

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

PHA Plans
Revised 5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2008

VENICE HOUSING AUTHORITY

F1064 v01 FY 2008 - April 1, 2008 thru March 31, 2009

**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: VENICE HOUSING AUTHORITY

PHA Number: FL064

PHA Fiscal Year Beginning: 04/2008

Public Access to Information

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

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

Display Locations for PHA Plans and Supporting Documents

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

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

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL 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)

Apply for 46 tenant protection vouchers (TPV) in support of plan/HUD-approved application for demolition/disposition.

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score)
Increase MASS score from 9 points to 18+ points
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (e.g., public housing finance; maintenance)

- Eliminate outstanding debts associated with failed redevelopment effort and reestablish fiscal solvency of VHA.
 - 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 in support of replacement vouchers for displaced families and through proposed partnership with Sarasota County Office of Housing and Community Development
 - Conduct outreach efforts to potential voucher landlords in support of replacement vouchers for displaced families and through proposed partnership with Sarasota County Office of Housing and Community Development
 - 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)
Develop mixed finance affordable rental units.

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: Develop and implement plan to secure any vacated units as part of any HUD-approved relocation plan, and consolidate families in manner so as to provide high levels of security during any approved relocation.
 - 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)

- 1. Assist duly-elected Residents' Council** in taking a leadership position in community building and planning for the relocation of current residents and the development/redevelopment of new public and assisted housing through training and partnerships with local organizations.
- 2. Partner with the Sarasota County Office of Housing and Community Development to:**
 - i. Apply for tenant protection vouchers in support of the HUD-approved demo/dispo application;
 - ii. provide resident needs assessment and relocation assistance;
 - iii. Define the range and best forms of replacement housing for families of low- and moderate-incomes
- 3. Reinforce relationship with local law enforcement to maintain vigilance over criminal activity particularly through relocation and increased vacancies as part of the plan for demolition/disposition.**

Annual PHA Plan
PHA Fiscal Year 2008
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

During FY 2007, the Housing Authority continued to occupy vacant units and assist families in Grove Terrace; however, plans to renovate and/or replace structures were not able to be implemented. The Housing Authority became troubled due to an adjustment in its MASS score, and HUD increased both its levels of monitoring and on-site technical assistance to assist the VHA in achieving compliance with all HUD regulations, its MOA, and in furthering its plans to proceed with the HUD-approved application for demolition/disposition.

During FY 2008, the VHA goals are to:

1. Continue to institute the necessary administrative resources in order to ensure compliance with HUD guidelines and PHA policies, especially relating to Accounting Procedures and Cash Management and Internal Control Procedures, as resolved by Board Resolution 2006-025.
2. Assist the newly elected Resident's Council to take a more meaningful role in planning and implementing resident relocation and resident self-sufficiency.
4. Maintain resident services at Grove Terrace Development.
5. Coordinate with Sarasota County, the City of Venice and other community groups on how best to address the affordable housing needs in the area and to provide referrals to other available units within the area.
6. Identify financial resources to enable the development of new housing that provides rental opportunities for low income, median income, elderly, and disabled persons.
7. Develop plans to further goal of demolition/disposition in order to make way for most appropriate forms of housing to replace the physically obsolete housing inventory (e.g., strategic asset plan, relocation plan)

Summary of actions taken by the VHA in 2007 to improve performance and/or meet the goals in the 2005-09 PHA Plan:

1. Received technical assistance from the Ft. Myers Housing Authority with financial recordkeeping; contracted with fee accountant to close FYE '06.
2. Executed contract for an interim executive director to assist in directing efforts to comply with terms of MOA.
3. Solicited, and contracted for, independent public audit to ensure timely submission of FY '06 Audited statements.
4. Worked cooperatively with a HUD-appointed Board Advisor to accelerate the recovery and strategic planning effort.

2. MAXIMIZE THE NUMBER OF AFFORDABLE UNITS AVAILABLE TO THE PHA

VHA aggressively rehabbed units that were offline to provide housing as a result of the HUD award of the Emergency Grant. Leasing increased 51% since 2003.

3. USED ITS CURRENT RESOURCES TO:

A- EMPLOY EFFECTIVE MAINTENANCE AND MANAGEMENT POLICIES TO MINIMIZE THE NUMBER OF PUBLIC HOUSING UNITS OFF LINE.

Again, since the units were rehabbed, occupancy of the 46 units has been maintained at 97%. All the units have been maintained.

B- REDUCE TURNOVER TIME FOR VACATED PUBLIC HOUSING UNITS.

Turnover time has been reduced by training of maintenance personnel, and qualifying tenants upon notification of a vacant unit, thereby allowing leasing upon release of the unit by the maintenance department.

C- REDUCE TIME TO RENOVATE PUBLIC HOUSING UNITS.

As noted above all VHA personnel have been trained and work together as a team to achieve reduction in time to renovate/turn all units.

D- UNDERTAKE MEASURES TO ENSURE ACCESS TO AFFORDABLE HOUSING AMONG FAMILIES ASSISTED BY THE PHA REGARDLESS OF UNIT SIZE REQUIRED.

VHA makes referrals to units within the county that provide housing opportunities to families at 30% - 80% AMI.

C- PARTICIPATE IN CONSOLIDATED PLAN DEVELOPMENT PROCESS TO ENSURE COORDINATION WITH BROADER COMMUNITY STRATEGIES.

VHA will coordinate with the City and County in the development of the respective consolidated plans.

2. ASSIST FAMILIES AT OR BELOW 30% TO 50% OF MEDIAN BY:

A- ADOPT RENT POLICIES TO SUPPORT AND ENCOURAGE WORK.

Changes made within ACOP providing preference to working families.

3. ASSIST FAMILIES WITH DISABILITIES BY :

A- CARRY OUT MODIFICATIONS NEEDED IN PUBLIC HOUSING BASED UPON THE SECTION 504 NEEDS.

When notified by family of 504 needs VHA makes every effort possible to meet the need.

B- AFFIRMATIVELY MARKET TO LOCAL NON-PROFIT AGENCIES THAT

ASSIST FAMILIES WITH DISABILITIES.

VHA makes referrals to applicable programs and agencies that assist families with disabilities.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration

- FY 2008 Capital Fund Program Annual Statement -Attachment A
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) Attachment B

Optional Attachments:

- PHA Management Organizational Chart
- FY 2007 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

FY 2007 VHA Budget (Attached as Excel Filename: fl064a01)

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
N/A	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
N/A	Section 8 rent determination (payment standard) policies <input 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
N/A	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
N/A	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more	Annual Plan: Capital

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
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
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) 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
X	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	3,631	5	5	5	5	5	2
Income >30% but <=50% of AMI	3,680	5	5	5	5	5	2
Income >50% but <80% of AMI	3,992	4	4	4	4	4	2
Elderly	3,930	5	5	5	5	2	2
Families with Disabilities	12,117	5	5	5	5	2	2
African	1,344	5	4	4	4	3	2
Caucasian	8,693	3	3	2	2	2	2
Hispanic	1,266	5	4	4	4	4	2

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset 2000
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	94		15 percent
Extremely low income <=30% AMI	80	85%	
Very low income (>30% but <=50% AMI)	14	15%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	85	90%	
Elderly families	9	10%	
Families with Disabilities	30	32%	
African American	13	14%	
Caucasian	71	76%	
Hispanic	8	9%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	30	32%	
2 BR	44	47%	
3 BR	20	21%	
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

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 should TPVs become available, and through the Sarasota County Office of Housing and Community Development on behalf of the VHA.
- Market the section 8 program to owners outside of areas of poverty /minority concentrations should TPVs become available, and through the Sarasota County Office of Housing and Community Development on behalf of the VHA.
- Other: (list below)

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2008 grants)		
a) Public Housing Operating Fund	100,000	
b) Public Housing Capital Fund	79,893	Operations
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	60,000	Operations
4. Other income (list below)		
4. Non-federal sources (list below)		
Florida Housing Finance Corp.		
(Predevelopment Loan – available only if tax credits are awarded)		
Total resources	239,983	Operations

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: Top 3
- When families are within a certain time of being offered a unit: (state time)
- Other: **On submission of initial application.**

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other: Eligibility for PHA preferences

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

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

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

(2)Waiting List Organization

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

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

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

- PHA main administrative office
- PHA development site management office
- Other: Persons may also request application forms via mail, e-mail, telephone, or fax and return the completed form in person or by mail..

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

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

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

If yes, how many lists?

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

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

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

(3) Assignment

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

- One
 Two
 Three or More

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

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

(4) Admissions Preferences

- a. Income targeting:

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

- b. Transfer policies:

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

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

- c. Preferences

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

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

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action)
- 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.

1 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action)
- 2 Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

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

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) 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? ONE SITE ONLY

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

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

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

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

B. Section 8

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

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

(1) Eligibility

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

- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

(4) Admissions Preferences

- a. Income targeting

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

- b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

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

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

- For household heads
 For other family members
 For transportation expenses
 For the non-reimbursed medical expenses of non-disabled or non-elderly families
 Other (describe below)

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments
- No

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

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

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

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

f. Rent re-determinations:

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

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

- 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 (Survey of rents in mixed income developments)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)
- At or above 90% but below 100% of FMR
 - 100% of FMR
 - Above 100% but at or below 110% of FMR
 - Above 110% of FMR (if HUD approved; describe circumstances below)
- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)
- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
 - The PHA has chosen to serve additional families by lowering the payment standard
 - Reflects market or submarket
 - Other (list below)
- c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)
- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
 - Reflects market or submarket
 - To increase housing options for families
 - Other (list below)

- d. How often are payment standards reevaluated for adequacy? (select one)
- Annually
- Other (list below)
- e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)
- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

- a. What amount best reflects the PHA's minimum rent? (select one)
- \$0
- \$1-\$25
- \$26-\$50
- b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

The Board of Commissioners consists of seven community members and one public housing resident. The current management team consists of a Residents' Services Coordinator who handles most day to day administrative and tenant issues and a Maintenance Supervisor. A Board Advisor/ Technical Assistant works on an interim basis with this staff and HUD to assure operational integrity.

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.)

	Units or Families Served at Year Beginning	Expected Turnover

Public Housing	46	25 percent; VHA expects to increase vacancies due to a phased relocation plan for HUD-approved demolition
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

(1) Public Housing Maintenance and Management:

Admissions and Continued Occupancy Policy
Maintenance Policy



(2) Section 8 Management: (list below)

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)]

A. Capital Fund Activities

(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)

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here) **See Capital Fund Table Library located at the end of the Plan, Pages 47-49.**

(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

-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)

Note: VHA will not undertake CFP activity due to HUD-approved application (dated 08.21.2006) for demo/dispo

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: GROVE TERRACE 1b. Development (project) number: FL064
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (08.21.2006)
5. Number of units affected: 50
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: June 2008 b. Projected end date of activity: June 2009

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

[24 CFR Part 903.7 9 (i)]

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

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act

of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)	

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

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

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (I)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs

- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

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

(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		
Section 8		

- 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

Venice Housing Authority

Community Service/Self Sufficiency Policy

BACKGROUND:

The Quality Housing and Work Responsibility Act of 1998 (QHWRA) requires that all non-exempt (see definition below) public housing adult residents (18 or older) contribute eight (8) hours per month of community service (volunteer work) or participate in eight (8) hours of training, counseling, classes and other activities which help an individual toward self sufficiency and economic independence. This is a requirement of all Public Housing Lease Agreements.

DEFINITIONS:

COMMUNITY SERVICE - volunteer work which includes, but is not limited to:

- Work at a local school, hospital, recreation center, senior center or child care center.
- Work with youth or senior organizations.
- Work at the Authority to help improve physical conditions.
- Work at the Authority to help with children's programs.
- Work at the Authority to help with senior programs.
- Work at the Authority to help in the administrative office(s).
- Helping neighborhood groups with special projects.
- Working through resident organizations to help other residents with problems.
- Caring for the children of other residents so that they may volunteer.

NOTE: political activity is excluded.

SELF-SUFFICIENCY ACTIVITIES - activities that include, but not limited to:

- Job training programs
- GED Classes
- Substance abuse or mental health counseling
- English proficiency or literacy (reading) classes
- Budgeting and credit counseling
- Any kind of classes that helps a person toward economic independence

EXEMPT ADULT - an adult member of the family who:

- Is sixty-two (62) years of age or older
- Has a disability the prevents him/her from being gainfully employed
- Is the caretaker of a disabled person
- Is working at least 20 hours per week
- Is participating in a welfare to work program
- Is receiving assistance from TANF and are in compliance with job training and work activities requirements of the program.

REQUIREMENTS OF THE PROGRAM:

1. (8) hours per month may be volunteer work, self sufficiency program activities or a combination of the two.
2. At least eight (8) hours of activity must be preformed each month. An individual may not skip a month and then double up the following month, unless special circumstances warrant special consideration. The VHA will make the determination of whether to allow or disallow a deviation from the schedule. If no approval was received from the Authority, the deviation will be considered non-compliance of this policy and Agreement.
3. Activities must be performed within the community and not outside the jurisdictional areas of the Authority.
4. Family obligations:

- At lease execution or re-examination, all adult members (18 or older) of a public housing resident family must:
 - Provide documentation that they are exempt from Community Service requirement if they claim an exemption, and
 - Sign a certification that they have received and read this policy and understand that if they are not exempt, failure to comply with the Community Service requirement will constitute a violation of this Agreement and result in non-renewal of their lease
- At each annual re-examination family members must present a completed document form (to be provided by the Authority) of the activities performed over the previous twelve (12) months. This form will include places for signature of supervisors, instructors, or counselors certifying the number of hours contributed.
- If a family member is found to be non-compliant at re-examination, he/she and the Head of Household will sign an agreement with the Authority to make up the deficient hours over the next twelve (12) month period.

5. Change in exempt status:

- If, during the twelve (12) month period, a non-exempt person becomes exempt. It is his/her responsibility to report this to the Authority and provide documentation of such.
- If, during the twelve (12) month period, an exempt person becomes non-exempt. It is his/her responsibility to report this to the Authority. The Authority will provide the person with the Recording/Certification documentation form and a list of agencies in the community that provide volunteer and/or training opportunities.

6. Authority Obligations:

1. To the greatest extent possible and practical, the Authority will
 - Provide names of agencies and applicable contact personnel that can provide opportunities for residents. Including disabled, to fulfill their Community Service obligations. (According to the QHWRA, a disabled person who is otherwise able to be gainfully employed is not necessarily exempt from the Community Service requirement).
5. The Authority will provide the family with exemption Verification forms and/or Recording/Certification documentation forms and a copy of this policy at initial application or at lease execution.
6. The Authority will make final determination as to whether or not a family member is exempt from the Community Service requirement. Residents may use the Authority's Grievance Procedure if they disagree with the Authority's determination.

7. Non-Compliance of family member

- At least thirty (30) days prior to annual re-examination and/or lease expiration, the Authority will begin reviewing the exempt or non-exempt status and compliance of the family members.
- If the Authority finds a family member to be non-compliant, the member and the Head of Household will sign an agreement with the Authority to make up the deficient hours of the twelve (12) month period.
- If, at the next annual re-examination, the family member still is not compliant, the lease will not be renewed and the entire family will have to vacate, unless the non-compliant member agrees to move out of the dwelling.

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 anticrime/anti drug programs
- Other (describe below)

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

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

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

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other:

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

C. Coordination between PHA and the police

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other:

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

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.

NO LONGER 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)]

Venice Housing Authority Pet Policy

EXCLUSIONS:

This policy does not apply to pets that are used to assist persons with disabilities. Assistive animals are allowed in all public housing facilities with no restrictions other than those imposed on all tenants to maintain their units and associated facilities in a decent, safe sanitary manner and to refrain from disturbing their neighbors.

Approval:

Residents must have written approval of the Venice Housing Authority (VHA) prior to moving a pet into their unit. Residents must request approval on the "Authorization for Pet Ownership Form" that must be fully completed before the VHA will consider the request.

TYPES AND NUMBER OF PETS;

The VHA allows only domesticated dogs, cats, birds in cages, and fish in aquariums. All dogs and cats must be spayed or neutered. Only one pet is allowed per dwelling. Any animal deemed to be potentially harmful to the health or safety of others or to any resident's right to the peaceful enjoyment of their tenancy will not be allowed.

INNOCULATIONS:

In order to be registered, pets must be appropriately inoculated against rabies and other conditions prescribed by ordinances,

DEPOSIT POLICY:

A non-refundable pet fee of \$300 and a \$200 pet deposit that will be applied to any damages caused by the pet are required at the time of registering the pet. The \$200 pet deposit is refundable when the pet or family vacates the dwelling, less any amounts as a result of damage caused by the pet.

FINANCIAL OBLIGATION OF RESIDENTS:

Resident(s) who owns or keeps a pet in a dwelling unit will be required to pay for any damages caused by the pet. Also, any pet-related insect infestation in the pet owner's unit will be the financial responsibility of the pet owner and the VHA reserves the right to exterminate the problem and charge the Resident.

NUISANCE OR THREAT TO HEALTH OR SAFETY:

The pet and its living quarters must be maintained in a manner to prevent odors and other unsanitary conditions in the owner's unit and surrounding areas. Repeated substantiated complaints by neighbors or VHA'S personnel regarding pets disturbing the peaceful enjoyment VHA'S property by other residents of VHA, VHA'S employees, representatives, contractors, agents, law enforcement officials and/r the public through

noises , odor, animal waste or other nuisance will result in the owner having to remove the pet or suffer eviction.

DESIGNATION OF PET AREAS:

Pets must be kept in the owners dwelling or on a leash at all times when outside. No outdoor cages will be constructed or permitted, Pets will be allowed only in designated areas on the grounds of Resident's complex or else where on VHA'S property. Pet owners will be responsible to clean, remove and dispose of pet waste.

VISITING PETS:

Pets that meet the criteria described above may be housed in the development for up to two (2) weeks, with the prior approval of the VHA. Residents who have visiting pets must abide by the conditions of this policy regarding health, sanitation, nuisances and peaceful enjoyment of others. If visiting pets violate this policy or cause the Resident to violate the terms of this Agreement, the Resident will be required to remove the visiting pet immediately.

REMOVAL OF PETS:

The VHA, or an appropriate community, authority, shall require the removal of any pet from dwelling and other areas of VHA's property if the pet's conduct or condition is determined to be a nuisance, or a threat to the health or safety of VHA's property by other residents of VHA, VHA employees, representatives, contactors, agents, law enforcement officials and/or the public.

As owner of a pet in the Venice Housing Authority, I agree to the conditions of Venice Housing Authority Pet Policy'.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain?__1
5. Yes No: Have responses to any unresolved findings been submitted to HUD?

If not, when are they due (state below)? HUD HAS A COPY OF THE MOST RECENT 2005 AUDIT.

In addition HUD performed a Limited Management Review (July 2007) resulting in the following findings:

- **Failure to submit unaudited financial statements (Submitted)**
- **Lack of Confirming Procurement Documentation (Policy and procedures are in place and being followed)**
- **Some account payables were not reported (Fee Accountant was contracted to complete books for 2006-2007 FY; RFP is prepared to obtain Fee Accountant services for 2007-2008 FY; VHA IPA Audit was conducted Nov. 6,7, & 8, 2007)**
- **Lack of Third Party Verifications in EIV (Third Party Verifications are being routinely performed)**
- **No Current Utility Allowance Schedule (Resolved)**
- **Tenant Files Missing Documentation (Tenant file audit being conducted of all files; missing information is being inserted; staff is being trained in the correct processing of folders)**
- **Failure to schedule or conduct timely recertifications (Tenant recertifications are being rescheduled and redone where needed; staff is being trained in the proper method for recertifying a resident; Recertification Process is now a priority)**
- **VHA not calculating asset income (Applicants and residents are routinely questioned in interviews regarding asset income)**
- **Missed Deadlines (Efforts are made now to prepare and submit old reports and schedule activities to allow upcoming reports to be submitted timely.)**

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)
 - Provided below:

- 3. In what manner did the PHA address those comments? (select all that apply)
 - Considered comments, but determined that no changes to the PHA Plan were necessary.

 - The PHA changed portions of the PHA Plan in response to comments
List changes below:

 - Other: (list below)

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

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

3. **Description of Resident Election Process**

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

C. Statement of Consistency with the Consolidated Plan

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

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

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

D. Other Information Required by HUD

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

1. Board of Commissioners

- Chairman Sam Prost
201 Grove St., N. Venice, FL 34285
- Vice Chairman George Barr
201 Grove St., N. Venice, FL 34285
- Commissioner James Kraut
201 Grove St., N. Venice, FL 34285
- Commissioner Joseph Dalton
201 Grove St., N. Venice, FL 34285
- Commissioner Gloria Felcyn
201 Grove St., N. Venice, FL 34285
- Commissioner Aundria Castleberry
201 Grove St., N. Venice, FL 34285
- **City Council Liaison Sue Lang**
201 Grove St., N. Venice, FL 34285
- Resident Commissioner Carol Walker
201 Grove St., N., Venice, FL 34285

2. Resident Council Members -- Election Scheduled for Nov. 1, 2007

Unit	Name	Title	Phone
268	*Agnes Carrasco	Director & President	483-1969
265	Dwayne Smith	Director	488-0238
266	**Jennifer Blackerby	Director/Secretary/Treasure	
259	Charles Reed	Director	483-4977
204	Mary Smith	Director	488-3767
263	Mary Dixon	Director	
	Empty	Seat	

3. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

In accordance with PIH notice 99-51 (HA) issued December 14, 1999, PHA's must define "substantial deviation" of Annual Plans from the 5-Year Plan and "significant amendment or modification" of the Annual Plan. The Quality Housing and Work Responsibility Act of 1998 requires that PHA's explain "substantial deviation" from the 5-Year Plan in their Annual Plans. The Act also provides that, while PHAs may change or modify their plans or policies described in them, any "significant deviation" to the plan would require PHAs to submit a revised PHA plan that has met full public process requirements.

CRITERIA FOR DETERMINING SUBSTANTIAL DEVIATION AND SIGNIFICANT AMENDMENT OR MODIFICATION:

SUBSTANTIAL DEVIATION: The Venice Housing Authority, after submitting its Annual Plan to HUD, may modify, amend or change any policy, rule, regulation or other aspect of its plan. If any item does not significantly change the Housing Authority's Mission Statement and Goals and Objectives, then it shall not be considered a substantial deviation from the Plan. A substantial deviation from the Plan shall be defined as a substantial change in goals identified in the Five-Year Plan.

SIGNIFICANT AMENDMENT OR MODIFICATION: If any modifications, amendments or changes in any policy, rule, regulation or other aspect of the plan are not inconsistent with the Venice Housing Authority Mission Statement, its Goals and Objectives, or HUD regulations, then these shall not be deemed significant amendments or modifications to the Annual and 5-Year Plan. Significant amendments or modifications will be considered to be amendments or modifications to major strategies to address housing needs and to major policies, such as policies governing eligibility, selection or admissions and rent determination. Significant modifications require full public process.

PHA Plan

Table Library

Component 7

**Capital Fund Program Annual Statement
Parts I, II, and II**

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Venice Housing Authority

Capital Fund Grant

FFY of Grant Approval: **(2007)**

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	79,893
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Non dwelling Structures	
13	1475 Non dwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	79,893
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
FL064-001 Grove Terrace	Operations	1406	79,893

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated	All Funds Expended
FL064-001 Grove Terrace Development	10/30/2010	

Attachments

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

1. Signed VHA Budget FY 2007 – Attached as File fl064a01

VENICE
HOUSING AUTHORITY

FISCAL YEAR ENDING MARCH 31, 2009

Original Budget

MEETING OF THE BOARD OF COMMISSIONERS

**VENICE HOUSING AUTHORITY
NOTES TO BUDGET
FOR THE YEAR ENDING MARCH 31,2009**

Public Housing:

1. The Operating Subsidy is projected @ 80% of \$179,414 totaling \$143,531.
2. The rental income is projected to decrease by 36% from \$72,687 to \$26,294.
3. Water and Sewer is projected to decrease by 47% from \$48,247 to \$22,961.
4. There will be no salary increase for the year.
5. Funding for the demolition has yet to be established with HUD.

CFP 2007:

1. Allocation of \$64,093 for relocation cost related to demolition.
2. The balance of \$5,800 will be transferred into Public Housing for operations.

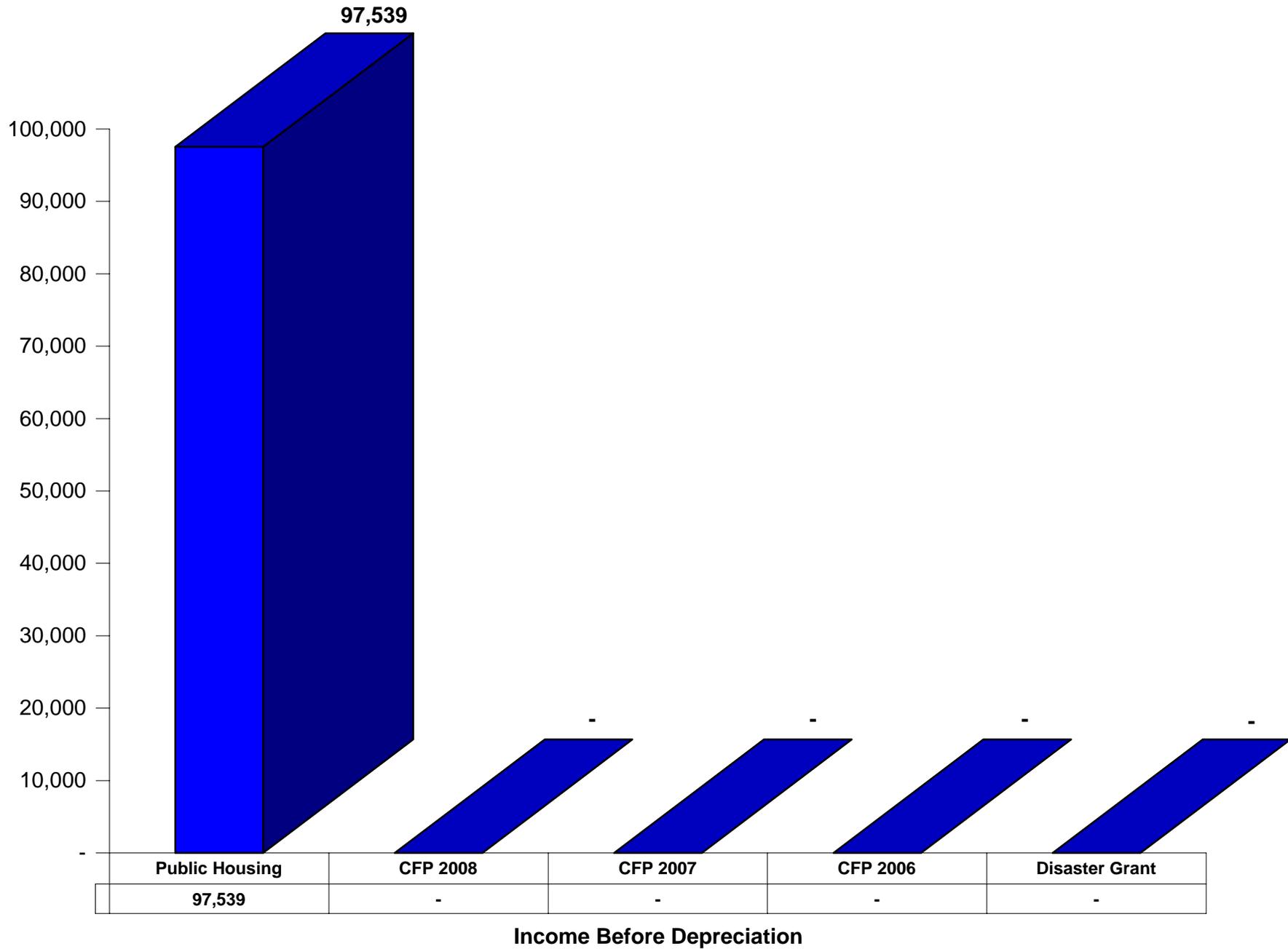
CFP 2008:

1. The total of \$78,216 will be transferred into Public Housing for operations.

Disaster Grants:

1. The balance of \$29,526 will be allocated to demolition cost.

Venice Housing Authority



VENICE HOUSING AUTHORITY

SCHEDULE OF NET INCOME *BEFORE* DEPRECIATION FOR THE BUDGET YEAR ENDING MARCH 31, 2009

<u>Line of Business</u>	<u>FYE 2008</u> <u>Projected</u> <u>Receipts/(Deficit)</u>	<u>FYE 2009</u> <u>Budgeted</u> <u>Receipts/(Deficit)</u>	<u>Diff</u>
Public Housing	1,570	97,539	95,969
CFP 2008	-	-	-
CFP 2007	-	-	-
CFP 2006	-	-	-
Disaster Grant	-	-	-
	<hr/>	<hr/>	<hr/>
Residual Receipts/(Deficit)	<u>1,570</u>	<u>97,539</u>	<u>95,969</u>

CONSOLIDATED

LINE	ACCT		2008	2008			2009	2008
ITEM	#	DESCRIPTION	PROJECTED	APPROVED	DIFF	OVER	PROPOSED	PROJECTED
			ACTUAL	BUDGET		(UNDER)	BUDGET	VS 2009 BUDGET
REVENUE								
TENANT REVENUE								
703	3110	NET TENANT RENTAL REVENUE	72,687	84,987	(12,300)	86%	26,294	(46,394)
704	3422	TENANT REVENUE - OTHER	8,977	-	8,977	-	3,150	(5,827)
705		TOTAL TENANT REVENUE	81,664	84,987	(3,323)	96%	29,444	(52,221)
706	3401	HUD PHA GRANTS	135,524	236,447	(100,923)	57%	321,168	185,644
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	122	130	(8)	94%	130	8
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	1,135	4,500	(3,365)	25%	4,500	3,365
720	3431	INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-
700		TOTAL REVENUES	218,445	326,064	(107,619)	67%	355,242	136,797
EXPENSES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	37,905	22,000	15,905	172%	13,560	(24,345)
912	4171	AUDITING FEES	5,750	3,500	2,250	164%	5,750	-
914	4181	COMPENSATED ABSENCES	1,186	-	1,186	-	-	(1,186)
915	4182	EBC - ADMIN	4,248	4,400	(152)	97%	1,037	(3,211)
916	4190	OTHER	20,896	19,450	1,446	107%	22,800	1,904
		TOTAL ADMINISTRATIVE	69,986	49,350	20,636	142%	43,148	(26,838)
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-
		TOTAL TENANT SERVICES	-	-	-	-	-	-
UTILITIES								
931	4310	WATER	21,612	12,530	9,082	172%	8,861	(12,751)
932	4320	ELECTRICITY	2,147	4,200	(2,053)	51%	2,500	353
933	4330	NATURAL GAS	-	-	-	-	-	-
938	4390	SEWER AND OTHER	24,487	14,500	9,987	169%	11,600	(12,887)
		TOTAL UTILITIES	48,247	31,230	17,017	154%	22,961	(25,285)

CONSOLIDATED

LINE	ACCT		2008	2008			2009	2008
ITEM	#	DESCRIPTION	PROJECTED	APPROVED	DIFF	OVER	PROPOSED	PROJECTED
			ACTUAL	BUDGET		(UNDER)	BUDGET	VS 2009 BUDGET
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	30,114	27,200	2,914	111%	30,805	691
942	4420	MATERIALS	6,289	16,500	(10,211)	38%	6,500	211
943	4430	CONTRACT COSTS	20,308	27,800	(7,492)	73%	17,500	(2,808)
945	4433	EBC - OM&O	6,362	5,000	1,362	127%	6,163	(200)
952	4480	PROTECTIVE SERVICES	-	-	-	-	-	-
TOTAL ORDINARY MAINT & OPER			<u>63,074</u>	<u>76,500</u>	<u>(13,426)</u>	<u>82%</u>	<u>60,967</u>	<u>(2,106)</u>
GENERAL EXPENSES								
961	4510	INSURANCE PREMIUMS	23,224	22,000	1,224	106%	22,674	(550)
962	4590	OTHER GENERAL EXPENSES	3,884	64,093	(60,209)	6%	104,619	100,735
962	4590	OTHER GENERAL EXP- MGT FEE	-	-	-	-	-	-
963	4520	PAYMENTS IN LIEU OF TAXES	1,670	5,800	(4,130)	29%	333	(1,337)
964	4571	BAD DEBTS	6,792	7,300	(508)	93%	3,000	(3,792)
967	5610	INTEREST EXPENSE	-	-	-	-	-	-
TOTAL GENERAL EXPENSES			<u>35,569</u>	<u>99,193</u>	<u>(63,624)</u>	<u>36%</u>	<u>130,626</u>	<u>95,057</u>
969	TOTAL OPERATING EXPENSES		<u>216,875</u>	<u>256,273</u>	<u>(39,398)</u>	<u>85%</u>	<u>257,703</u>	<u>40,827</u>
970	EXCESS OPERATING REVENUE OVER							
	OPERATING EXPENSES		<u>1,570</u>	<u>69,791</u>	<u>(68,221)</u>	<u>2%</u>	<u>97,539</u>	<u>95,969</u>
OTHER EXPENSES								
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-
974	4800	DEPRECIATION EXPENSE	129,006	127,465	1,541	101%	129,000	(6)
TOTAL OTHER EXPENSES			<u>129,006</u>	<u>127,465</u>	<u>1,541</u>	<u>101%</u>	<u>129,000</u>	<u>(6)</u>
900	TOTAL EXPENSES		<u>345,881</u>	<u>383,738</u>	<u>(37,857)</u>	<u>90%</u>	<u>386,703</u>	<u>40,822</u>
OTHER FINANCING SOURCES (USES):								
1001	9110	OPERATING TRANSFER IN	35,240	17,240	18,000	204%	84,018	48,778
1002	9111	OPERATING TRANSFERS OUT	(35,240)	(70,566)	35,326	50%	(84,018)	(48,778)
1010	TTL OTHER FINANCING SOURCES(USES)		<u>-</u>	<u>(53,326)</u>	<u>53,326</u>	<u>0%</u>	<u>-</u>	<u>-</u>
1000	EXCESS (DEFICIENCY) OPERATING							
	REVENUE OVER(UNDER) EXPENSES		<u>(127,436)</u>	<u>(111,000)</u>	<u>(16,436)</u>	<u>115%</u>	<u>(31,461)</u>	<u>95,975</u>
	DEPRECIATION ADD-BACK		<u>129,006</u>	<u>127,465</u>	<u>1,541</u>	<u>101%</u>	<u>129,000</u>	<u>(6)</u>
	NET INCOME		<u>1,570</u>	<u>16,465</u>	<u>(14,895)</u>	<u>10%</u>	<u>97,539</u>	<u>95,969</u>

CONSOLIDATED ACCOUNT DETAIL

LINE ACCT	2008	2008	DIFF	PERCENT	2009	2008
<u>ITEM # DESCRIPTION</u>	<u>PROJECTED</u>	<u>APPROVED</u>	<u>FAVORABLE</u>	<u>TO</u>	<u>PROPOSED</u>	<u>PROJECTED</u>
INCOME	<u>ACTUAL</u>	<u>BUDGET</u>	<u>(UNFAVORABLE)</u>	<u>BUDGET</u>	<u>BUDGET</u>	<u>VS 2009 BUDGET</u>
HUD PHA GRANTS						
340100 HUD PHA OP SUBSIDY-SOFT COST	135,524	236,447	(100,923)	57%	321,168	185,644
340101 HUD PHA OP SUBSIDY-HARD COST	-	-	-	-	-	-
341000 SECTION 8 HAP INCOME	-	-	-	-	-	-
341001 ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
341002 AUDIT FEES EARNED	-	-	-	-	-	-
341003 HARD TO HOUSE EARNED	-	-	-	-	-	-
341003 FSS COORDINATOR	-	-	-	-	-	-
TOTAL HUD PHA GRANTS	<u>135,524</u>	<u>236,447</u>	<u>(100,923)</u>	<u>57%</u>	<u>321,168</u>	<u>185,644</u>
EXPENSES						
ADMINISTRATIVE EXPENSES - OTHER						
4130 LEGAL	2,772	4,500	(1,728)	62%	4,500	1,728
4140 STAFF TRAINING	-	-	-	-	-	-
4150 TRAVEL	350	-	350	-	500	150
4170 ACCOUNTING	3,530	4,500	(970)	78%	4,500	970
4190 SUNDRY	9,119	4,000	5,119	228%	9,000	(119)
4190.1 OFFICE SUPPLIES	769	200	569	384%	750	(19)
4190.2 TELEPHONE/COMMUNICATIONS	2,879	5,900	(3,021)	49%	3,000	121
4190.3 POSTAGE	402	250	152	161%	450	48
4190.4 EVICTION COSTS	1,075	100	975	1075%	100	(975)
4190.5 OFFICE EQUIPMENT	-	-	-	-	-	-
TOTAL ADMINISTRATIVE	<u>20,896</u>	<u>19,450</u>	<u>1,446</u>	<u>107%</u>	<u>22,800</u>	<u>1,904</u>
CONTRACT COSTS						
4430 CONTRACT COSTS	6,255	16,800	(10,545)	37%	6,500	245
4430.4 REFUSE COLLECTION	14,052	11,000	3,052	128%	11,000	(3,052)
TOTAL CONTRACT COSTS	<u>20,308</u>	<u>27,800</u>	<u>(7,492)</u>	<u>73%</u>	<u>17,500</u>	<u>(2,808)</u>

CONSOLIDATED - CASH FLOWS

LINE	ACCT	DESCRIPTION	2009 PROPOSED BUDGET
ITEM	#	DESCRIPTION	BUDGET
REVENUE			
700		TOTAL REVENUES	<u><u>355,242</u></u>
EXPENSES			
		TOTAL ADMINISTRATIVE	<u><u>43,148</u></u>
		TOTAL TENANT SERVICES	<u><u>-</u></u>
		TOTAL UTILITIES	<u><u>22,961</u></u>
		TOTAL ORDINARY MAINT & OPER	<u><u>60,967</u></u>
		TOTAL GENERAL EXPENSES	<u><u>130,626</u></u>
969		TOTAL OPERATING EXPENSES	<u><u>257,703</u></u>
970		EXCESS OPERATING REVENUE OVER OPERATING EXPENSES	<u><u>97,539</u></u>
		OTHER EXPENSES	
		EX-MAINT, B/A, REPLACEMENTS	-
		RESERVE CONTRIBUTIONS	-
		OTHER CASH ITEMS - HAP	-
		TOTAL OTHER EXPENSES	<u><u>-</u></u>
900		TOTAL EXPENSES	<u><u>257,703</u></u>
		OTHER FINANCING SOURCES (USES):	
1001	9110	OPERATING TRANSFER IN	84,018
1002	9111	OPERATING TRANSFERS OUT	<u><u>(84,018)</u></u>
1010		TTL OTHER FINANCING SOURCES(USES)	<u><u>-</u></u>
1000		EXCESS (DEFICIENCY) OPERATING CASH	<u><u>97,539</u></u>

***** Note: Not intended to be a GAAP based Statement of Cash Flows showing reconciled beginning to ending cash. Only intended to show LOB's ability to finance years activities via available annual cash flows.**

PUBLIC HOUSING

LINE	ACCT		2008	2008		2009	2008
ITEM	#	DESCRIPTION	PROJECTED	APPROVED	DIFF	OVER	PROJECTED
			ACTUAL	BUDGET		(UNDER)	VS 2009
						BUDGET	BUDGET
REVENUE							
TENANT REVENUE							
703	3110	NET TENANT RENTAL REVENUE	72,687	84,987	(12,300)	86%	(46,394)
704	3422	TENANT REVENUE - OTHER	8,977	-	8,977	-	(5,827)
705		TOTAL TENANT REVENUE	81,664	84,987	(3,323)	96%	(52,221)
706	3401	HUD PHA GRANTS	100,284	101,788	(1,504)	99%	43,247
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	122	130	(8)	94%	8
714	3450	FRAUD RECOVERY	-	-	-	-	-
715	3480	OTHER REVENUE	1,135	4,500	(3,365)	25%	3,365
720	3431	INVESTMENT INCOME - RESTRICTED	-	-	-	-	-
700		TOTAL REVENUES	183,205	191,405	(8,200)	96%	(5,600)
EXPENSES							
ADMINISTRATIVE							
911	4110	ADMINISTRATIVE SALARIES	37,905	22,000	15,905	172%	(24,345)
912	4171	AUDITING FEES	5,750	3,500	2,250	164%	-
914	4120	COMPENSATED ABSENCES	1,186	-	1,186	-	(1,186)
915	4182	EBC - ADMIN	4,248	4,400	(152)	97%	(3,211)
916	4190	OTHER	20,896	19,450	1,446	107%	1,904
		TOTAL ADMINISTRATIVE	69,986	49,350	20,636	142%	(26,838)
TENANT SERVICES							
921	4210	SALARIES	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-
		TOTAL TENANT SERVICES	-	-	-	-	-
UTILITIES							
931	4310	WATER	21,612	12,530	9,082	172%	(12,751)
932	4320	ELECTRICITY	2,147	4,200	(2,053)	51%	353
933	4330	NATURAL GAS	-	-	-	-	-
938	4390	SEWER AND OTHER	24,487	14,500	9,987	169%	(12,887)
		TOTAL UTILITIES	48,247	31,230	17,017	154%	(25,285)

PUBLIC HOUSING

LINE ITEM	ACCT #	DESCRIPTION	2008 PROJECTED ACTUAL	2008 APPROVED BUDGET	DIFF	OVER (UNDER)	2009 PROPOSED BUDGET	2008 PROJECTED VS 2009 BUDGET
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	30,114	27,200	2,914	111%	30,805	691
942	4420	MATERIALS	6,289	16,500	(10,211)	38%	6,500	211
943	4430	CONTRACT COSTS	20,308	27,800	(7,492)	73%	17,500	(2,808)
945	4433	EBC - OM&O	6,362	5,000	1,362	127%	6,163	(200)
952	4480	PROTECTIVE SERVICES	-	-	-	-	-	-
TOTAL ORDINARY MAINT & OPER			<u>63,074</u>	<u>76,500</u>	<u>(13,426)</u>	<u>82%</u>	<u>60,967</u>	<u>(2,106)</u>
GENERAL EXPENSES								
961	4510	INSURANCE PREMIUMS	23,224	22,000	1,224	106%	22,674	(550)
962	4590	OTHER GENERAL EXPENSES	3,884	-	3,884	-	11,000	7,116
962	4590	OTHER GENERAL EXP- MGT FEE	-	-	-	-	-	-
963	4520	PAYMENTS IN LIEU OF TAXES	1,670	5,800	(4,130)	29%	333	(1,337)
964	4571	BAD DEBTS	6,792	7,300	(508)	93%	3,000	(3,792)
967	5610	INTEREST EXPENSE	-	-	-	-	-	-
TOTAL GENERAL EXPENSES			<u>35,569</u>	<u>35,100</u>	<u>469</u>	<u>101%</u>	<u>37,007</u>	<u>1,438</u>
969	TOTAL OPERATING EXPENSES		<u>216,875</u>	<u>192,180</u>	<u>24,695</u>	<u>113%</u>	<u>164,084</u>	<u>(52,792)</u>
970	EXCESS OPERATING REVENUE OVER							
	OPERATING EXPENSES		<u>(33,670)</u>	<u>(775)</u>	<u>(32,895)</u>	<u>4345%</u>	<u>13,521</u>	<u>47,191</u>
OTHER EXPENSES								
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-
974	4800	DEPRECIATION EXPENSE	129,006	127,465	1,541	101%	129,000	(6)
TOTAL OTHER EXPENSES			<u>129,006</u>	<u>127,465</u>	<u>1,541</u>	<u>101%</u>	<u>129,000</u>	<u>(6)</u>
900	TOTAL EXPENSES		<u>345,881</u>	<u>319,645</u>	<u>26,236</u>	<u>108%</u>	<u>293,084</u>	<u>(52,797)</u>
OTHER FINANCING SOURCES (USES):								
1001	9110	OPERATING TRANSFER IN	35,240	17,240	18,000	204%	84,018	48,778
1002	9111	OPERATING TRANSFERS OUT	-	-	-	-	-	-
1010	TTL OTHER FINANCING SOURCES(USES)		<u>35,240</u>	<u>17,240</u>	<u>18,000</u>	<u>204%</u>	<u>84,018</u>	<u>48,778</u>
1000	EXCESS (DEFICIENCY) OPERATING							
	REVENUE OVER(UNDER) EXPENSES		<u>(127,436)</u>	<u>(111,000)</u>	<u>(16,436)</u>	<u>115%</u>	<u>(31,461)</u>	<u>95,975</u>
	DEPRECIATION ADD-BACK		<u>129,006</u>	<u>127,465</u>	<u>1,541</u>	<u>101%</u>	<u>129,000</u>	<u>(6)</u>
	NET INCOME		<u>1,570</u>	<u>16,465</u>	<u>(14,895)</u>	<u>10%</u>	<u>97,539</u>	<u>95,969</u>

PUBLIC HOUSING ACCOUNT DETAIL

LINE	ACCT		2008	2008	DIFF	PERCENT	2009	2008
ITEM	#	DESCRIPTION	PROJECTED	APPROVED	FAVORABLE	TO	PROPOSED	PROJECTED
			ACTUAL	BUDGET	(UNFAVORABLE)	BUDGET	BUDGET	VS 2009 BUDGET
INCOME								
HUD PHA GRANTS								
	340100	HUD PHA OP SUBSIDY-SOFT COST	100,284	101,788	(1,504)	99%	143,531	43,247
	340101	HUD PHA OP SUBSIDY-HARD COST	-	-	-	-	-	-
	341000	SECTION 8 HAP INCOME	-	-	-	-	-	-
	341001	ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
	341002	AUDIT FEES EARNED	-	-	-	-	-	-
	341003	HARD TO HOUSE EARNED	-	-	-	-	-	-
	341003	FSS COORDINATOR	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			100,284	101,788	(1,504)	99%	143,531	43,247
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
	4130	LEGAL	2,772	4,500	1,728	62%	4,500	1,728
	4140	STAFF TRAINING	-	-	-	-	-	-
	4150	TRAVEL	350	-	(350)	-	500	150
	4170	ACCOUNTING	3,530	4,500	970	78%	4,500	970
	4190	SUNDRY	9,119	4,000	(5,119)	228%	9,000	(119)
	4190.1	OFFICE SUPPLIES	769	200	(569)	384%	750	(19)
	4190.2	TELEPHONE/COMMUNICATIONS	2,879	5,900	3,021	49%	3,000	121
	4190.3	POSTAGE	402	250	(152)	161%	450	48
	4190.4	EVICTON COSTS	1,075	100	(975)	1075%	100	(975)
	4190.5	OFFICE EQUIPMENT	-	-	-	-	-	-
TOTAL ADMINISTRATIVE			20,896	19,450	(1,446)	107%	22,800	1,904
CONTRACT COSTS								
	4430	CONTRACT COSTS	6,255	16,800	10,545	37%	6,500	245
	4430.4	REFUSE COLLECTION	14,052	11,000	(3,052)	128%	11,000	(3,052)
TOTAL CONTRACT COSTS			20,308	27,800	7,492	73%	17,500	(2,808)

PUBLIC HOUSING - CASH FLOWS

LINE	ACCT	DESCRIPTION	2009 PROPOSED BUDGET
REVENUE			
		TENANT REVENUE	
705		TOTAL TENANT REVENUE	<u>29,444</u>
700		TOTAL REVENUES	<u>177,605</u>
EXPENSES			
		TOTAL ADMINISTRATIVE	<u>43,148</u>
		TOTAL TENANT SERVICES	<u>-</u>
		TOTAL ORDINARY MAINT & OPER	<u>60,967</u>
		TOTAL GENERAL EXPENSES	<u>37,007</u>
969		TOTAL OPERATING EXPENSES	<u>164,084</u>
970		EXCESS OPERATING REVENUE OVER OPERATING EXPENSES	<u>13,521</u>
		OTHER EXPENSES	
		EX-MAINT, B/A, REPLACEMENTS	-
		RESERVE CONTRIBUTIONS	
		OTHER CASH ITEMS	<u>-</u>
		TOTAL OTHER EXPENSES	<u>-</u>
900		TOTAL EXPENSES	<u>164,084</u>
		OTHER FINANCING SOURCES (USES):	
1001	9110	OPERATING TRANSFER IN	84,018
1002	9111	OPERATING TRANSFERS OUT	<u>-</u>
1010		TTL OTHER FINANCING SOURCES(USES)	<u>84,018</u>
1000		EXCESS (DEFICIENCY) OPERATING CASH	<u>97,539</u>

***** Note: Not intended to be a GAAP based Statement of Cash Flows showing reconciled beginning to ending cash. Only intended to show LOB's ability to finance years activities via available annual cash flows.**

PUBLIC HOUSING REPLACEMENT OF EQUIPMENT

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST	TOTAL FROM OPERATIONS	CFP FUNDING	TRUSTEE FUNDING	OTHER GRANT FUNDING
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NONE FOR ORIGINAL BUDGET

TOTAL			-	-	-	-	-	-
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PUBLIC HOUSING BETTERMENTS AND ADDITIONS

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST	TOTAL FROM OPERATIONS	CFP FUNDING	TRUSTEE FUNDING	OTHER GRANT FUNDING
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NONE FOR ORIGINAL BUDGET

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PUBLIC HOUSING OTHER GENERAL EXPENSES

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST	TOTAL FROM OPERATIONS	CFP FUNDING	TRUSTEE FUNDING	OTHER GRANT FUNDING
PACKARD CONSULTING				11,000	11,000			
TOTAL				11,000	11,000	-	-	-

CAPITAL FUND 2006

LINE	ACCT		2008	2008		2009	2008	
ITEM	#	DESCRIPTION	PROJECTED	APPROVED	DIFF	OVER	PROPOSED	PROJECTED
			ACTUAL	BUDGET		(UNDER)	BUDGET	VS 2009 BUDGET
REVENUE								
TENANT REVENUE								
703	3110	NET TENANT RENTAL REVENUE	-	-	-	-	-	-
704	3422	TENANT REVENUE - OTHER	-	-	-	-	-	-
705		TOTAL TENANT REVENUE	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
706	3401	HUD PHA GRANTS	2,240	2,240	-	100%	-	(2,240)
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	-	-
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	-	-	-	-	-	-
720	3431	INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-
700		TOTAL REVENUES	<u>2,240</u>	<u>2,240</u>	<u>-</u>	<u>100%</u>	<u>-</u>	<u>(2,240)</u>
EXPENSES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	-	-	-	-	-	-
912	4171	AUDITING FEES	-	-	-	-	-	-
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EBC - ADMIN	-	-	-	-	-	-
916	4190	OTHER	-	-	-	-	-	-
		TOTAL ADMINISTRATIVE	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-
		TOTAL TENANT SERVICES	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
UTILITIES								
931	4310	WATER	-	-	-	-	-	-
932	4320	ELECTRICITY	-	-	-	-	-	-
933	4330	NATURAL GAS	-	-	-	-	-	-
938	4390	SEWER AND OTHER	-	-	-	-	-	-
		TOTAL UTILITIES	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

CAPITAL FUND 2006

LINE	ACCT		2008	2008		OVER	2009	2008
ITEM	#	DESCRIPTION	PROJECTED	APPROVED	DIFF	(UNDER)	PROPOSED	PROJECTED
			ACTUAL	BUDGET			BUDGET	VS 2009 BUDGET
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	-	-	-	-	-	-
942	4420	MATERIALS	-	-	-	-	-	-
943	4430	CONTRACT COSTS	-	-	-	-	-	-
945	4433	EBC - OM&O	-	-	-	-	-	-
952	4480	PROTECTIVE SERVICES	-	-	-	-	-	-
TOTAL ORDINARY MAINT & OPER			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
GENERAL EXPENSES								
961	4510	INSURANCE PREMIUMS	-	-	-	-	-	-
962	4590	OTHER GENERAL EXPENSES	-	-	-	-	-	-
962	4590	OTHER GENERAL EXP-ADMIN FEE	-	-	-	-	-	-
963	4520	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-
964	4571	BAD DEBTS	-	-	-	-	-	-
967	5610	INTEREST EXPENSE	-	-	-	-	-	-
TOTAL GENERAL EXPENSES			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
969	TOTAL OPERATING EXPENSES		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
970	EXCESS OPERATING REVENUE OVER							
	OPERATING EXPENSES		<u>2,240</u>	<u>2,240</u>	<u>-</u>	<u>100%</u>	<u>-</u>	<u>(2,240)</u>
OTHER EXPENSES								
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-
974	4800	DEPRECIATION EXPENSE	-	-	-	-	-	-
TOTAL OTHER EXPENSES			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
900	TOTAL EXPENSES		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
OTHER FINANCING SOURCES (USES):								
1001	9110	OPERATING TRANSFER IN	-	-	-	-	-	-
1002	9111	OPERATING TRANSFERS OUT	<u>(2,240)</u>	<u>(2,240)</u>	<u>-</u>	<u>100%</u>	<u>-</u>	<u>2,240</u>
1010	TTL OTHER FINANCING SOURCES(USES)		<u>(2,240)</u>	<u>(2,240)</u>	<u>-</u>	<u>100%</u>	<u>-</u>	<u>2,240</u>
1000	EXCESS (DEFICIENCY) OPERATING							
	REVENUE OVER(UNDER) EXPENSES		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	DEPRECIATION ADD-BACK		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	NET INCOME		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

CAPITAL FUND 2006 ACCOUNT DETAIL

LINE ACCT	2008	2008	DIFF	PERCENT	2009	2008
<u>ITEM # DESCRIPTION</u>	<u>PROJECTED</u>	<u>APPROVED</u>	<u>FAVORABLE</u>	<u>TO</u>	<u>PROPOSED</u>	<u>ACTUAL COSTS</u>
INCOME	<u>ACTUAL</u>	<u>BUDGET</u>	<u>(UNFAVORABLE)</u>	<u>BUDGET</u>	<u>BUDGET</u>	<u>VS 2009 BUDGET</u>
HUD PHA GRANTS						
340100 HUD PHA OP SUBSIDY-SOFT COST	2,240	2,240	-	100%	-	(2,240)
340101 HUD PHA OP SUBSIDY-HARD COST	-	-	-	-	-	-
341000 SECTION 8 HAP INCOME	-	-	-	-	-	-
341001 ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
341002 AUDIT FEES EARNED	-	-	-	-	-	-
341003 HARD TO HOUSE EARNED	-	-	-	-	-	-
341003 FSS COORDINATOR	-	-	-	-	-	-
TOTAL HUD PHA GRANTS	<u>2,240</u>	<u>2,240</u>	<u>-</u>	<u>100%</u>	<u>-</u>	<u>(2,240)</u>
EXPENSES						
ADMINISTRATIVE EXPENSES - OTHER						
4130 LEGAL	-	-	-	-	-	-
4140 STAFF TRAINING	-	-	-	-	-	-
4150 TRAVEL	-	-	-	-	-	-
4170 ACCOUNTING	-	-	-	-	-	-
4190 SUNDRY	-	-	-	-	-	-
4190.1 OFFICE SUPPLIES	-	-	-	-	-	-
4190.2 TELEPHONE/COMMUNICATIONS	-	-	-	-	-	-
4190.3 POSTAGE	-	-	-	-	-	-
4190.4 EVICTION COSTS	-	-	-	-	-	-
4190.5 OFFICE EQUIPMENT	-	-	-	-	-	-
TOTAL ADMINISTRATIVE	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
CONTRACT COSTS						
4430 CONTRACT COSTS	-	-	-	-	-	-
4430.4 REFUSE COLLECTION	-	-	-	-	-	-
TOTAL CONTRACT COSTS	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

CAPITAL FUND 2006 - CASH FLOWS

LINE	ACCT		2009
<u>ITEM</u>	<u>#</u>	<u>DESCRIPTION</u>	<u>PROPOSED</u>
			<u>BUDGET</u>
REVENUE			
700		TOTAL REVENUES	-
EXPENSES			
		TOTAL ADMINISTRATIVE	-
		TOTAL TENANT SERVICES	-
		TOTAL UTILITIES	-
		TOTAL ORDINARY MAINT & OPER	-
		TOTAL GENERAL EXPENSES	-
969		TOTAL OPERATING EXPENSES	-
970		EXCESS OPERATING REVENUE OVER	
		OPERATING EXPENSES	-
		OTHER EXPENSES	
		EX-MAINT, B/A, REPLACEMENTS	-
		RESERVE CONTRIBUTIONS	-
		OTHER CASH ITEMS	-
		TOTAL OTHER EXPENSES	-
900		TOTAL EXPENSES	-
		OTHER FINANCING SOURCES (USES):	
1001	9110	OPERATING TRANSFER IN	-
1002	9111	OPERATING TRANSFERS OUT	-
1010		TTL OTHER FINANCING SOURCES(USES)	-
1000		EXCESS (DEFICIENCY) OPERATING	
		CASH	-

***** Note: Not intended to be a GAAP based Statement of Cash Flows showing reconciled beginning to ending cash. Only intended to show LOB's ability to finance years activities via available annual cash flows.**

CFP 2006 BETTERMENTS AND ADDITIONS

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST	TOTAL FROM OPERATIONS	CFP FUNDING	TRUSTEE FUNDING	OTHER GRANT FUNDING
	NONE FOR ORIGINAL BUDGET			-			-	
				-	-	-	-	-

CAPITAL FUND 2007

LINE	ACCT		2008	2008		2009	2008
ITEM	#	DESCRIPTION	PROJECTED	APPROVED	DIFF	OVER	PROJECTED
			ACTUAL	BUDGET		(UNDER)	VS 2009 BUDGET
REVENUE							
TENANT REVENUE							
703	3110	NET TENANT RENTAL REVENUE	-	-	-	-	-
704	3422	TENANT REVENUE - OTHER	-	-	-	-	-
705		TOTAL TENANT REVENUE	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
706	3401	HUD PHA GRANTS	10,000	79,893	(69,893)	13%	69,893
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	-
714	3450	FRAUD RECOVERY	-	-	-	-	-
715	3480	OTHER REVENUE	-	-	-	-	-
720	3431	INVESTMENT INCOME - RESTRICTED	-	-	-	-	-
700		TOTAL REVENUES	<u>10,000</u>	<u>79,893</u>	<u>(69,893)</u>	<u>13%</u>	<u>69,893</u>
EXPENSES							
ADMINISTRATIVE							
911	4110	ADMINISTRATIVE SALARIES	-	-	-	-	-
912	4171	AUDITING FEES	-	-	-	-	-
914	4120	COMPENSATED ABSENCES	-	-	-	-	-
915	4182	EBC - ADMIN	-	-	-	-	-
916	4190	OTHER	-	-	-	-	-
		TOTAL ADMINISTRATIVE	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
TENANT SERVICES							
921	4210	SALARIES	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-
		TOTAL TENANT SERVICES	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
UTILITIES							
931	4310	WATER	-	-	-	-	-
932	4320	ELECTRICITY	-	-	-	-	-
933	4330	NATURAL GAS	-	-	-	-	-
938	4390	SEWER AND OTHER	-	-	-	-	-
		TOTAL UTILITIES	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

CAPITAL FUND 2007

LINE ITEM	ACCT #	DESCRIPTION	2008 PROJECTED <u>ACTUAL</u>	2008 APPROVED <u>BUDGET</u>	DIFF	OVER (UNDER)	2009 PROPOSED <u>BUDGET</u>	2008 PROJECTED VS 2009 BUDGET
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	-	-	-	-	-	-
942	4420	MATERIALS	-	-	-	-	-	-
943	4430	CONTRACT COSTS	-	-	-	-	-	-
945	4433	EBC - OM&O	-	-	-	-	-	-
952	4480	PROTECTIVE SERVICES	-	-	-	-	-	-
TOTAL ORDINARY MAINT & OPER			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
GENERAL EXPENSES								
961	4510	INSURANCE PREMIUMS	-	-	-	-	-	-
962	4590	OTHER GENERAL EXPENSES	-	64,093	(64,093)	0%	64,093	64,093
962	4590	OTHER GENERAL EXP-ADM FEE	-	-	-	-	-	-
963	4520	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-
964	4571	BAD DEBTS	-	-	-	-	-	-
967	5610	INTEREST EXPENSE	-	-	-	-	-	-
TOTAL GENERAL EXPENSES			<u>-</u>	<u>64,093</u>	<u>(64,093)</u>	<u>-</u>	<u>64,093</u>	<u>64,093</u>
969	TOTAL OPERATING EXPENSES		<u>-</u>	<u>64,093</u>	<u>(64,093)</u>	<u>-</u>	<u>64,093</u>	<u>64,093</u>
970	EXCESS OPERATING REVENUE OVER							
	OPERATING EXPENSES		<u>10,000</u>	<u>15,800</u>	<u>(5,800)</u>	<u>63%</u>	<u>5,800</u>	<u>(4,200)</u>
OTHER EXPENSES								
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-
974	4800	DEPRECIATION EXPENSE	-	-	-	-	-	-
TOTAL OTHER EXPENSES			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
900	TOTAL EXPENSES		<u>-</u>	<u>64,093</u>	<u>(64,093)</u>	<u>-</u>	<u>64,093</u>	<u>64,093</u>
OTHER FINANCING SOURCES (USES):								
1001	9110	OPERATING TRANSFER IN	-	-	-	-	-	-
1002	9111	OPERATING TRANSFERS OUT	(10,000)	(15,800)	5,800	63%	(5,800)	4,200
1010	TTL OTHER FINANCING SOURCES(USES)		<u>(10,000)</u>	<u>(15,800)</u>	<u>5,800</u>	<u>63%</u>	<u>(5,800)</u>	<u>4,200</u>
1000	EXCESS (DEFICIENCY) OPERATING							
	REVENUE OVER(UNDER) EXPENSES		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	DEPRECIATION ADD-BACK		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	NET INCOME		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

CAPITAL FUND 2007 ACCOUNT DETAIL

LINE	ACCT	<u>DESCRIPTION</u>	2008 PROJECTED <u>ACTUAL</u>	2008 APPROVED <u>BUDGET</u>	<u>DIFF</u> FAVORABLE (UNFAVORABLE)	PERCENT TO BUDGET	2009 PROPOSED <u>BUDGET</u>	2008 PROJECTED <u>VS 2009 BUDGET</u>
INCOME								
HUD PHA GRANTS								
	340100	HUD PHA OP SUBSIDY-SOFT COST	10,000	79,893	(69,893)	13%	69,893	59,893
	340101	HUD PHA OP SUBSIDY-HARD COST	-	-	-	-	-	-
	341000	SECTION 8 HAP INCOME	-	-	-	-	-	-
	341001	ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
	341002	AUDIT FEES EARNED	-	-	-	-	-	-
	341003	HARD TO HOUSE EARNED	-	-	-	-	-	-
	341003	FSS COORDINATOR	-	-	-	-	-	-
		TOTAL HUD PHA GRANTS	<u><u>10,000</u></u>	<u><u>79,893</u></u>	<u><u>(69,893)</u></u>	<u><u>13%</u></u>	<u><u>69,893</u></u>	<u><u>59,893</u></u>
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
	4130	LEGAL	-	-	-	-	-	-
	4140	STAFF TRAINING	-	-	-	-	-	-
	4150	TRAVEL	-	-	-	-	-	-
	4170	ACCOUNTING	-	-	-	-	-	-
	4190	SUNDRY	-	-	-	-	-	-
	4190.1	OFFICE SUPPLIES	-	-	-	-	-	-
	4190.2	TELEPHONE/COMMUNICATIONS	-	-	-	-	-	-
	4190.3	POSTAGE	-	-	-	-	-	-
	4190.4	EVICITION COSTS	-	-	-	-	-	-
	4190.5	OFFICE EQUIPMENT	-	-	-	-	-	-
		TOTAL ADMINISTRATIVE	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>
CONTRACT COSTS								
	4430	CONTRACT COSTS	-	-	-	-	-	-
	4430.4	REFUSE COLLECTION	-	-	-	-	-	-
		TOTAL CONTRACT COSTS	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>

CAPITAL FUND 2007 - CASH FLOWS

LINE	ACCT		2009
<u>ITEM</u>	<u>#</u>	<u>DESCRIPTION</u>	<u>PROPOSED</u>
<u>REVENUE</u>			<u>BUDGET</u>
		TENANT REVENUE	
	705	TOTAL TENANT REVENUE	-
	700	TOTAL REVENUES	<u>69,893</u>
		EXPENSES	
		TOTAL ADMINISTRATIVE	-
		TOTAL TENANT SERVICES	-
		TOTAL ORDINARY MAINT & OPER	-
		TOTAL GENERAL EXPENSES	<u>64,093</u>
	969	TOTAL OPERATING EXPENSES	<u>64,093</u>
	970	EXCESS OPERATING REVENUE OVER	
		OPERATING EXPENSES	<u>5,800</u>
		OTHER EXPENSES	
		EX-MAINT, B/A, REPLACEMENTS	-
		RESERVE CONTRIBUTIONS	-
		OTHER CASH ITEMS (increase)/decrease	-
		TOTAL OTHER EXPENSES	-
	900	TOTAL EXPENSES	<u>64,093</u>
		OTHER FINANCING SOURCES (USES):	
	1001 9110	OPERATING TRANSFER IN	-
	1002 9111	OPERATING TRANSFERS OUT	<u>(5,800)</u>
	1010	TTL OTHER FINANCING SOURCES(USES)	<u>(5,800)</u>
	1000	EXCESS (DEFICIENCY) OPERATING	
		CASH	<u>-</u>

*** Note: Not intended to be a GAAP based Statement of Cash Flows showing reconciled beginning to ending cash. Only intended to show LOB's ability to finance years activities via available annual cash flows.

CAPITAL FUND 2007 REPLACEMENT OF EQUIPMENT

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST	TOTAL FROM OPERATIONS	CFP FUNDING	TRUSTEE FUNDING	OTHER GRANT FUNDING
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NONE FOR ORIGINAL BUDGET

TOTAL				-	-	-	-	-
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CAPITAL FUND PROGRAM 2008

LINE	ACCT	<u>DESCRIPTION</u>	2008 PROJECTED <u>ACTUAL</u>	2008 APPROVED <u>BUDGET</u>	<u>DIFF</u>	OVER (UNDER)	2009 PROPOSED <u>BUDGET</u>	2008 PROJECTED <u>VS 2009 BUDGET</u>
REVENUE								
TENANT REVENUE								
703	3110	NET TENANT RENTAL REVENUE	-	-	-	-	-	-
704	3422	TENANT REVENUE - OTHER	-	-	-	-	-	-
705	TOTAL TENANT REVENUE		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
706	3401	HUD PHA GRANTS	-	-	-	-	78,218	78,218
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	-	-
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	-	-	-	-	-	-
720	3431	INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-
700	TOTAL REVENUES		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>78,218</u>	<u>78,218</u>
EXPENSES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	-	-	-	-	-	-
912	4171	AUDITING FEES	-	-	-	-	-	-
914	4120	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EBC - ADMIN	-	-	-	-	-	-
916	4190	OTHER	-	-	-	-	-	-
	TOTAL ADMINISTRATIVE		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-
	TOTAL TENANT SERVICES		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
UTILITIES								
931	4310	WATER	-	-	-	-	-	-
932	4320	ELECTRICITY	-	-	-	-	-	-
933	4330	NATURAL GAS	-	-	-	-	-	-
938	4390	SEWER AND OTHER	-	-	-	-	-	-
	TOTAL UTILITIES		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

CAPITAL FUND PROGRAM 2008

LINE	ACCT		2008	2008		2009	2008
ITEM	#	DESCRIPTION	PROJECTED	APPROVED	DIFF	OVER	PROPOSED
			ACTUAL	BUDGET		(UNDER)	BUDGET
							VS 2009 BUDGET
ORDINARY MAINT & OPERATIONS							
941	4410	LABOR	-	-	-	-	-
942	4420	MATERIALS	-	-	-	-	-
943	4430	CONTRACT COSTS	-	-	-	-	-
945	4433	EBC - OM&O	-	-	-	-	-
952	4480	PROTECTIVE SERVICES	-	-	-	-	-
TOTAL ORDINARY MAINT & OPER			-	-	-	-	-
GENERAL EXPENSES							
961	4510	INSURANCE PREMIUMS	-	-	-	-	-
962	4590	OTHER GENERAL EXPENSES	-	-	-	-	-
962	4590	OTHER GENERAL EXP - MGT FEE	-	-	-	-	-
963	4520	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-
964	4571	BAD DEBTS	-	-	-	-	-
967	5610	INTEREST EXPENSE	-	-	-	-	-
TOTAL GENERAL EXPENSES			-	-	-	-	-
969	TOTAL OPERATING EXPENSES		-	-	-	-	-
970	EXCESS OPERATING REVENUE OVER						
	OPERATING EXPENSES		-	-	-	-	78,218
OTHER EXPENSES							
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-
974	4800	DEPRECIATION EXPENSE	-	-	-	-	-
TOTAL OTHER EXPENSES			-	-	-	-	-
900	TOTAL EXPENSES		-	-	-	-	-
OTHER FINANCING SOURCES (USES):							
1001	9110	OPERATING TRANSFER IN	-	-	-	-	-
1002	9111	OPERATING TRANSFERS OUT	-	-	-	-	(78,218)
1010	TTL OTHER FINANCING SOURCES(USES)		-	-	-	-	(78,218)
1000	EXCESS (DEFICIENCY) OPERATING						
	REVENUE OVER(UNDER) EXPENSES		-	-	-	-	-
	DEPRECIATION ADD-BACK		-	-	-	-	-
	NET INCOME		-	-	-	-	-

CAPITAL FUND 2008 ACCOUNT DETAIL

LINE	ACCT	DESCRIPTION	2008 PROJECTED <u>ACTUAL</u>	2008 APPROVED <u>BUDGET</u>	DIFF FAVORABLE (UNFAVORABLE)	PERCENT TO BUDGET	2009 PROPOSED <u>BUDGET</u>	2008 PROJECTED VS 2009 BUDGET
INCOME								
HUD PHA GRANTS								
	340100	HUD PHA OP SUBSIDY-SOFT COST	-	-	-	-	78,218	78,218
	340101	HUD PHA OP SUBSIDY-HARD COST	-	-	-	-	-	-
	341000	SECTION 8 HAP INCOME	-	-	-	-	-	-
	341001	ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
	341002	AUDIT FEES EARNED	-	-	-	-	-	-
	341003	HARD TO HOUSE EARNED	-	-	-	-	-	-
	341003	FSS COORDINATOR	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>78,218</u>	<u>78,218</u>
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
	4130	LEGAL	-	-	-	-	-	-
	4140	STAFF TRAINING	-	-	-	-	-	-
	4150	TRAVEL	-	-	-	-	-	-
	4170	ACCOUNTING	-	-	-	-	-	-
	4190	SUNDRY	-	-	-	-	-	-
	4190.1	OFFICE SUPPLIES	-	-	-	-	-	-
	4190.2	TELEPHONE/COMMUNICATIONS	-	-	-	-	-	-
	4190.3	ADMINISTRATIVE FEES	-	-	-	-	-	-
	4190.4	EVICITION COSTS	-	-	-	-	-	-
	4190.5	OFFICE EQUIPMENT	-	-	-	-	-	-
TOTAL ADMINISTRATIVE			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
CONTRACT COSTS								
	4430	CONTRACT COSTS	-	-	-	-	-	-
	4430.4	REFUSE COLLECTION	-	-	-	-	-	-
TOTAL CONTRACT COSTS			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

CAPITAL FUND 2008 - CASH FLOWS

LINE	ACCT		2009
<u>ITEM</u>	<u>#</u>	<u>DESCRIPTION</u>	<u>PROPOSED</u>
<u>REVENUE</u>			<u>BUDGET</u>
		TENANT REVENUE	
705		TOTAL TENANT REVENUE	-
700		TOTAL REVENUES	<u>78,218</u>
		EXPENSES	
		TOTAL ADMINISTRATIVE	-
		TOTAL TENANT SERVICES	-
		TOTAL UTILITIES	-
		TOTAL ORDINARY MAINT & OPER	-
		TOTAL GENERAL EXPENSES	-
969		TOTAL OPERATING EXPENSES	-
970		EXCESS OPERATING REVENUE OVER OPERATING EXPENSES	<u>78,218</u>
		OTHER EXPENSES	
		EX-MAINT, B/A, REPLACEMENTS	-
		RESERVE CONTRIBUTIONS	-
		OTHER CASH ITEMS - HAP	-
		TOTAL OTHER EXPENSES	-
900		TOTAL EXPENSES	-
		OTHER FINANCING SOURCES (USES):	
1001	9110	OPERATING TRANSFER IN	-
1002	9111	OPERATING TRANSFERS OUT	(78,218)
1010		TTL OTHER FINANCING SOURCES(USES)	<u>(78,218)</u>
1000		EXCESS (DEFICIENCY) OPERATING CASH	<u>-</u>

*** Note: Not intended to be a GAAP based Statement of Cash Flows showing reconciled beginning to ending cash. Only intended to show LOB's ability to finance years activities via available annual cash flows.

CFP 2008 BETTERMENTS AND ADDITIONS

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST	TOTAL FROM OPERATIONS	CFP FUNDING	TRUSTEE FUNDING	OTHER GRANT FUNDING
	NONE FOR ORIGINAL BUDGET			-	-	-	-	-
TOTAL				-	-	-	-	-

DISASTER GRANT

LINE	ACCT		2008	2008		2009	2008
ITEM	#	DESCRIPTION	PROJECTED	APPROVED	DIFF	OVER	PROJECTED
			ACTUAL	BUDGET		(UNDER)	VS 2009 BUDGET
REVENUE							
TENANT REVENUE							
703	3110	NET TENANT RENTAL REVENUE	-	-	-	-	-
704	3422	TENANT REVENUE - OTHER	-	-	-	-	-
705		TOTAL TENANT REVENUE	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
706	3401	HUD PHA GRANTS	23,000	52,526	(29,526)	44%	6,526
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	-
714	3450	FRAUD RECOVERY	-	-	-	-	-
715	3480	OTHER REVENUE	-	-	-	-	-
720	3431	INVESTMENT INCOME - RESTRICTED	-	-	-	-	-
700		TOTAL REVENUES	<u>23,000</u>	<u>52,526</u>	<u>(29,526)</u>	<u>44%</u>	<u>6,526</u>
EXPENSES							
ADMINISTRATIVE							
911	4110	ADMINISTRATIVE SALARIES	-	-	-	-	-
912	4171	AUDITING FEES	-	-	-	-	-
914	4120	COMPENSATED ABSENCES	-	-	-	-	-
915	4182	EBC - ADMIN	-	-	-	-	-
916	4190	OTHER	-	-	-	-	-
		TOTAL ADMINISTRATIVE	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
TENANT SERVICES							
921	4210	SALARIES	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-
		TOTAL TENANT SERVICES	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
UTILITIES							
931	4310	WATER	-	-	-	-	-
932	4320	ELECTRICITY	-	-	-	-	-
933	4330	NATURAL GAS	-	-	-	-	-
938	4390	SEWER AND OTHER	-	-	-	-	-
		TOTAL UTILITIES	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

DISASTER GRANT

LINE ITEM	ACCT #	DESCRIPTION	2008 PROJECTED ACTUAL	2008 APPROVED BUDGET	DIFF	OVER (UNDER)	2009 PROPOSED BUDGET	2008 PROJECTED VS 2009 BUDGET
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	-	-	-	-	-	-
942	4420	MATERIALS	-	-	-	-	-	-
943	4430	CONTRACT COSTS	-	-	-	-	-	-
945	4433	EBC - OM&O	-	-	-	-	-	-
952	4480	PROTECTIVE SERVICES	-	-	-	-	-	-
TOTAL ORDINARY MAINT & OPER			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
GENERAL EXPENSES								
961	4510	INSURANCE PREMIUMS	-	-	-	-	-	-
962	4590	OTHER GENERAL EXPENSES	-	-	-	-	29,526	29,526
962	4590	OTHER GENERAL EXP - MGT FEE	-	-	-	-	-	-
963	4520	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-
964	4571	BAD DEBTS	-	-	-	-	-	-
967	5610	INTEREST EXPENSE	-	-	-	-	-	-
TOTAL GENERAL EXPENSES			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>29,526</u>	<u>29,526</u>
969	TOTAL OPERATING EXPENSES		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>29,526</u>	<u>29,526</u>
970	EXCESS OPERATING REVENUE OVER							
	OPERATING EXPENSES		<u>23,000</u>	<u>52,526</u>	<u>(29,526)</u>	<u>44%</u>	<u>-</u>	<u>(23,000)</u>
OTHER EXPENSES								
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-
974	4800	DEPRECIATION EXPENSE	-	-	-	-	-	-
TOTAL OTHER EXPENSES			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
900	TOTAL EXPENSES		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>29,526</u>	<u>29,526</u>
OTHER FINANCING SOURCES (USES):								
1001	9110	OPERATING TRANSFER IN	-	-	-	-	-	-
1002	9111	OPERATING TRANSFERS OUT	(23,000)	(52,526)	29,526	44%	-	23,000
1010	TTL OTHER FINANCING SOURCES(USES)		<u>(23,000)</u>	<u>(52,526)</u>	<u>29,526</u>	<u>44%</u>	<u>-</u>	<u>23,000</u>
1000	EXCESS (DEFICIENCY) OPERATING							
	REVENUE OVER(UNDER) EXPENSES		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	DEPRECIATION ADD-BACK		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	NET INCOME		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

DISASTER GRANT ACCOUNT DETAIL

LINE ITEM	ACCT #	<u>DESCRIPTION</u>	2008 PROJECTED <u>ACTUAL</u>	2008 APPROVED <u>BUDGET</u>	DIFF FAVORABLE (UNFAVORABLE)	PERCENT TO BUDGET	2009 PROPOSED <u>BUDGET</u>	2008 PROJECTED <u>VS 2009 BUDGET</u>
INCOME								
HUD PHA GRANTS								
	340100	HUD PHA OP SUBSIDY-SOFT COST	23,000	52,526	(29,526)	44%	29,526	6,526
	340101	HUD PHA OP SUBSIDY-HARD COST	-	-	-	-	-	-
	341000	SECTION 8 HAP INCOME	-	-	-	-	-	-
	341001	ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
	341002	AUDIT FEES EARNED	-	-	-	-	-	-
	341003	HARD TO HOUSE EARNED	-	-	-	-	-	-
	341003	FSS COORDINATOR	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			<u>23,000</u>	<u>52,526</u>	<u>(29,526)</u>	<u>44%</u>	<u>29,526</u>	<u>6,526</u>
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
	4130	LEGAL	-	-	-	-	-	-
	4140	STAFF TRAINING	-	-	-	-	-	-
	4150	TRAVEL	-	-	-	-	-	-
	4170	ACCOUNTING	-	-	-	-	-	-
	4190	SUNDRY	-	-	-	-	-	-
	4190.1	OFFICE SUPPLIES	-	-	-	-	-	-
	4190.2	TELEPHONE/COMMUNICATIONS	-	-	-	-	-	-
	4190.3	POSTAGE	-	-	-	-	-	-
	4190.4	EVICITION COSTS	-	-	-	-	-	-
	4190.5	OFFICE EQUIPMENT	-	-	-	-	-	-
TOTAL ADMINISTRATIVE			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
CONTRACT COSTS								
	4430	CONTRACT COSTS	-	-	-	-	-	-
	4430.4	REFUSE COLLECTION	-	-	-	-	-	-
TOTAL CONTRACT COSTS			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

DISASTER GRANT - CASH FLOWS

LINE	ACCT	DESCRIPTION	2009 PROPOSED BUDGET
REVENUE			
		TENANT REVENUE	
705		TOTAL TENANT REVENUE	-
700		TOTAL REVENUES	<u>29,526</u>
EXPENSES			
		TOTAL ADMINISTRATIVE	-
		TOTAL TENANT SERVICES	-
		TOTAL ORDINARY MAINT & OPER	-
		TOTAL GENERAL EXPENSES	<u>29,526</u>
969		TOTAL OPERATING EXPENSES	<u>29,526</u>
970		EXCESS OPERATING REVENUE OVER OPERATING EXPENSES	-
		OTHER EXPENSES	
		EX-MAINT, B/A, REPLACEMENTS	-
		RESERVE CONTRIBUTIONS	-
		OTHER CASH ITEMS (increase)/decrease	-
		TOTAL OTHER EXPENSES	-
900		TOTAL EXPENSES	<u>29,526</u>
		OTHER FINANCING SOURCES (USES):	
1001	9110	OPERATING TRANSFER IN	-
1002	9111	OPERATING TRANSFERS OUT	-
1010		TTL OTHER FINANCING SOURCES(USES)	-
1000		EXCESS (DEFICIENCY) OPERATING CASH	-

*** Note: Not intended to be a GAAP based Statement of Cash Flows showing reconciled beginning to ending cash. Only intended to show LOB's ability to finance years activities via available annual cash flows.

DISASTER GRANT REPLACEMENT OF EQUIPMENT

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST	TOTAL FROM OPERATIONS	CFP FUNDING	TRUSTEE FUNDING	OTHER GRANT FUNDING
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NONE FOR ORIGINAL BUDGET

TOTAL				-	-	-	-	-
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DISASTER GRANT BETTERMENTS AND ADDITIONS

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST	TOTAL FROM OPERATIONS	CFP FUNDING	TRUSTEE FUNDING	OTHER GRANT FUNDING
NONE FOR ORIGINAL BUDGET								
TOTAL				-	-	-	-	-

DISASTER GRANT OTHER GENERAL EXPENSES

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST	TOTAL FROM OPERATIONS	CFP FUNDING	TRUSTEE FUNDING	OTHER GRANT FUNDING
DEMOLITION COST				29,526		29,526		
TOTAL				29,526	-	29,526	-	-

SALARIES

PROJECTED INCREASE 0.00%

EMPLOYEE NO. NAME	POSITION	FYE 2008			FYE 2009			Overtime	2009
		HR RATE	B/W	TOTAL	HR RATE	B/W	TOTAL		SALARY
ADMINISTRATION									
LAGO M	Administrative Assistant	10.30	824	21,424	-	-	-	0.00%	-
MADSEN T	Executive Director	20.00	1,600	41,600	-	-	-	0.00%	-
CLARK M	Administrative Assistant	10.30	824	21,424	-	-	-	0.00%	-
THOMAS M	Administrative Assistant	12.50	522	13,560	12.50	522	13,560	0.00%	13,560
MAINTENANCE									
GARRAUS M	Maintenance Supervisor	14.81	1,185	30,805	14.81	1,185	30,805	0.00%	30,805
TOTALS		67.91	4,954	128,813	27.31	1,706	44,365	-	44,365

ADMIN	13,560
MAINT	30,805
	<u>44,365</u>

PROJECTED INCREASE 0.00%

EMPLOYEE										
NO.	NAME	POSITION	PUBLIC	CFP 2007	CFP 2008	DG	TOTALS			
ADMINISTRATION										
LAGO M		Administrative Assistant	-	-	-	-	-	-	-	-
MADSEN T		Executive Director	-	-	-	-	-	-	-	-
CLARK M		Administrative Assistant	-	-	-	-	-	-	-	-
THOMAS M		Administrative Assistant	1.00	13,560	-	-	-	-	-	13,560
MAINTENANCE										
GARRAUS M		Maintenance Supervisor	1.00	30,805	-	-	-	-	-	30,805
TOTALS			5.00	44,365	-	-	-	-	-	44,365

ADMIN	13,560	-	-	-
MAINT	<u>30,805</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<u>44,365</u>	<u>-</u>	<u>-</u>	<u>-</u>

BENEFITS

NAME	POSITION	TOTAL	0.0765 FICA	FLA RETIRE	HEALTH	TOTAL BENEFITS
<u>ADMINISTRATION</u>						
D THOMAS	Administrative Assistant	-	-	-	-	-
MADSEN T	Executive Director	-	-	-	-	-
CLARK M	Administrative Assistant	-	-	-	-	-
THOMAS M	Administrative Assistant	13,560	1,037	-	-	1,037
<u>MAINTENANCE</u>						
GARRAUS M	Maintenance Supervisor	30,805	2,357	1,153	2,653	6,163
		44,365	3,394	1,153	2,653	7,200

BENEFITS

NAME	POSITION	PERCENT BENEFITS TO TOTAL	TOTAL POSITION COST	PUBLIC	CFP 2007	CFP 2008	DG
<u>ADMINISTRATION</u>							
D THOMAS	Administrative Assistant		-	-	-	-	-
MADSEN T	Executive Director		-	-	-	-	-
CLARK M	Administrative Assistant		-	-	-	-	-
THOMAS M	Administrative Assistant	7.65%	14,598	1.00	1,037		
<u>MAINTENANCE</u>							
GARRAUS M	Maintenance Supervisor	20.01%	36,967	1.00	6,163	-	-
		16.23%	51,565	5.00	7,200	-	-
	ADMIN				<u>1,037</u>	<u>-</u>	<u>-</u>
	TENANT SVCS						
	MAINTENANCE				<u>6,163</u>	<u>-</u>	<u>-</u>

INSURANCE COSTS

AMOUNT	TYPE		PUBLIC	TOTAL
5,821	LIABILITY	100%	5,821	5,821
-	DISHONESTY, THEFT INSIDE & OUTSIDE	100%	-	-
-	DIRECTORS AND OFFICERS ERRORS/OMMISSIONS	100%	-	-
12,318	PROPERTY	100%	12,318	12,318
617	AUTO	100%	617	617
497	FLOOD INSURANCE	100%	497	497
3,421	WORKERS COMP (salary allocated)		3,421	3,421
22,674			22,674	22,674

WORKERS COMPENSATION INSURANCE

POSITION	TOTAL SALARY	\$ 3,421 W/C INS			PUBLIC
Administrative Assistant	-	-	-		-
Executive Director	-	-	-		-
Administrative Assistant	-	-	-		-
Administrative Assistant	13,560	1,046	1.00		1,046
Maintenance Supervisor	30,805	2,375	1.00		2,375
TOTAL	44,365	3,421	5.00		3,421

VENICE HOUSING AUTHORITY
 RENTAL INCOME - UTILITY PROJECTIONS
 2009 FISCAL YEAR END

	Units Leased	Avg. Rent (Apr-Mar)	Total Rental Income	Last Q. Avg rent (Jan-Mar)	Total Rental Income	Water		Sewer	
						Cost per unit	Total	Cost per unit	Total
Apr-08	45	131.91	5,935.75	145.27	6,537.09	39.01	1,755.52	44.20	1,989.03
May-08	40	131.91	5,276.23	145.27	5,810.74	39.01	1,560.46	44.20	1,768.03
Jun-08	39	131.91	5,144.32	145.27	5,665.47	39.01	1,521.45	44.20	1,723.83
Jul-08	19	131.91	2,506.21	145.27	2,760.10	39.01	741.22	44.20	839.81
Aug-08	19	131.91	2,506.21	145.27	2,760.10	39.01	741.22	44.20	839.81
Sep-08	19	131.91	2,506.21	145.27	2,760.10	39.01	741.22	44.20	839.81
Oct-08	0	131.91	-	145.27	-	39.01	300.00	44.20	600.00
Nov-08	0	131.91	-	145.27	-	39.01	300.00	44.20	600.00
Dec-08	0	131.91	-	145.27	-	39.01	300.00	44.20	600.00
Jan-09	0	131.91	-	145.27	-	39.01	300.00	44.20	600.00
Feb-09	0	131.91	-	145.27	-	39.01	300.00	44.20	600.00
Mar-09	0	131.91	-	145.27	-	39.01	300.00	44.20	600.00
			<u>23,874.92</u>		<u>26,293.61</u>		<u>8,861.09</u>		<u>11,600.32</u>

	Units Leased	Rental Income	Total Rent Per Unit
Apr-07	45	9,098.25	202.18
May-07	45	8,689.00	193.09
Jun-07	45	5,662.00	125.82
Jul-07	45	6,524.00	144.98
Aug-07	45	4,385.38	97.45
Sep-07	47	3,891.71	82.80
Oct-07	47	3,790.90	80.66
Nov-07	49	6,155.00	125.61
Dec-07	48	4,534.31	94.46
Jan-08	47	4,715.46	100.33
Feb-08	46	6,666.00	144.91
Mar-08	45	8,575.37	190.56
	<u>554</u>	<u>72,687.38</u>	<u>1,582.87</u>

Average rent (Apr-Mar): 131.91

Last Quarter average rent(Jan-Mar): 145.27

	Lease-Up	Total	Avg cost p/unit
Water	554	21,612.40	39.01
Sewer	554	24,487.18	44.20

Five-Year Action Plan

Part I: Summary

Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157
(exp. 3/31/2010)

HA Name		Locality (City/County & State)				<input type="checkbox"/> Original <input type="checkbox"/> Revision No. _____
A. Development Number/Name	Work Stmt. for Year 1 FFY _____	Work Statement for Year 2 FFY _____	Work Statement for Year 3 FFY _____	Work Statement for Year 4 FFY _____	Work Statement for Year 5 FFY _____	
	See Annual Statement	1406				
B. Physical Improvements Subtotal						
C. Management Improvements						
D. HA-Wide Nondwelling Structures and Equipment						
E. Administration						
F. Other						
G. Operations		79893	79893	79893		
H. Demolition						
I. Replacement Reserve						
J. Mod Used for Development						
K. Total CGP Funds						
L. Total Non-CGP Funds						
M. Grand Total						

Signature of Executive Director _____ Date _____

Signature of Public Housing Director _____ Date _____

Five-Year Action Plan
Part I: Summary (Continuation)
 Comprehensive Grant Program (CGP)

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

A. Development Number/Name	Work Stmt. for Year 1 FFY _____	Work Statement for Year 2 FFY _____	Work Statement for Year 3 FFY _____	Work Statement for Year 4 FFY _____	Work Statement for Year 5 FFY _____
	See Annual Statement	1406 79893	79893	79893	

Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
 Comprehensive Grant Program (CGP)

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

Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____			Work Statement for Year _____ FFY _____		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	1406		79893	1406		
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

Five-Year Action Plan
Part III: Supporting Pages
Management Needs Work Statement(s)
 Comprehensive Grant Program (CGP)

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

Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____			Work Statement for Year _____ FFY _____		
	General Description of Major Work Categories	Quantity	Estimated Cost	General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	1406		79893	1406		
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part I: Summary**

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

OMB Approval No. 2577-0157
 (exp. 11/30/2008)

HA Name _____	Comprehensive Grant Number _____	FFY of Grant Approval _____
---------------	----------------------------------	-----------------------------

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending _____
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 20)				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Non-expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2-19)				
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director _____	Date _____	Signature of Public Housing Director _____	Date _____
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² To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	

Signature of Executive Director

Date

Signature of Public Housing Director

Date

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Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	

Signature of Executive Director _____ Date _____

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Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part I: Summary**

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

OMB Approval No. 2577-0157
 (exp. 11/30/2008)

HA Name	Comprehensive Grant Number	FFY of Grant Approval
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending _____
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 20)				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Non-expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
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 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

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Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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 Office of Public and Indian Housing

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Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part I: Summary**

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 Office of Public and Indian Housing

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