UFAS)		146007	
	Upgrade Electrical System		146013	
	Replace Windows		146040	
	*Vacancy Reduction		146041	
	Site Work		145002	
	Subtotal FL631-1			
FL63-3 Lake Terrace	Handicap Renovations (504/UFAS)		146007	
	New Roofs/Ceilings		146025	
	*Vacancy Reduction		146041	
	Site Work		145002	
	Subtotal FL63-3			
FL63-5 Forest Pines	Paint Unit Exteriors		146002	
	Handicap Renovations (504/UFAS)		146007	
	*Vacancy Reduction		146041	
	Site Work		145002	
	Subtotal FL63-5			
FL63-6 Caroline Manor	Handicap Renovations (504/UFAS)		146007	
	*Vacancy Reduction		146041	
	Site Work		145002	
	Subtotal FL63-6			
<i>*Surface, Prep & Paint Interior, Repair or Replace: Flooring, Roof, Water Heaters, Tub Valves, Wind</i>				

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

PHA Name: Gainesville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL29F
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Development No. Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity
<u>AMP 3 (Continued)</u>				
AMP 3 Wide Non-dwelling Structures & Equipment	Appliances		146501	
	A&E Fees		143004	
	Operations		140600	
	<i>Subtotal PHA Wide</i>			
AMP 3 Wide Management Improvements	Ed & Misc Materials - Res Init Program (Reichert House, Girl Scouts)		140803	
	Ed & Misc Materials - Drug Program (Police Dept, UF Tutoring Program)		140810	
	Trng & Consulting/VCA & Asset Mgt		1408	
	Boys & Girls Club		140811	
	<i>Subtotal AMP3-Wide Mgmt Improvements</i>			
AMP 3+A121 Wide Administration	Administration		1410	
	<i>Subtotal AMP3 Administration</i>			
TOTAL AMP 3 Capital Fund				
TOTAL AMP CAPITAL FUND				
*Surface, Prep & Paint Interior, Repair or Replace: Flooring, Roof, Water Heaters, Tub Valves, Wind				

PRHF)

FFY Grant 2008

Total Estimated Cost		Total Actual Cost		Status of Work
Original	Revised	Obligated	Expended	
\$ 41,178				
\$ 667				
\$ 2,000				
\$ 5,000				
\$ 5,336				
\$ 54,181				
\$ 42,302				
\$ 5,000				
\$ 3,000				
\$ 2,000				
\$ 52,302				
\$ 14,350				
\$ 118,332				
\$ 7,000				
\$ 69,251				
\$ 208,933				
\$ 11,450				
\$ 35,000				
\$ 15,000				
\$ 18,000				
\$ 79,450				
\$ 34,626				
\$ 34,626				
\$ 429,492				

low or Security Screens, Exterior Doors

PRHF)

FFY Grant 2008

P06350108

Federal FY of Grant:
2008

Total Estimated Cost		Total Actual Cost		Status of Work
Original	Revised	Obligated	Expended	
\$ 1,000				
\$ 4,000				
\$ 34,651				
\$ 3,000				
\$ 3,000				
\$ 45,651				
\$ 23,223				
\$ 3,000				
\$ 3,000				
\$ 2,500				
\$ 31,723				
\$ 11,070				
\$ 16,479				
\$ 53,422				
\$ 80,971				
\$ 5,000				
\$ 18,830				
\$ 23,830				
\$ 26,711				
\$ 26,711				
\$ 208,886				

low or Security Screens, Exterior Doors

(PRHF)

FFY Grant 2008

P06350108

Federal FY of Grant:
2008

Total Estimated Cost		Total Actual Cost		Status of Work
Original	Revised	Obligated	Expended	
\$ 20,334				
\$ 333				
\$ 1,000				
\$ 2,000				
\$ 2,664				
\$ 26,331				
\$ 49,604				
\$ 3,000				
\$ 5,000				
\$ 4,000				
\$ 61,604				
\$ 1,000				
\$ 51,657				
\$ 5,000				
\$ 3,000				
\$ 60,657				
\$ 9,289				
\$ 5,000				
\$ 4,000				
\$ 18,289				
<i>Window or Security Screens, Exterior Doors</i>				
(PRHF)		FFY Grant 2008		
P06350108		Federal FY of Grant: 2008		

Total Estimated Cost		Total Actual Cost		Status of Work
Original	Revised	Obligated	Expended	
\$	15,580			
\$	7,600			
\$	75,187			
\$	98,367			
\$	17,320			
\$	40,000			
\$	10,000			
\$	10,000			
\$	77,320			
\$	37,593			
\$	37,593			
\$	380,161			
\$	1,018,539			

low or Security Screens, Exterior Doors

ATTACHMENT C

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name

GAINESVILLE HOUSING AUTHORITY

Development					
Number/Name/HA- Wide	2008	FFY Grant: 2009 PHA FY:	FFY Grant: 2010 PHA FY:	FFY Grant: 2011 PHA FY:	FFY Grant: 2012 PHA FY:
	Annual Statement				
AMP 1		419,362	419,362	419,362	419,362
AMP 2		201,012	201,012	201,012	201,012
AMP 3		368,927	368,927	368,927	368,927
CFP Funds Listed for 5-year planning		989,301	989,301	989,301	989,301
Replacement Housing Factor Funds					

CAPITAL FUND PROGRAM FIVE - YEAR ACTION PLAN

GAINESVILLE HOUSING AUTHORITY

PART II: SUPPORTING PAGES

	2011					2012		
		AMP 1				AMP 1		
	Development	Major Work	Cat	Estimated	Development	Major Work	Cat	Estimated
	Name/Number	Categories		Cost	Name/Number	Categories		Cost
	FL63-1-1	Handicap Renov (504/UFAS)	1460	\$ 33,350	FL63-1-1	Handicap Renov (504/UFAS)	1460	\$ 33,350
	Woodland Park	Upgrade Electrical System	1460	\$ 667	Woodland Park	Upgrade Electrical System	1460	\$ 667
		Replace Windows	1460	\$ 2,000		Replace Windows	1460	\$ 2,000
		Vacancy Reduction*	1460	\$ 5,000		Vacancy Reduction*	1460	\$ 5,000
		Site Work	1450	\$ 5,336		Site Work	1450	\$ 5,336
	FL63-7	Handicap Renov (504/UFAS)	1460	\$ 40,000	FL63-7	Handicap Renov (504/UFAS)	1460	\$ 40,000
	Eastwood Meadows	Vacancy Reduction*	1460	\$ 5,000	Eastwood Meadows	Vacancy Reduction*	1460	\$ 5,000
		Site Work	1450	\$ 3,000		Site Work	1450	\$ 3,000
		Rpr Back Door Concrete Landing	1430	\$ 2,000		Rpr Back Door Concrete Landing	1430	\$ 2,000
	AMP 1 - AMP Wide	Appliances	1465	\$ 14,350	AMP 1 - AMP Wide	Appliances	1465	\$ 14,350
		Main Office Roof	1470	\$ 118,332		Main Office Roof	1470	\$ 118,332
		A&E Fees	1430	\$ 7,000		A&E Fees	1430	\$ 7,000
		Operations	1406	\$ 69,251		Operations	1406	\$ 69,251
		Admin	1410	\$ 34,626		Admin	1410	\$ 34,626
		Management Improvements				Management Improvements		
		Ed & Misc - Drug Prog	1408	\$ 11,450		Ed & Misc - Drug Prog	1408	\$ 11,450
		Ed & Misc - R.I.P.	1408	\$ 35,000		Ed & Misc - R.I.P.	1408	\$ 35,000
		Trng & Consult./VCA & Asset Mgt	1408	\$ 15,000		Trng & Consult./VCA & Asset Mgt	1408	\$ 15,000
		Boys & Girls Club	1408	\$ 18,000		Boys & Girls Club	1408	\$ 18,000
		AMP 2				AMP 2		
	FL63-2	Paint Exterior/Interior	1460	\$ 1,000	FL63-2	Paint Exterior/Interior	1460	\$ 1,000
	Oak Park	Replace Solar Screens	1460	\$ 4,000	Oak Park	Replace Solar Screens	1460	\$ 4,000
		Handicap Renov (504/UFAS)	1460	\$ 30,000		Handicap Renov (504/UFAS)	1460	\$ 30,000
		Vacancy Reduction*	1460	\$ 3,000		Vacancy Reduction*	1460	\$ 3,000
		Site Work	1450	\$ 3,000		Site Work	1450	\$ 3,000
	FL63-4	Handicap Renov (504/UFAS)	1460	\$ 20,000	FL63-4	Handicap Renov (504/UFAS)	1460	\$ 20,000
	Sunshine Park	Replace Roofs	1460	\$ 3,000	Sunshine Park	Replace Roofs	1460	\$ 3,000
		Vacancy Reduction*	1460	\$ 3,000		Vacancy Reduction*	1460	\$ 3,000
		Site Work	1450	\$ 2,500		Site Work	1450	\$ 2,500
	AMP 2 - AMP 2 Wide	Appliances	1465	\$ 11,070	AMP 2 - AMP Wide	Appliances	1465	\$ 11,070

		A&E Fees	1430	\$ 16,479		A&E Fees	1430	\$ 16,479
		Operations	1406	\$ 53,422		Operations	1406	\$ 53,422
		Admin	1410	\$ 26,711		Admin	1410	\$ 26,711
		Management Improvements				Management Improvements		
		Trng & Consult/VCA & Asset Mgt	1408	\$ 5,000		Trng & Consult/VCA & Asset Mgt	1408	\$ 5,000
		Ed & Misc - Police Dept	1408	\$ 18,830		Ed & Misc - Police Dept	1408	\$ 18,830
		<u>AMP 3</u>				<u>AMP 3</u>		
	FL63-1-3	Handicap Renov (504/UFAS)	1460	\$ 16,650	FL63-1-4	Handicap Renov (504/UFAS)	1460	\$ 16,650
	Pine Meadows	Upgrade Electrical System	1460	\$ 333	Pine Meadows	Upgrade Electrical System	1460	\$ 333
		Replace Windows	1460	\$ 1,000		Replace Windows	1460	\$ 1,000
		Vacancy Reduction	1460	\$ 2,000		Vacancy Reduction	1460	\$ 2,000
		Site Work	1450	\$ 2,664		Site Work	1450	\$ 2,664
	FL63-3	Handicap Renov (504/UFAS)	1460	\$ 45,000	FL63-3	Handicap Renov (504/UFAS)	1460	\$ 45,000
	Lake Terrace	New Roofs/Ceilings	1460	\$ 3,000	Lake Terrace	New Roofs/Ceilings	1460	\$ 3,000
		Vacancy Reduction	1460	\$ 5,000		Vacancy Reduction	1460	\$ 5,000
		Site Work	1450	\$ 4,000		Site Work	1450	\$ 4,000
	FL63-5	Paint Unit Exteriors	1460	\$ 1,000	FL63-5	Paint Unit Exteriors	1460	\$ 1,000
	Forest Pines	Handicap Renov (504/UFAS)	1460	\$ 50,000	Forest Pines	Handicap Renov (504/UFAS)	1460	\$ 50,000
		Vacancy Reduction	1460	\$ 5,000		Vacancy Reduction	1460	\$ 5,000
		Site Work	1450	\$ 3,000		Site Work	1450	\$ 3,000
	FL63-6	Handicap Renov (504/UFAS)	1460	\$ 8,000	FL63-6	Handicap Renov (504/UFAS)	1460	\$ 8,000
	Caroline Manor	Vacancy Reduction	1460	\$ 5,000	Caroline Manor	Vacancy Reduction	1460	\$ 5,000
		Site Work	1450	\$ 4,000		Site Work	1450	\$ 4,000
	AMP 3 - AMP - Wide	Appliances	1465	\$ 15,580	AMP 3 - AMP - Wide	Appliances	1465	\$ 15,580
		A&E Fees	1430	\$ 7,600		A&E Fees	1430	\$ 7,600
		Operations	1406	\$ 75,187		Operations	1406	\$ 75,187
		Admin	1410	\$ 37,593		Admin	1410	\$ 37,593
		Management Improvements				Management Improvements		
		Ed & Misc - Drug Prog	1408	\$ 17,320		Ed & Misc - Drug Prog	1408	\$ 17,320
		Ed & Misc - R.I.P.	1408	\$ 40,000		Ed & Misc - R.I.P.	1408	\$ 40,000
		Trng & Consult/VCA & Asset Mgt	1408	\$ 10,000		Trng & Consult/VCA & Asset Mgt	1408	\$ 10,000
		Boys & Girls Club	1408	\$ 10,000		Boys & Girls Club	1408	\$ 10,000
		TOTAL ESTIMATED COST		\$ 989,301		TOTAL ESTIMATED COST		\$ 989,301