HOUSING AUTHORITY OF THE CITY OF SANFORD
PHA PLAN FOR FY 2009 (JULY 1, 2009 – JUNE 30, 2010)

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011

1.0 PHA Information

PHA Name: **Housing Authority of the City of Sanford** PHA Code: **FL016**
PHA Type: ☐ Small ☐ High Performing ☒ Standard ☒ HCV (Section 8)
PHA Fiscal Year Beginning: (MM/YYYY): 07/2009

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)

Number of PH units: 480 Number of HCV units: 90

3.0 Submission Type

☒ 5-Year and Annual Plan (Rolling) ☐ Annual Plan Only ☐ 5-Year Plan Only

4.0 PHA Consortia ☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

Not Applicable

5.0 5 Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.

5.1 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 for the next five years:

Our Mission

Sanford Housing is the premier developer and manager of reasonably priced attractive housing throughout the Sanford community. We are committed to partnering with our customers to enhance the quality of life of those we touch.

Our Vision

- We are a financially sound, profitable business, providing educated housing choices in partnership with our community and customers.
- Our reputation of excellence is nationally recognized and respected.
- Our organization values participation, ownership, pride and trust, to foster a motivating environment in which the entire community benefits.

5.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

Expand the supply of assisted housing Objectives by

- Appling for additional rental vouchers.
- Reducing public housing vacancies:
- Leveraging private or other public funds to create additional housing opportunities.

Improve the quality of assisted housing Objectives by:

- Improving public housing management: (PHAS score) 95 points

- Improving voucher management: (SEMAP score) 95 points
- Increasing customer satisfaction:
- Concentrating on efforts to improve specific management functions:(list; e.g., public housing finance; voucher unit inspection
- Demolishing or disposing of obsolete public housing:
- Providing replacement public housing:

Increase assisted housing choices Objectives by

- Conducting outreach efforts to potential voucher landlords
- Implementing public housing site-based waiting lists.

Provide an improved living environment Objectives by:

- Designating developments or buildings for particular resident groups (elderly, persons with disabilities)

Ensure equal opportunity and affirmatively further fair housing Objectives by:

- Undertaking affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertaking 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:

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.**

- 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 Quality Housing and Work Responsibility Act Initial Guidance; Notice and any further HUD guidance) and
- Documentation of the required deconcentration and income mixing analysis

2. Financial Resources.

- Federal Grants (FY 2008 grants)
    1. Public Housing Operating Fund - $1,789,836.00
    2. Public Housing Capital Fund - $764, 486.00
    3. Annual Contributions for Section 8 Tenant-Based Assistance - $68,846.00
    4. HCV Admin Fees - $57, 354.00
    5. Public Housing Dwelling Rental Income - $600, 385.00
    6. Tenant Charges - $9,999.00
    7. Total resources -$3,291,086.00

3. Rent Determination.

- 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 of $50.

4. **Operation and Management.**

- SHA manages a Public Housing Low Rental program with 480 available units. The projected turnover for this program is 80 units.
- SHA manages a Section 8 Voucher program allowing 90 families to be assisted with the available funds. The projected turnover is 15 for this program.
- SHA manages each program in accordance with the applicable Federal Regulations and required policies. These regulations and policies include but is not limited to the following:

    1. 24 CFR 5 "General HUD Program Requirements; Waivers"
    2. 24 CFR 8 "Non-discrimination Based on Handicap …."
    3. 24 CFR 85 "Administrative Requirements for Grants ….."
    4. 24 CFR 135 "Economic Opportunities for Low and Very Low-Income Persons"
    5. 24 CFR 901 "Public Housing Management Assessment Program"
    6. 24 CFR 902 "Public Housing Assessment System"
    7. 24 CFR 903 "Public Housing Agency Plan"
    8. 24 CFR 905 "Public Housing Capital Fund Program"
    9. 24 CFR 966 "Public Housing Lease and Grievance Procedures"
    10. 24 CFR 968 "Public Housing Modernization"
    11. 24 CFR 970 "Public Housing Program – Demolition or Disposition of Public Housing Projects"
    12. 24 CFR 982 "Section 8 Tenant Based Assistance: Housing Choice Voucher Program"
    13. 24 CFR 985 "Section 8 Management Assessment Program (SEMAP)"
    14. Admissions and Continued Occupancy Policy
    15. Section 8 Administrative Plan

5. **Grievance Procedures.**

- SHA complies with the federal requirements found

    1. at 24 CFR Part 966, Subpart B, for residents of public housing
    2. at 24 CFR 982 for residents of Section 8.

6. **Designated Housing for Elderly and Disabled Families.**

- SHA plans to apply for elderly designation of Redding Gardens AmpFL16-400000 one hundred (100) units

7. **Community Service and Self-Sufficiency.**

- SHA has not 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) or has established a Family Self Sufficiency program. However, SHA employs policies that enhance the economic and social self-sufficiency of assisted families in the following areas:

    1. Public housing rent determination policies
    2. Public housing admissions policies
    3. Section 8 admissions policies
    4. Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA

- SHA coordinates, promotes or provide any programs to enhance the economic and social self-sufficiency of residents?

1. THE HARBOR - Literacy and Youth Alternatives
2. Goldsboro Front Porch Agency - Computer training and GED classes
3. Central Florida Dream Center - Budget classes, credit counseling, housekeeping and healthy living
4. The Grove Counseling Center - Drug prevention, parenting skills, life skills
5. Goodwill Self-Sufficiency Job Center

8. **Safety and Crime Prevention.**

- SHA will continue to take measures to ensure the safety of public housing residents by reducing and where possible eliminating:

1. High incidence of violent and/or drug-related crime in some or all of the PHA's developments
2. High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
3. Residents fearful for their safety and/or the safety of their children
4. Observed lower-level crime, vandalism and/or graffiti
5. 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

- SHA conducts crime prevention activities by

1. Contracting with outside and/or resident organizations for the provision of crime and/ or drug-prevention activities
2. Crime Prevention Through Environmental Design
3. Activities targeted to at-risk youth, adults, or seniors

- SHA coordinates with the appropriate police precincts for carrying out crime prevention measures and activities by use of:

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

9. **Pets.**

The pet policy authorizes residents, regardless of housing developments, to keep pets. It will set forth rules and guidelines regarding the type of pets that may be kept, registration of pets, their care, their behavior and remedies for violation of the pet policy and its rules. The pet policy includes the following provisions:

- Except for birds, fish, hamsters and other miniature pets, only one pet may be kept in any one dwelling unit.
- Pets shall be limited to companion animals which are defined as domestic household pets such as dogs, cats, small caged birds, gerbils, small turtles, hamsters, rabbits and fish. There are size limits on pets and rules for caging and/or physical restraints on pets, as well as birth control and vaccination.
- Reptiles, exotic animals and birds of prey are not considered household pets and may not be kept as a pet at any time.

- No aggressive or vicious animal may be kept as a pet at any time. This includes, but is not limited to Rotweilers, Pit Bulls, Doberman's, Siberian huskies, wolves or wolfmixes, etc.
- Mature cats may not exceed 18 pounds. Mature dogs may not exceed 40 pounds.
- Residents must complete a pet application and registration prior to the initial possession of a pet. Annual registration of the pet is required.
- The pet deposit is $300 for a dog or cat.
- Dogs and cats must be licensed by the municipality.
- Dogs and cats over six months of age must be sprayed or neutered.
- Pets must be confined or on a leash. Owners are responsible for immediately cleaning up pet waste.
- All pet care and treatment must be in conformance with local ordinances.
- Pets shall not interfere with other residents' quiet enjoyment of the premises. Pets are not allowed to become nuisances.
- Certified guide, signal, or service dogs may be kept by persons with visual. Hearing or physical disabilities. Owners and tenants are responsible for visiting pets.
- Pet owners must indemnify the SHA and hold it harmless against loss or liability.
- The pet policy is a provision of the dwelling lease. Violation of the pet policy is a violation of the lease.
- Enforcement of the pet policy shall be carried out in the manner of enforcement of the lease.

10. Civil Rights Certification.

- Civil rights certifications are included in the PHA Plan Certifications in accordance with 24 CFR Part 903.79(o).

11. Fiscal Year Audit.

- SHA is required to have an audit conducted annually under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U S.C. 1437c(h)). The most recent fiscal audit was submitted to HUD. There were findings as a result of the audit. All findings were resolved.

12. **Asset Management.**

- SHA is 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. This will include Private management, Development-based accounting and Comprehensive stock assessment.

13. Violence Against Women Act (VAWA).

The following changes to the Admissions and Continued Occupancy Policy and Procedures have been approved by the Board of Commissioners.

Section 4.3 of the ACOPP relating to tenant selection/suitability is amended by adding the following:

No applicant for public housing who has been a victim of domestic violence, dating violence, or stalking shall be denied admission into the program if they are otherwise qualified.

Section 17.2 of the ACOPP relating to lease terminations is amended by adding the following:

An incident or incidents or actual or threatened domestic violence, dating violence, or stalking will not be construed as a serious or repeated violation of the lease by the victim or threatened victim of that violence, and shall not be good cause for terminating the assistance, tenancy, or occupancy rights of the victim of such violence.

The SHA may terminate the assistance to remove a lawful occupant or tenant who engages in criminal acts or threatened acts of violence or stalking to family members or others without terminating the assistance or evicting victimized lawful occupants.

The SHA may honor court orders regarding the rights of access or control of the property, including EPO's, DVO's, and other orders issued to protect the victim an disused to address the distribution or possession or property among household members where the family "breaks up."

There is no limitation on the ability of the SHA to evict for other good cause unrelated to the incident or incidents of domestic violence, dating violence or stalking, other than the victim may not be subject to a "more demanding standard" than non-victims.

There is no prohibition on the SHA evicting if it "can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if that tenant's (victim's) tenancy is not terminated."

Any protections provided by law which give greater protection to the victim are not superceded by these provisions.

The SHA may require certification by the victim of victim status on such forms as the SHA and/or HUD shall prescribe or approve.

Definitions
The same definitions of "domestic violence," "dating violence," and "stalking," and of "immediate family member" are provided in Sections 606 and 607. While definitions of domestic and dating violence refer to standard definitions in the Violence Against Women Act, the definition of stalking provided in Title VI is specific to the housing provisions. These are:

1. *Domestic Violence* – [as defined in Section 40002 of VAWA 1994] which states as follows:

SEC 40002(a)(6) – "DOMESTIC VIOLENCE - The term 'domestic violence' includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction."

2. *Dating Violence* – [as defined in Section 40002 of VAWA 1994] which states as follows:

SEC 40002(a)(8) – "DATING VIOLENCE- The term 'dating violence' means violence committed by a person—

(A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and
(B) where the existence of such a relationship shall be determined based on a consideration of the following factors:
(i) The length of the relationship.
(ii) The type of relationship.
(iii) The frequency of interaction between the persons involved in the relationship."

3. *Stalking* – "means –

(A) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and
(B) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to –
(i) that person;
(ii) a member of the immediate family of that person; or
(iii) the spouse or intimate partner of that person; …"

4. *Immediate Family Member* - "means, with respect to a person –

(A) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or
(B) any other person living in the household of that person and related to that person by blood or marriage."

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA

- The Sanford Housing Authority rolling 5 Year and Annual PHA Plan may be viewed at the main office located at Castle Brewer on 10th Street, Sanford, FL.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

- Not Applicable

8.0 **Capital Improvements.** Please complete Parts 8.1 through 8.3, as applicable.

8.1 **Capital Fund Program Annual Statement/Performance and Evaluation Report.** As part of the PHA 5-Year and Annual Plan, annually complete and submit **t**he *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing.

- See Appendix A for following Capital Fund Program Annual Statements/Performance and Evaluation Reports
  (a) FL29P016501-06
  (b) FL29P016502-06
  (c) FL29P016501-07
  (d) FL29P016501-08
  (e) FL29P016501-09
  (f) FL29S016501-09

8.2 **Capital Fund Program Five-Year Action Plan.** As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.

- The Housing Authority of the City of Sanford is submitting a new rolling based Five Year Action Plan to include:
  - Improvements proposed by the proposed Design changes proposed by our consultants
  - Improvements based on a new Physical Needs Assessments

- Improvements associated with the recommendations of an Energy Audit

8.3 **Capital Fund Financing Program (CFFP).**
☒ Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

- SHA has a fifteen year Capital Fund Program Loan that began in FY 2004. Debt incurred is being paid by the Capital Fund Program.
- At this time SHA has not demolished or disposed of Public Housing units nor have received Replacement Funds..

9.0 Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

9.1 Strategy for Addressing Housing 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. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

SHA's plans follow the following Strategies:

- 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
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- 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
- 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.
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Adopt rent policies to support and encourage work
- Employ admissions preferences aimed at families who are working
- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Pursue affordable Assisted Living Facilities for elderly residents
- 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
- Recruit community based organizations to provide Home health care related services to elderly and disabled families.

- Affirmatively market to races/ethnicities shown to have disproportionate housing Needs
- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations

10.0 Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5 - Year Plan.

The Housing Authority of the City of Sanford has made the following progress

- Received proposals from several developers on March 9, 2009 which will address our redevelopment plans to demolish Edward Higgins Terrace, Cowan Moughton Terrace and Lake Monroe Terrace. The redevelopment plans to replace these development with various market rate apartments in a mixed finance atmosphere.
- Submitted a Designation Plan for the Redding Gardens development
- Made changes in policies and procedures to comply with VAWA.
- Conducted a Physical Needs Assessment and a Design re-evaluation to compete with available funding beyond the annual Capital Fund Program.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

In accordance with Federal Regulations at 24 CFR 903.21, 24 CFR 903.7(r)(2) and the guidance in The Public Housing PHA Plan Desk Guide Section 7, The Housing Authority of the City of Sanford will comply with the process of significant amendment when the following occur:

- Changes to rent or admission policies or organization of the waiting list
- Additions of non-emergency work items to Capital Fund Program budgets not included in the current 5 Year Action Plan or change in the use of Capital Fund Replacement reserve funds
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

11.0 Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

Following included in Appendix A

- Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only*)*

Following included in Appendix B

- Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)
- Physical Needs Assessment

Following included in Appendix C:

- Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan.
- PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
- Challenged Elements

Following included in Appendix D

- Organization Chart

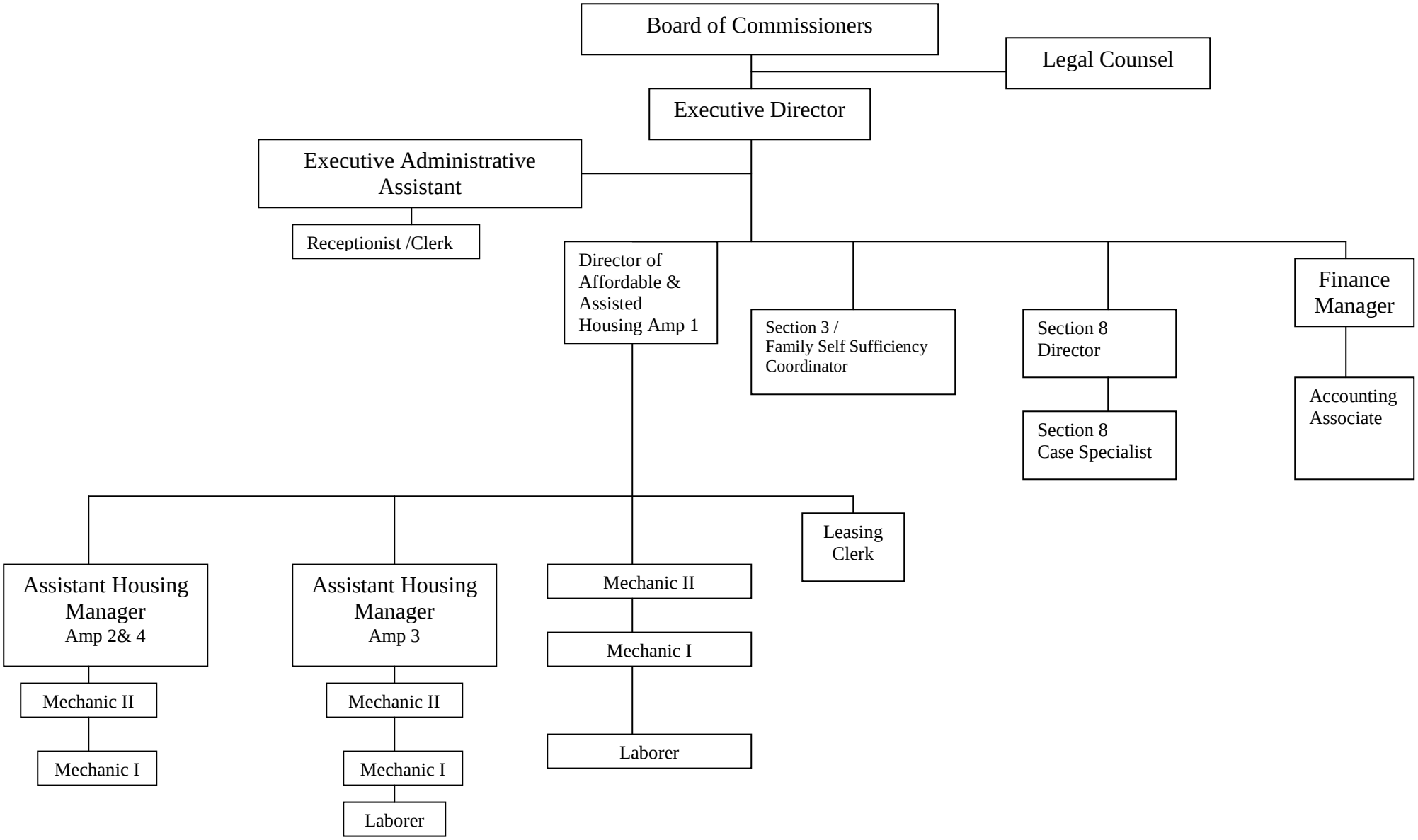
APPENDIX A

APPENDIX B

APPENDIX C

APPENDIX D

SANFORD HOUSING AUTHORITY
ORGANIZATIONAL CHART



SANFORD HOUSING AUTHORITY
BOARD OF COMMISSIONERS

RESOLUTION 2009 – 3

RESOLUTION APPROVING THE FIVE YEAR AGENCY PLAN FOR FISCAL YEARS 2009 THRU 2014

The Board of Commissioners of the Sanford Housing Authority recognizing its responsibility to create and submit to HUD the Five Year Plan. Hereby approves this resolution to submit to HUD the Five Year plan with all required documentation.

WHEREAS, the Board of Commissioners of the Sanford Housing Authority (SHA), acknowledging its responsibility to create and submit to HUD the Five Year Plan once it has been shared with stakeholders. and;

WHEREAS, the Board of Commissioners adopts this Five Year Plan as its "Business Plan" as a means to provide direction and guidance to staff and to publicly announce to its stakeholders current and future plans and procedures for the Sanford Housing Authority. and;

WHEREAS, the HUD regulations requires that the Sanford Housing Authority submits to HUD the Board Approved Five Year Plan. and;

NOW, THEREFORE, BE IT RESOLVED, that the Board of the Sanford Housing Authority approves this resolution and instructs the Executive Director to submit the Five Year Agency Plan with its required attachments and certifications for the Sanford Housing Authority.

Adopted this 16th day of April 2009.

Bernard Mitchell
BOARD CHAIRMAN

Attested by Angel I. Túa
Executive Director

PHA Certifications of Compliance with PHA Plans and Related Regulations	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the PHA 5-*Year and Annual* PHA Plan

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the _X_ 5-Year and/or _X_ Annual PHA Plan for the PHA fiscal year beginning 7/1/2011 *hereinafter referred to as" the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
   - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
   - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
   - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
   - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
   - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
    (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
    (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
    (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

SANFORD HOUSING AUTHORITY
PHA Name

FL 016
PHA Number/HA Code

✓ 5-Year PHA Plan for Fiscal Years 2009 - 2014

✓ Annual PHA Plan for Fiscal Years 2009 - 2010

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
ANGEL I. TUA	EXECUTIVE DIRECTOR
Signature	Date
	4/17/2009

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Sanford Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

94 Castle Brewer Court
35 Cowan Moughton Terrace
400 Locust Avenue

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Angel I. Tua	Executive Director
Signature	Date
X	04/17/2009

form **HUD-50070** (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB
0348-0046

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

1. Type of Federal Action:	2. Status of Federal Action:	3. Report Type:
[a] a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	[c] a. bid/offer/application b. initial award c. post-award	[ ] a. initial filing b. material change **For Material Change Only:** year _____ quarter _____ date of last report _____

4. Name and Address of Reporting Entity:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:
[x] Prime [ ] Subawardee Tier _____, *if known*: **Congressional District**, *if known*: 3	**Congressional District**, *if known*:
6. Federal Department/Agency: U. S Department of Housing and Urban Development	**7. Federal Program Name/Description:** Public Housing CFDA Number, *if applicable*: _____
8. Federal Action Number, *if known*:	**9. Award Amount**, *if known*: $
10. a. Name and Address of Lobbying Registrant (*if individual, last name, first name, MI*): NONE	**b. Individuals Performing Services** (*including address if different from No. 10a*) (*last name, first name, MI*):
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.	Signature: _____ Print Name: Angel I. Tua Title: Executive Director Telephone No.: (407) 323-3150 Date: 04/17/2009
Federal Use Only:	Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.

2. Identify the status of the covered Federal action.

3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.

4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.

5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.

6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.

7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.

8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."

9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.

10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

    (b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).

11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

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

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Sanford Housing Authority

Program/Activity Receiving Federal Grant Funding

Low Income Public Housing Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Angel I. Tua	Executive Director
Signature	Date (mm/dd/yyyy)
	04/17/2009

Civil Rights Certification	**U.S. Department of Housing and Urban Development** Office of Public and Indian Housing **Expires 4/30/2011**

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Sanford Housing Authority	FL016
PHA Name	PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)	
Name of Authorized Official Angel I. Tua	Title Executive Director
Signature	Date 04/17/2009

Part I: Summary

PHA Name/Number Sanford Housing Authority / FL016			Locality (City/County & State) Sanford / Seminole / Florida		☐**Original 5-Year Plan** ☒**Revision No: #5**	
A.	Development Number and Name	Work Statement for Year 1 FFY _2009__	Work Statement for Year 2 FFY _2010_____	Work Statement for Year 3 FFY _2011_____	Work Statement for Year 4 FFY __2012_____	Work Statement for Year 5 FFY __2013_____
B.	Physical Improvements Subtotal	Annual Statement	$135,172	$135,172	$135,172	$135,172
C.	Management Improvements		$25,000	$25,000	$25,000	$25,000
D.	PHA-Wide Non-dwelling Structures and Equipment		$5,000	$5,000	$5,000	$5,000
E.	Administration		$79,862	$79,862	$79,862	$79,862
F.	Other-Fees & Cost		$1,235,000			
G.	Operations		$159,724	$159,724	$159,724	$159,724
H.	Demolition		$1,000	$1,000	$1,000	$1,000
I.	Development		$5,000	$5,000	$5,000	$5,000
J.	Capital Fund Financing – Debt Service		$387,814	$387,814	$387,814	$387,814
K.	Total CFP Funds		$2,033,572	$798,622	$798,622	$798,622
L.	Total Non-CFP Funds					
M.	Grand Total					

Part I: Summary (Continuation)

PHA Name/Number			Locality (City/county & State)		☐**Original 5-Year Plan** ☐**Revision No:**	
A.	AMP Number and Name	Work Statement for Year 1 FFY _2009__	Work Statement for Year 2 FFY _2010_____	Work Statement for Year 3 FFY _2011_____	Work Statement for Year 4 FFY _2012_____	Work Statement for Year 5 FFY _2013_____
		Annual Statement				
	AMP/FL01610000		$3,889,000	$3,889,000	$3,889,000	$3,889,000
	AMP/FL01620000		$69,925	$69,925	$69,925	$69,925
	AMP/FL01630000		$21,875	$21,875	$21,875	$21,875
	AMP/FL01640000		$252,050	$252,050	$252,050	$252,050

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY _2009_	Work Statement for Year __2_____ FFY __2010_____			Work Statement for Year: __3_____ FFY _2011_____		
	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	FL16-1 CB/WC Sewer Repair/Replacement	TBD	See Attached PNA	FL16-1 CB/WC Sewer Repair/Replacement	TBD	See Attached PNA
Annual	FL16-1 CB/WC Kit. Cabinets	*TBD*	See Attached PNA	FL16-1 CB/WC Kit. Cabinets	*TBD*	See Attached PNA
Statement	FL16-1 CB/WC Bathroom Renovation	*TBD*	See Attached PNA	FL16-1 CB/WC Bathroom Renovation	*TBD*	See Attached PNA
	FL16-1 CB/WC HVAC Equip.	*TBD*	See Attached PNA	FL16-1 CB/WC HVAC Equip.	*TBD*	See Attached PNA
	FL16-1 CB/WC Windows	*TBD*	See Attached PNA	FL16-1 CB/WC Windows	*TBD*	See Attached PNA
	FL16-1 CB/WC Int. & Ext. Doors	*TBD*	See Attached PNA	FL16-1 CB/WC Int. & Ext. Doors	*TBD*	See Attached PNA
	FL16-1 CB/WC Int. & Ext. Plumbing	*TBD*	See Attached PNA	FL16-1 CB/WC Int. & Ext. Plumbing	*TBD*	See Attached PNA
	FL16-1 CB/WC New Office	*TBD*	See Attached PNA	FL16-1 CB/WC New Office	*TBD*	See Attached PNA
	FL16-1 CB/WC Site/Street Improvements	*TBD*	See Attached PNA	FL16-1 CB/WC Site/Street Improvements	*TBD*	See Attached PNA
	FL16-1 CB/WC Sec. Window Screens	*TBD*	See Attached PNA	FL16-1 CB/WC Sec. Window Screens	*TBD*	See Attached PNA
	FL16-2 EH/CM Screen doors & Windows	*TBD*	See Attached PNA	FL16-2 EH/CM Screen doors & Windows	*TBD*	See Attached PNA
	FL16-2 EH/CM Site Improvements	*TBD*	See Attached PNA	FL16-2 EH/CM Site Improvements	*TBD*	See Attached PNA
	FL16-2 EH/CM Kit. Cabinets	*TBD*	See Attached PNA	FL16-2 EH/CM Water Lines & Meters	*TBD*	See Attached PNA
	FL16-2 EH/CM Bathroom Renov.	*TBD*	See Attached PNA	FL16-2 EH/CM Bathroom Renov.	*TBD*	See Attached PNA
	FL16-3 LM Sewer Repairs	*TBD*	See Attached PNA	FL16-3 LM Sewer Repairs	*TBD*	See Attached PNA
	FL16-3 LM Sec. Window Screens	*TBD*	See Attached PNA	FL16-3 LM Sec. Window Screens	*TBD*	See Attached PNA
	FL16-4 RG Sewer Replacement/Repairs	*TBD*	See Attached PNA	FL16-4 RG Sewer Replacement/Repairs	*TBD*	See Attached PNA
	FL16-4 RG HVAC	*TBD*	See Attached PNA	FL16-4 RG HVAC	*TBD*	See Attached PNA
	PHA Wide Appliances	*TBD*	10000	PHA Wide Appliances	*TBD*	10000
	FL16-4 RG Kit. Cabinets	*TBD*	See Attached PNA	FL16-4 RG Kit. Cabinets	*TBD*	See Attached PNA
	PHA Wide – Vermin Mitigation	*TBD*	5000	PHA Wide – Vermin Mitigation	*TBD*	5000
	PHA Wide Maintenance Vehicles	*TBD*	18000	PHA Wide Maintenance Vehicles	*TBD*	18000
	Subtotal of Estimated Cost		$4,232,850	Subtotal of Estimated Cost		$4,232,850

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY _2009_	Work Statement for Year __4_____ FFY __2012_____			Work Statement for Year: __5_____ FFY __2013_____		
	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	FL16-1 CB/WC Sewer Repair/Replacement	TBD	See Attached PNA	FL16-1 CB/WC Sewer Repair/Replacement	TBD	See Attached PNA
Annual	FL16-1 CB/WC Kit. Cabinets	*TBD*	See Attached PNA	FL16-1 CB/WC Kit. Cabinets	*TBD*	See Attached PNA
Statement	FL16-1 CB/WC Bathroom Renovation	*TBD*	See Attached PNA	FL16-1 CB/WC Bathroom Renovation	*TBD*	See Attached PNA
	FL16-1 CB/WC HVAC Equip.	*TBD*	See Attached PNA	FL16-1 CB/WC HVAC Equip.	*TBD*	See Attached PNA
	FL16-1 CB/WC Windows	*TBD*	See Attached PNA	FL16-1 CB/WC Windows	*TBD*	See Attached PNA
	FL16-1 CB/WC Int. & Ext. Doors	*TBD*	See Attached PNA	FL16-1 CB/WC Int. & Ext. Doors	*TBD*	See Attached PNA
	FL16-1 CB/WC Int. & Ext. Plumbing	*TBD*	See Attached PNA	FL16-1 CB/WC Int. & Ext. Plumbing	*TBD*	See Attached PNA
	FL16-1 CB/WC New Office	*TBD*	See Attached PNA	FL16-1 CB/WC New Office	*TBD*	See Attached PNA
	FL16-1 CB/WC Site/Street Improvements	*TBD*	See Attached PNA	FL16-1 CB/WC Site/Street Improvements	*TBD*	See Attached PNA
	FL16-1 CB/WC Sec. Window Screens	*TBD*	See Attached PNA	FL16-1 CB/WC Demolition	*TBD*	See Attached PNA
	FL16-2 EH/CM HVAC	*TBD*	See Attached PNA	FL16-2 EH/CM Windows	*TBD*	See Attached PNA
	FL16-2 EH/CM Site Improvements	*TBD*	See Attached PNA	FL16-2 EH/CM Int./Ext. Doors & Screens	*TBD*	See Attached PNA
	FL16-2 EH/CM Kit. Cabinets	*TBD*	See Attached PNA	FL16-2 EH/CM Door Hardware	*TBD*	See Attached PNA
	FL16-2 EH/CM Bathroom Renov.	*TBD*	See Attached PNA	FL16-2 EH/CM Bathroom Renov.	*TBD*	See Attached PNA
	FL16-3 LM Sewer Repairs	*TBD*	See Attached PNA	FL16-3 LM Windows	*TBD*	See Attached PNA
	FL16-3 LM Site Improvements	*TBD*	See Attached PNA	FL16-3 LM Int./Ext. Doors & Screens	*TBD*	See Attached PNA
	FL16-4 RG Sewer Replacement/Repairs	*TBD*	See Attached PNA	FL16-4 RG Door Hardware	*TBD*	See Attached PNA
	FL16-4 RG HVAC	*TBD*	See Attached PNA	FL16-4 RG Water Lines & Meters	*TBD*	See Attached PNA
	FL16-4 RG Com. Building Repairs	*TBD*	10000	PHA Wide Appliances	*TBD*	10000
	FL16-4 RG Site Improvements	*TBD*	See Attached PNA	FL16-4 RG Ext. & Int. Doors	*TBD*	See Attached PNA
	PHA Wide – Vermin Mitigation	*TBD*	5000	PHA Wide – Vermin Mitigation	*TBD*	5000
	PHA Wide Maintenance Vehicles	*TBD*	18000	PHA Wide Maintenance Vehicles	*TBD*	18000
	Subtotal of Estimated Cost		$4,232,850	Subtotal of Estimated Cost		$4,232,850

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY _2009_	Work Statement for Year _____2_____ FFY __2010_____		Work Statement for Year: ___3_____ FFY _2011_____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	FL16-1 Castle Brewer / William Clark	$0	FL16-1 Castle Brewer / William Clark	$0
Annual				
Statement	FL016-2 Edward Higgins / Cowan Moughton	$0	FL016-2 Edward Higgins / Cowan Moughton	$0
	FL16-3 Lake Monroe Terrace	$0	FL16-3 Lake Monroe Terrace	$0
	FL16-4 Redding Gardens	$0	FL16-4 Redding Gardens	$0
	PHA WIDE / COCC		PHA WIDE / COCC	
	Commissioner Training	$2,000	Commissioner Training	$2,000
	Staff Training	$4,000	Staff Training	$4,000
	Management Consulting Services	$10,000	Management Consulting Services	$10,000
	Upgrade Computer Software	$10,000	Upgrade Computer Software	$10,000
	Subtotal of Estimated Cost	$26,000	Subtotal of Estimated Cost	$26,000

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY _2009_	Work Statement for Year __4_____ FFY _2012_____		Work Statement for Year: __5_____ FFY _2013_____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	FL16-1 Castle Brewer / William Clark	$0	FL16-1 Castle Brewer / William Clark	$0
Annual				
Statement	FL016-2 Edward Higgins / Cowan Moughton	$0	FL016-2 Edward Higgins / Cowan Moughton	$0
	FL16-3 Lake Monroe Terrace	$0	FL16-3 Lake Monroe Terrace	$0
	FL16-4 Redding Gardens	$0	FL16-4 Redding Gardens	$0
	PHA WIDE / COCC		PHA WIDE / COCC	
	Commissioner Training	$2,000	Commissioner Training	$2,000
	Staff Training	$4,000	Staff Training	$4,000
	Management Consulting Services	$10,000	Management Consulting Services	$10,000
	Upgrade Computer Software	$10,000	Upgrade Computer Software	$10,000
	Subtotal of Estimated Cost	$26,000	Subtotal of Estimated Cost	$26,000

PHYSICAL NEEDS ASSESSMENT (PNA)

THE HOUSING AUTHORITY OF THE CITY OF SANFORD

TABLE OF CONTENTS

SECTION I	PURPOSE	2
SECTION II	INTRODUCTION TO DEVELOPMENTS	3
SECTION III	PROPERTY INSPECTION AND EVALUATION	5
SECTION IV	IMMEDIATE NEEDS AND COST ESTIMATES	6
SECTION V	LONG TERM CAPITAL NEEDS	7
SECTION VI	CONCLUSIONS	9
APPENDIX A	HUD'S CAPITAL FUND PNA SPREADSHEET	10
APPENDIX B	HUD'S CAPITAL FUND 5 YEAR ACTION PLAN	11

PHYSICAL NEEDS ASSESSMENT (PNA)

SECTION I PURPOSE

The Physical Needs Assessment by a Public Housing Authority (PHA) has been a requirement of federal regulations for many years and monitored by the U.S. Department of Housing and Urban Development. The basic parameters for this assessment are provided in 24 CFR 968.315(e) "Contents of Comprehensive Plan. This requirement was established to ensure that Public Housing Authorities (PHA) would evaluate its actual needs under the formula driven Comprehensive Grant Program (CGP) for those PHAs that had 250 or more units. Smaller PHAs at that time remained under the Comprehensive Improvement Assistance Program (CIAP) that required the Field Office to complete an on site Joint Review to confirm the PHAs declared need and funding. In 2000, the Capital Fund Program combined the CIAP and CGP programs to provide formula driven funding for all PHAs. Consequently, each Housing Authority should evaluate their overall needs in accordance with the regulations and establish priorities no less than every five years. The Comprehensive Plan in 24 CFR 968.315(e) was replaced with the requirements of a five year action plan in the PHA Plan required under 24 CFR 903.7(g) for large capital items.

A PHA Plan includes a summary of total preliminary estimated costs to address physical needs by each development, PHA wide physical and management needs, a specific description of the PHA's process for maximizing the level of participation by residents during the development. In order to accomplish this overall evaluation of the needs and plans for the Housing Authority, a Physical Needs Assessment must be completed or updated every five years. It has become a practice to maintain and update the five year action plan each year in the PHA Plan.

The physical needs assessment identifies all of the work that a PHA would need to undertake to bring each of its developments up to the modernization and energy conservation standards, as required by the Act, to comply with the lead-based paint requirements in part 35, subparts A, B, L and R of this title, and to comply with other program requirements under 24 CFR 968.110. The physical needs assessment is completed without regard to the availability of funds and shall include evaluation and determination of the need in regards to modernization standards, energy conservation, lead-based paint abatement, replacement of systems and structural elements and management improvements. The assessment includes the use of lead-based paint test results, energy audits, maintenance trends, management reviews, REAC inspections, annual PHA UPCS inspections and local building code changes as well as an independent on site inspection of sites and units.

PHYSICAL NEEDS ASSESSMENT (PNA)

SECTION II INTRODUCTION TO DEVELOPMENTS

The Housing Authority of the City of Sanford has six developments being managed as four Asset Management Properties. The age and construction of the six vary and demand that they be evaluated as six separate entities. The modernization history of each development helps to understand what accomplishments have been made and when the systems should be addressed again. The property information and some renovation history is provided by development as follows:

1. Castle Brewer Court (FL29P016-001) Construction was completed October 17, 1951 with 125 units. This development consists of 56 stucco covered masonry block buildings as Administration, 4 row (24 units), 50 semi-detached and a detached. Drainage improvements were completed in April of 1979. Gas space heaters were replaced in October of 1975. These space heaters were replaced with a forced air system (with ducts) in June of 1983. Electric service with individual meters, new windows, and administration building was upgraded in March of 1979. New kitchen cabinets were installed in June of 1983. The administration building was enlarged in July of 1986. Three units were renovated for handicapped accessibility in 1994. In 2002 some improvements were completed to the interior electrical system. In 2004 the improvements consisted of new roofs, soffit repairs, exterior painting, minor road work and numerous vacant units repaired for occupancy that included new kitchen cabinets, tub surrounds and floor tile. The available records do not indicate any other major repairs. The Housing Authority is providing a new mail center for tenants and the U.S. Postal Service this month.

2. William Clark Court (FL29P016-002) Construction was completed May 17, 1952 with 85 units. This development consists of 24 stucco covered masonry block buildings as Maintenance Storage, 20 row (79 units) and three semi-detached. Gas space heaters were replaced in 1983. Some electrical improvements were completed in the early 1980s. New windows and kitchen cabinets were added as was a washing machine drain in the early 1980s. Other improvements were made such new exterior doors in the 1990s. Four units were renovated for handicapped accessibility in 1994. New roofs were installed in 2004 with soffit repairs and the re-occupancy of several vacancies including four burned units.

3. Edward Higgins Terrace (FL29P016-003) Construction was completed March 7, 1952 with 40 units. This development consists of 13 stucco

covered masonry block buildings as Maintenance Storage, 8 row (32 units) and 4 semi-detached. In March of 1986 several improvements were made to this development. These improvements consisted of a new parking area along the north property line, Dumpster pads, water lines with unit check meters, exterior site lighting, attic insulation to R-19, kitchen cabinets, washing machine hookup, interior electrical repairs, wall heaters, new interior water and gas lines to a new water heater and some bathroom renovation. One unit was renovated for handicapped accessibility in 1994. New roofs were installed in 2004. New wall heaters were installed in 2004 in one and two bedroom units. The alley and parking between Pecan and Avocado Avenue were added, closed and recently reopened through the life of the development. The alley opened up some parking closer to the units in buildings 5,6, 7, and 8. During the renovation in 2004 new windows and security screens were installed to reduce the number of window glass broken from vandalism. In 2004 several units were renovated for re-occupancy.

4. Cowan Moughton Terrace (FL29P016-004) Construction was completed January 14, 1959 with 30 units. This development consists of 15 semi-detached stucco covered masonry block buildings. Apartments 15 and 16 are being used as community buildings. In March of 1986 several improvements were made to this development. These improvements consisted of sewer line repairs, new Dumpster pads, water lines with unit check meters, exterior site lighting, attic insulation to R-19, kitchen cabinets, washing machine hookup, interior electrical repairs, wall heaters, new interior water and gas lines to a new water heaters and some bathroom renovation. One unit was renovated for handicapped accessibility in 1994. Exteriors were painted and new roofs were installed in 2004. During the renovation in 2004 new security screens were installed to reduce the number of window glass broken from vandalism. Almost half the units were renovated for occupancy with some receiving new kitchen cabinets. Apartment 15 was remodeled to provide a tenant community meeting room with a handicapped bathroom and accessibility in 2004. The Housing Authority is providing a new mail center for tenants and the U.S. Postal Service this month.

5. Lake Monroe Terrace (FL29P016-005) Construction was completed January 26, 1972 with 100 units. This development consists of 29 brick veneer frame buildings as 26 row townhouses (93 units), 3 semi-detached and one detached. Two units were renovated for handicapped accessibility in 1994. In March of 1996 several improvements were made. This included the main sewer lines were replaced an/or repaired, brick

work, soffits replaced, new aluminum windows, attic insulation to R-22, kitchen cabinets, bathroom renovation, plumbing changes to the water heater. In 2003 repairs to vandalized units and new roofs were completed to buildings 16, 17, 18, 19 and 20. In 2004 new roofs were installed to the remaining buildings. In 2003 approximately 60 vacant units were repaired with various improvements including the re-pavement of the parking areas.

6. Redding Gardens (FL29P016-006) Construction was completed on November 12, 1971. This development consists of 12 stucco covered masonry block buildings as a community center, 7 single story rows and 4 two story rows. In 2004, the roofs were replaced. Some electrical improvements were made 2002. No major improvements have been made.

SECTION III PROPERTY INSPECTION AND EVALUATION

The Housing Authority's properties, where applicable, were evaluated based on the following:

1. Property and Vacant Units inspected on February 9 -10, 2009 JWA Management Services.
2. REAC Inspections conducted in CY 2008.
3. UPCS inspections conducted in CY 2008 and CY 2009 by McCright and Associates.
4. Master Redevelopment Plans completed by NFC, Inc. in June 2008.
5. Energy Audit Completed in July 2006 by NFC.
6. Historical Information found on the Housing Computer from prior evaluations by HUD staff and loan application supporting documentation.
7. Engineering evaluation on 6 burned units in Castle Brewer Court conducted by R. Miller Architecture, Inc. and Amore Engineering, Inc. on January 6, 2009.

The information in these different documents indicates the physical needs for the six developments far exceed the available funds. The history of the Housing Authority whether we are referencing past poor management, excessive abuse by tenants or lack of sufficient funds has lead to the assertion that major funding is needed as well as creative redevelopment to revitalize the Housing Authority. Consequently, the physical needs assessment incorporates all major improvements that are indicated by these different evaluations to provide evidence of the massive need for funding even though a source has not been determined.

SECTION IV IMMEDIATE NEEDS AND COST ESTIMATES

The Housing Authority has developed a modest design change for Castle Brewer Court. The new design will be used to rebuild the three buildings that have been boarded due to extensive fire damage. These three buildings are to be renovated with insurance proceeds, volunteer labor and Capital Fund Program monies. This design change is planned for all other buildings when funds become available. The estimated cost of the three buildings is $432,000.

The sewer lines and laterals were installed in Castle Brewer Court, William Clark Court, and Redding Gardens when the developments were built. Minimal repairs have been made over the years to the vitrified clay pipes. It is recommended that the sewer lines including laterals be televised cleaned and possibly replaced. The viewing of the sewer lines will give the needed indication of the condition and allow an engineer to best determine the Housing Authority's options. The cost for this evaluation is estimated at $20,000. The replacement is estimated at $400,000, $153,000, and $95,200.

The Castle Brewer Court administration building has been modified several times over its life. The latest improvements have made some pleasant changes. However, we recommend that a pushed button lock between the foyer waiting area to the office area and the separation door between the community/conference meeting room to the rear hall way be added. These locks and or systems can be very inexpensive depending on the type purchased. We would estimate from $200 to $500 would be a good beginning estimate. Additional attention is needed to establish more productive work area for maintenance. Some work is ongoing to sort through reams of documents that can be destroyed to make room for a work and storage area for maintenance. The cost for this is very minor and is not estimated.

Productivity of all could be improved by changing the exterior door locks to a master key system that would allow one or two keys per property. Work was completed several years ago at Redding Gardens since only one key is needed by staff to enter these units. The cost depending on the key system could range from $30 to $50 per door.

The condition of metal stair wells at Redding Gardens has deteriorated for years. Some repairs have been made but the concrete metal pan decks and risers continue to worsen and become a potential liability. It is recommended that these stairs be replaced as soon as possible. The estimated cost for replacing the fourteen (14) stairwells is $280,000.

The Housing Authority has begun to expend more time addressing many of the problems identified in the last UPCS inspections conducted by the HUD REAC contractor and the Housing Authority procured contract with McCright and Associates. The results of these inspections should be addressed through a more systematic approach which could include some work items contracted or a temporary force account crew could be established to expedite the completion of these findings. The inspection by a consultant such as the work completed by McCright and Associates is not a bad solution to the requirement of an annual unit inspection but it creates a maintenance scheduling nightmare. It is strongly urged that the consultant's inspections be spread out over a year to allow a more productive use of maintenance staff. An alternate to a consultant is for the Property Manager or a lead Maintenance Mechanic to make weekly inspections of the units in accordance with the UPCS. The format need not be the same as what the consultant uses but the results would be the same if not better. Staff are continually entering units and can inspect and document with the use of a few additional minutes.

SECTION V LONG TERM CAPITAL NEEDS

Evaluations have been made by several groups on the long term revitalization of the Housing Authority. The major road blocks to success are the full payment of the Capital Fund Loan and finding financial partners to raise the needed funds to accomplish these plans. The Housing Authority is presently working on full filling this objective. These plans consist of the following:

Plans are in the works to completely renovating and modernizing Castle Brewer Court with a more appealing facade as well as increasing the living area. The repairs to this development are well deserved considering the age of the bathrooms, windows, kitchen cabinets, heaters and in some cases water heaters. The Housing Authority plans to make changes to the envelope of the building to comply with present building codes, fire containment areas and systems, energy conservation and register the building under the LEED Program. This change also includes air conditioning. We strongly urge the Housing Authority to make the necessary improvements to the sewer system and replace the water system to include fire hydrants, water meters and controlled/secured hose bibs. Selective demolition should be considered to allow for a residential appearance with private driveways and wider streets. The cost estimate of these improvements is very difficult to determine because of the unknown final design of the site. It is anticipated to cost at minimum of $120,000 per unit which would bring the preliminary total to approximately $15.556,000.

The Housing Authority has been working with consultants and have issued RFQs for developers to demolish the three developments known as Lake Monroe Terrace, Cowan Moughton Terrace and Edward Higgins Terrace. The plans call for a multi-phase replacement of the 170 units. The first phase will include the demolition of the 70 units and replace them with 45 two bedroom, 45 three bedroom and 10 four bedroom units. The second phase would be demolition of 37 family units and be replaced with 25 one and 25 two bedroom elderly units in a mid-rise. The third phase would demolish 27 family units which will be replaced with an Assisted Living Facility with 50 beds. The fourth phase would demolish the remaining 36 units which the vacant land would be banked for future development. This redevelopment plan is warranted considering the high density of units of Lake Monroe Terrace and Edward Higgins Terrace, the interior conditions of the three developments and the poor traffic control of the neighborhood. The design of Lake Monroe Terrace units has been criticized for years because of little or no insulation in the walls and ceilings, plumbing and sewer problems and movement of second floor joist. This property has been subject to vandalism and abuse over the years. The redevelopment plan estimates the cost for each phase to be approximately $14,816,100, $1,900,000, $5,770,550 and $1,954,520.

We have determined, if the redevelopment of the three developments is not successful when expected, the Housing Authority should consider renovating the bathrooms and kitchens at Edward Higgins Terrace, adding playground equipment at the three, providing individual parking next to the units at Cowan Moughton Terrace and dumpster enclosures at the three. The estimated cost for the improvements is $367,200.

William Clark Court has a very high concentration of public housing units. The streets are narrow. The buildings have not had any significant renovation for many years. Consideration should be given to developing the site in the same manner as planned for Castle Brewer Court. This would require all existing units to be demolished, new infra structure installed and a new footprint created. Another option is to complete selective demolition of some of the buildings in the center of the property, widen and/or design new roads that would increase access by the fire and police department. Possibly provide individual parking for each unit and a green area in the middle of the development. A cost estimate for either plan is extremely difficult to determine but should cost $10,000,000 (50 one (10), two (20) and three (20) bedroom new semi-detached structures) and $3,500,000, respectively. At a minimum to maintain descent safe and sanitary conditions the Housing Authority should consider replacing or removing the attic fans, installing attic fire walls between units, new windows, replacing the exterior water lines including water meters and hose bibs, installing window security

screens and through attrition replacing the heaters. The estimated cost for these repairs is $1,769,200.

SECTION VI CONCLUSIONS

As mentioned previously, the need for funds to make the necessary improvements is well above the anticipated source of funds from just the typical annual Capital Fund Program. The Housing Authority of the City of Sanford has many challenges to achieve their ultimate goals of revitalizing and maintaining their properties. Hopefully, the availability of new development funds, grants and independent donations will allow the revitalization to begin and move forward to completion.

APPENDIX A HUD'S CAPITAL FUND PNA SPREADSHEET

APPENDIX B HUD'S CAPITAL FUND 5 YEAR ACTION PLAN

INSTRUCTIONS for Physical Needs Assessment Form

Instructions for Preparation of Form-Capital Fund Financing Program (CFFP) and Operating Funding Financing Program (OFFP) Physical Needs Assessment (PNA)

Report Submission: Prepare a separate PNA form for each grouping of up to 20 developments in the HA's inventory, which are eligible for Capital Funding Program (CFP) funding, for all HA-wide non-dwelling needs, e.g., maintenance equipment, and for any development needs. Use a separate Tab for each property or HA-wide non-dwelling needs or any development needs. Submit these forms as part of the submission of a PHA Plan when pursuing a CFFP or OFFP Financing. On an as-needed basis, submit a revised form where physical needs have significantly changed since the last needs assessment and the HA wishes to revise its use of CFFP or OFFP proceeds to include uses not previously reflected in a CFFP/OFFP PNA.

PNA Summary Instructions

HA Name - Enter the HA Name
HA Number - Enter the HA Number
FY Of Assessment - Enter the year the assessment was completed. If the assessment spanned more than one year, enter the year that the Assessment was initiated.
Original or Revision. Self-Explanatory.
Date Prepared/Revised. Date Prepared is the date the Original Assessment form was completed. Date Revised is the date of the most recent Revision. If this is an Original submission, leave Date Revised blank.

Tabs 1-20 Instructions
Section 1 - Project Data

1.1 Management Office Address - Address of Management Office from which the Project is managed.
1.2 Project Name - Enter the Name of the Development.
1.3 Development Number - Enter an 11-digit alpha numeric code as follows: Enter an 11-digit alpha numeric code as follows: two-digit State code (alpha); two-digit Field Office code (numeric); P for Public Housing or B for Indian Housing; three-digit HA number (numeric); and three-digit development number (numeric). For example, VA05PO36001. In lieu of a development number, enter "HA-wide" for physical needs that are HA-wide in nature
1.4 DOFA Date - Enter the Date of Full Availability (DOFA) in this format: MM/DD/YYYY.
1.5 Year of Last Substantial Modernization - Enter the FY when most recent substantial modernization occurred. For purposes of this form, substantial modernization is defined as the replacement/repair of major building systems, which brought the development up to the modernization standards.
1.6 Occupancy Rate - This is a calculated field based on the Bedroom Distribution table (1.11).
1.7 Latest PASS REAC Score - Provide the latest issued score, on a 100-point basis, for the development.
1.8 Total Buildings - Enter the total number of buildings (dwelling and non-dwelling) in the Development.
1.9 Occupancy Types - Check all occupancy types that apply.
1.1 Structure Types - Check all structure types that apply.
1.11 Current Bedroom Distribution - Enter the current number of occupied and vacant units, by bedroom size in 1.11a and 1.11b. This includes Rentable Units Only.
1.11a Occupied - Enter the occupied units, as of the date of completing this Form, by bedroom size, in the table.
1.11b Vacant - Enter the vacant units, as of the date of this Form, by bedroom size, in the table.

Section 2 - Summary Data

2.1 PNA Conducted By: (PHA/3rd Party) - Select the applicable check box which best describes who conducted the PNA. Both selections can be chosen if applicable.
2.2 First Year Covered by PNA - Enter the first Calendar year that is covered in the PNA. This will be used to project the current needs and 20-year needs.
2.3 Length of PNA (in years) - Enter the length of time that the PNA covers. This will be used to project total PNA costs.
2.4 Unit Interiors Inspected (#) - This is calculated automatically, based on information provided at 2.14.
2.5 Inspector Contact Name: Enter the name of the contact person for the inspection.
2.6 Company Name or PHA Title: Enter the name of the company for whom the inspector works, or if conducted by a staff person of the PHA, enter the inspector's job title.
2.7 Inspector Contact Phone: Enter the phone number for contacting the inspector.
2.8 Data Source(s) for PNA: Check the applicable box or boxes indicating the sources of data for the preparation of the PNA.
2.9 Total Residential Buildings: Enter the number of residential buildings in the property.
2.1 Number of Building Exteriors Inspected: Enter the number of buildings for which the exteriors were inspected (Reference HUD Handbook 7485.2 for PNA survey requirements).
2.11 Total Off-Street Parking Spaces: Enter the number of off-street parking spaces on the site.
2.12 Site Acreage: Enter the total number of acres included in the site.
2.13 Parking Area (in square feet): Enter the approximate area of the off-street parking spaces.
2.14 Units Inspected by Bedroom Size: Enter the number of units for which the interiors were inspected, by bedroom size, into this table.

(Reference HUD Handbook 7485.2 for PNA survey requirements).

2.15 Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost: Check "Yes" or "No". For cost reasonableness, the preliminary estimate of hard costs for work proposed at the development should be 90 percent or less of Total Development Cost (TDC).

2.16 Development Has Long-Term Physical and Social Viability: Check "Yes" or "No" as to whether the HA has determined that the development has long-term physical and social viability. Note: If "No" is checked, attach the viability analysis and an explanation of what actions are proposed regarding the nonviable development

Section 3 - Total Physical Needs Summary. This section is a summary that is completed automatically from data entered in Section 4.0.

Section 4 - Physical Needs Cost Estimate

Column Instructions:

Needed Physical Improvements. This section should include the estimated costs of all current and future physical improvements that must be undertaken to bring the development (dwelling and non-dwelling structures, dwelling and non-dwelling equipment, and site) up to a level at least equal to the modernization standards, energy conservation and life-cycle cost effective performance standards and the lead-based paint testing and abatement standards. Also, include any replacements of equipment, systems and structural elements that will be needed, assuming routine and timely maintenance, within the timeframe of the PNA. Enter only physical improvements that are eligible for Capital Fund Program funding.

Use the most appropriate line items for repairs related to: Site (4.9), Common Buildings (4.10), Unit Exteriors (4.11), Unit Interiors (4.12), Mechanical Systems (4.13), a and Other (4.14). If you have a unique item not accounted for in each sub-section, modify the "Other (Specify)" line or lines provided. Please note that in Section 4.15 (Special Categories) you are asked to estimate the amount of lead-based paint and asbestos removal costs, and 504 compliance costs that are included in the PNA cost estimates. These are not additive to the PNA cost estimate.

4.16 Section 4.16 should include all New Construction activities being proposed, which, since they are not "modernization" in a strict sense, are segregated from the rehabilitation costs in Section 4.9 to 4.15.

4.2 Estimate Useful Life (in Years). Enter the number of years the component is expected to be serviceable in your geographic area. This is the "life cycle" of the component adjusted to your conditions.

4.3 Useful Life Remaining (in Years). Based on the inspection, estimate the number of years that this component is expected to remain useful before it needs to be replaced or renovated.

4.4 Method. The method for calculating the cost of replacing various items differs. For some items, it is the "cost per square foot" or "cost per linear foot". For others, it is a "unit cost". Some other items may be "lump sum". In this column, select the method from the pull down menu that is being used for estimating the replacement/repair cost of the line item.

4.5 Total Quantity. Enter the quantity that will be required for each line item, which will then be multiplied by the Cost per Quantity (4.8) and produce the Total Long-Term Need.

4.6 Current Needs Quantity. In this column, enter the quantity of each line item that needs immediate repair or replacement. These are existing or backlog needs, and will be treated as a "sub-set" of Year One Needs and will be reflected in the "Immediate" column in Section 3.0 of the PNA.

4.7 Cost per Quantity. Enter the estimated Cost for each line item, based on the Method selected in Column 4.5. This estimate should exclude any management improvements, administration, architectural/engineering fees, relocation or other soft costs.

Total Long Term Needs: Long term needs will be automatically calculated based on the projected useful life, estimated useful life remaining, quantity and cost per quantity fields.

The form has been designed to print in portrait mode on 8.5 x 11 paper and will only include the fields from columns A - J. To print the future cost projections, the print area command must be used to change the print area.

PNA Summary

Public Reporting Burden for this collection of information is estimated to average 16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Response to this collection of information is mandatory to obtain a benefit. The information requested does not lend itself to confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

HA Name	*HA Number*
Housing Authority of the City of Sanford	FL16

Project Name	Project Number	Immediate Repairs	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total	Per Unit
Castle Brewer Court	FL29P016-001	$ 15,056,500	$ -	$ -	$ -	$ -	$ 15,056,500	$ 120,452
William Clark Court	FL29P016-002	$ 1,675,300	$ -	$ -	$ -	$ -	$ 1,675,300	$ 19,709
Edward Higgins Terrace	Fl29P016-003	$ 219,200	$ -	$ -	$ -	$ -	$ 219,200	$ 5,480
Cowan Moughton Terrace	FL29P016-004	$ 60,500	$ -	$ -	$ -	$ -	$ 60,500	$ 2,017
Lake Monroe Terrace	FL29P016-005	$ 87,500	$ -	$ -	$ -	$ -	$ 87,500	$ 875
Redding Gardens	FL29P016-006	$ 1,008,200	$ -	$ -	$ -	$ -	$ 1,008,200	$ 10,082
0	0	$ -	$ -	$ -	$ -	$ -	$ -	#DIV/0!
0	0	$ -	$ -	$ -	$ -	$ -	$ -	#DIV/0!
0	0	$ -	$ -	$ -	$ -	$ -	$ -	#DIV/0!
0	0	$ -	$ -	$ -	$ -	$ -	$ -	#DIV/0!
0	0	$ -	$ -	$ -	$ -	$ -	$ -	#DIV/0!
0	0	$ -	$ -	$ -	$ -	$ -	$ -	#DIV/0!
0	0	$ -	$ -	$ -	$ -	$ -	$ -	#DIV/0!
0	0	$ -	$ -	$ -	$ -	$ -	$ -	#DIV/0!
0	0	$ -	$ -	$ -	$ -	$ -	$ -	#DIV/0!

0	0	$ -	$ -	$ -	$ -	$ -	$ -	#DIV/0!
0	0	$ -	$ -	$ -	$ -	$ -	$ -	#DIV/0!
0	0	$ -	$ -	$ -	$ -	$ -	$ -	#DIV/0!
0	0	$ -	$ -	$ -	$ -	$ -	$ -	#DIV/0!
0	0	$ -	$ -	$ -	$ -	$ -	$ -	#DIV/0!
Totals		$ 18,107,200	$ -	$ -	$ -	$ -	$ 18,107,200	$ 37,723

Category	Immediate Repairs	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total	Per Unit
Site	$ 3,225,700	$ -	$ -	$ -	$ -	$ 3,225,700	$ 6,720
Common Buildings	$ 400,000	$ -	$ -	$ -	$ -	$ 400,000	$ 833
Unit Exteriors	$ 4,025,200	$ -	$ -	$ -	$ -	$ 4,025,200	$ 8,386
Unit Interiors	$ 2,081,700	$ -	$ -	$ -	$ -	$ 2,081,700	$ 4,337
Mechanical	$ 2,369,600	$ -	$ -	$ -	$ -	$ 2,369,600	$ 4,937
Other	$ 6,005,000	$ -	$ -	$ -	$ -	$ 6,005,000	$ 12,510
Total Preliminary Estimated Cost	$ 18,107,200	$ -	$ -	$ -	$ -	$ 18,107,200	$ 37,723

Amount of PNA relating to Lead Paint/Asbestos	$ -	$ -
Amount of PNA relating to Section 504 Compliance	$ -	$ -
New Construction	$ 500,000	$ 1,042
Total Physical Needs	$ 18,607,200	$ -

Category	Immediate Repairs	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total	Per Unit

Physical Needs Assessment
Capital Fund Financing Program/
Operating Fund Financing Program

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

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

HA Name	HA Number	FY of Assessment	☑ Original	Date Prepared:	2/9/2009
Housing Authority of the City of Sanford	FL16	2009	☐ Revision	Date Revised:	

(1.0) Project Data

(1.1) Management Office Address: 94 Castle Brewer Court
(1.2) Project Name: Castle Brewer Court
(1.3) Development No.: FL29P016-001
(1.4) DOFA Date: 11/30/1951

(1.5) Year of Last Substantial Mod: 1979
(1.6) Occupancy Rate (Rentable Units Only): 100%
(1.7) Latest PASS REAC Score:
Total Units: 125
(1.8) Total Buildings: 56
Occupied Units: 125
Vacant/Rentable Units: 0

(1.9) Occupancy Type(s) (Check all that apply):
- ☑ Family
- ☑ Elderly
- ☑ Family & Disabled
- ☑ Elderly & Disabled
- ☐ Not Applicable
- ☐ Official Designation: Elderly
- ☐ Official Designation: Disabled
- ☐ Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply):
- ☑ S-F Detached
- ☑ Semi-Detached
- ☑ Row or Townhome
- ☐ M-F/Walkup
- ☐ Elevator
- ☐ Non-Dwelling

(1.11) Bedroom Distribution

	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied		24	52	36	12	1
(1.11b) Vacant						
Total Units	0	24	52	36	12	1

Avg Bedrooms per Unit: 2.31

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party)
- ☐ PHA Internally
- ☑ 3rd Pary Independent

(2.2) First Year Covered by PNA: 2009
(2.3) Length of PNA (in years): 5
(2.4) Unit Interiors Inspected (#): 12
Units Inspected as % of Total: 10%
(2.9) Total Residential Buildings: 55
(2.10) Number of Building Exteriors Inspected: 55
(2.11) Total Off-Street Parking Spaces: 110
(2.12) Site Acreage: 18.15 acres
(2.13) Parking Area (in square feet): 99,031 SF

(2.5) Inspector Contact Name: James W. Abernathy
(2.6) Company Name or PHA Title: JWA Management Services
(2.7) Inspector Contact Phone: (904) 502-3226

(2.8) Data Source(s) for PNA
- ☑ Annual Inspections
- ☑ Contractor
- ☑ REAC Inspections

(2.14) Units Inspected by Bedroom Size

Eff	1BR	2BR	3BR	4BR	5BR+
	3	3	3	3	

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost: ☑ Yes ☐ No
(2.16) Development Has Long-Term Physical and Social Viability: ☑ Yes ☐ No

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	$ 2,429,900	$ -	$ -	$ -	$ -	$ 2,429,900
Common Buildings	$ 400,000	$ -	$ -	$ -	$ -	$ 400,000
Unit Exteriors	$ 3,273,700	$ -	$ -	$ -	$ -	$ 3,273,700
Unit Interiors	$ 1,528,700	$ -	$ -	$ -	$ -	$ 1,528,700
Mechanical	$ 1,799,200	$ -	$ -	$ -	$ -	$ 1,799,200
Other	$ 5,625,000	$ -	$ -	$ -	$ -	$ 5,625,000
Totals	$ 15,056,500	$ -	$ -	$ -	$ -	$ 15,056,500
Amount of PNA relating to Lead Paint/Asbestos	$ -					$ -
Amount of PNA relating to Section 504 Compliance	$ -					$ -
New Construction						$ 500,000
				TOTAL PHYSICAL NEEDS		$ 15,556,500

(4.0) Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Sq. Ft.	125,730	125,730	$8.00	$ 1,005,900	$ -
Seal Coat			Per Sq. Ft.				$ -	$ -
Striping			Per Sq. Ft.				$ -	$ -
Curb & Gutter			Lump Sum	1	1	$200,000.00	$ 200,000	$ -
Pedestrian paving			Per Sq. Ft.	48,000	48,000	$4.00	$ 192,000	$ -
Signage			Per Sq. Ft.				$ -	$ -
Water Lines/Mains			Per Linear Foot	9,800	9,800	$10.00	$ 98,000	$ -
Sewer Lines/Mains			Lump Sum	1	1	$400,000.00	$ 400,000	$ -
Lighting			Lump Sum	1	1	$250,000.00	$ 250,000	$ -
Storm Drainage			Per Sq. Ft.				$ -	$ -

Landscape			Lump Sum	1	1	$100,000.00	$ 100,000	$ -
Fencing			Per Sq. Ft.				$ -	$ -
Fence Painting			Per Sq. Ft.				$ -	$ -
Dumpsters & Enclosures			Per Unit	7	7	$7,500.00	$ 52,500	$ -
Electric Distribution			Per Sq. Ft.				$ -	$ -
Playground Areas/Equipment			Lump Sum	1	1	$100,000.00	$ 100,000	$ -
Water Meters			Per Unit	126	126	$250.00	$ 31,500	$ -
Other (Specify)							$ -	$ -
Site Subtotals							$ 2,429,900	$ -
(4.10) Common Buildings--Rehab Only								
Administrative Building			Lump Sum	1	1	$ 200,000.00	$ 200,000	$ -
Community Building			Other	1	1	$ 200,000.00	$ 200,000	$ -
Shop			Other				$ -	$ -
Storage Area			Other				$ -	$ -
Central Boiler			Other				$ -	$ -
Central Chiller			Other				$ -	$ -
Family Invesment Center			Other				$ -	$ -
Day Care Center			Other				$ -	$ -
Laundry Areas			Other				$ -	$ -
Common Area Washers			Other				$ -	$ -
Common Area Dryers			Other				$ -	$ -
Common Area Finishes			Other				$ -	$ -
Other (Specify)			Other				$ -	$ -
Other (Specify)							$ -	$ -
Common Subtotals							$ 400,000	$ -
(4.11) Unit Exteriors								
Carports/Surface Garage			Other				$ -	$ -
Structural Wind Upload Repairs with Façade CH.			Per Unit	125	125	$ 9,000.00	$ 1,125,000	$ -
Building Slab			Other				$ -	$ -
Roofs			Per Unit	125	125	$ 6,000.00	$ 750,000	$ -
Canopies			Other				$ -	$ -
Tuck-Pointing			Other				$ -	$ -
Exterior Paint & Caulking			Other				$ -	$ -
Soffits			Other				$ -	$ -
Siding			Other				$ -	$ -
Exterior Stairwells/Fire Escapes			Other				$ -	$ -
Landings & Railings			Other				$ -	$ -
Balconies & Railings			Other				$ -	$ -
Mail Facilities			Other				$ -	$ -
Exterior Doors			Per Unit	298	298	$ 400.00	$ 119,200	$ -
Windows			Per Unit	1,414	1,414	$ 400.00	$ 565,600	$ -
Gutters/Downspouts			Other				$ -	$ -
Columns & Porches			Per Unit	125	125	$ 2,500.00	$ 312,500	$ -
Decks & Patios			Other				$ -	$ -
Exterior Lighting			Other				$ -	$ -
Window Security Screens			Per Unit	1,414	1,414	$ 275.00	$ 388,900	$ -
Master Key Hardware			Per Unit	250	250	$ 50.00	$ 12,500	$ -
Unit Exterior Subtotals							$ 3,273,700	$ -
(4.12) Unit Interiors								
Interior Painting (non routine)			Per Unit	125	125	$ 850.00	$ 106,300	$ -
Interior Doors			Per Unit	766	766	$ 75.00	$ 57,500	$ -
Flooring (non routine)			Per Sq. Ft.	90,000	90,000	$ 2.50	$ 225,000	$ -
Shower/Tub Surrounds			Per Unit	125	125	$ 400.00	$ 50,000	$ -
Commodes			Per Unit	125	125	$ 375.00	$ 46,900	$ -
Vanities			Per Unit	125	125	$ 250.00	$ 31,300	$ -
Faucets			Other	125	125	$ 175.00	$ 21,900	$ -
Bathroom Flooring (non cyclical)			Other	125	125	$ 300.00	$ 37,500	$ -
Kitchen Cabinets			Per Unit	125	125	$ 6,000.00	$ 750,000	$ -
Ranges			Per Unit	125	125	$ 375.00	$ 46,900	$ -
Range Hoods			Per Unit	125	125	$ 225.00	$ 28,200	$ -
Refrigerators			Per Unit	125	125	$ 600.00	$ 75,000	$ -
Counters and Sinks			Per Unit	125	125	$ 350.00	$ 43,800	$ -
Dishwasher			Other				$ -	$ -
Microwave			Other				$ -	$ -
Washing Machines			Other				$ -	$ -
Dryers			Other				$ -	$ -
Call-for-Aid Systems			Per Unit	24	24	$ 350.00	$ 8,400	$ -
Stairs and Handrails							$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Unit Interior Subtotals							$ 1,528,700	$ -
(4.13) Mechanical								
Water Distribution			Other	125	125	$ 1,500.00	$ 187,500	$ -
Heating & Cooling Equipt/System			Per Unit	125	125	$ 10,000.00	$ 1,250,000	$ -
Electric Disribution			Per Unit	125	125	$ 1,500.00	$ 187,500	$ -
Hot Water Heaters			Other	125	125	$ 375.00	$ 46,900	$ -
Unit Sub-panels			Other				$ -	$ -
Trash Compactor			Other				$ -	$ -

Cooling Equipt/Systems			Other				$ -	$ -
Attic Firewalls			Per Unit	67	67	$ 500.00	$ 33,500	$ -
Unit Reconfiguration			Other				$ -	$ -
Security/Fire Alarm			Other				$ -	$ -
Fire Suspression System			Per Unit	125	125	$ 750.00	$ 93,800	$ -
Generator			Other				$ -	$ -
Elevator			Other				$ -	$ -
Other (Specify)			Other				$ -	$ -
Other (Specify)							$ -	$ -
Mechanical Subtotals							$ 1,799,200	$ -
(4.14) Other								
Site Acquisition			Other				$ -	$ -
Other Fees and Costs			Other				$ -	$ -
Demolition			Per Unit	125	125	$ 1,000.00	$ 125,000	$ -
Dwelling Unit Conversion			Other				$ -	$ -
Contingency			Percentage	20.00%	20.00%	#########	$ 2,000,000	$ -
A&E Fees			Percentage	15.00%	15.00%	#########	$ 1,500,000	$ -
Profit and Overhead				20.00%	20.00%	#########	$ 2,000,000	$ -
Other Subtotals							$ 5,625,000	$ -
GRAND TOTAL							$ 11,782,800	$ -
(4.15) Special Categories								
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Other				$ -	
Amount of PNA Relating to Section 504 Compliance			Other				$ -	
(4.16) New Construction								
Dwelling Units			Other				$ -	
Administrative Building			Lump Sum		1	$ 500,000.00	$ 500,000	
Community Building or Facility			Other				$ -	
Shop			Other				$ -	
Storage Area			Other				$ -	
Family Investment Center			Other				$ -	
Day Care Center			Other				$ -	
Laundry Areas(s)			Other				$ -	
Other (Specify)			Other				$ -	
Other (Specify)			Other				$ -	
Other (Specify)							$ -	
New Construction Subtotals							$ 500,000	

HA Name	HA Number	FY of Assessment	☑ Original	Date Prepared:	2/9/2009
Housing Authority of the City of Sanford	FL16	2009	☐ Revision	Date Revised:	

(1.0) Project Data

(1.1) Management Office Address: 94 Castle Brewer Court
(1.2) Project Name: William Clark Court
(1.3) Development No.: FL29P016-002
(1.4) DOFA Date: 6/30/1952

(1.5) Year of Last Substantial Mod: 1979
(1.6) Occupancy Rate (Rentable Units Only): 100%
(1.7) Latest PASS REAC Score:
Total Units: 85
(1.8) Total Buildings: 24
Occupied Units: 85
Vacant/Rentable Units: 0

(1.9) Occupancy Type(s) (Check all that apply)
- ☑ Family
- ☑ Elderly
- ☐ Family & Disabled
- ☐ Elderly & Disabled
- ☐ Not Applicable
- ☐ Official Designation: Elderly
- ☐ Official Designation: Disabled
- ☐ Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply)
- ☐ S-F Detached
- ☑ Semi-Detached
- ☑ Row or Townhome
- ☐ M-F/Walkup
- ☐ Elevator
- ☐ Non-Dwelling

(1.11) Bedroom Distribution

	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied		28	26	24	7	
(1.11b) Vacant						
Total Units	0	28	26	24	7	0

Avg Bedrooms per Unit: 2.12

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party)
- ☐ PHA Internally
- ☑ 3rd Pary Independent

(2.2) First Year Covered by PNA: 2009
(2.3) Length of PNA (in years): 5
(2.4) Unit Interiors Inspected (#): 9
Units Inspected as % of Total: 11%
(2.9) Total Residential Buildings: 23
(2.10) Number of Building Exteriors Inspected: 23
(2.11) Total Off-Street Parking Spaces: 5
(2.12) Site Acreage: 12.50 acres
(2.13) Parking Area (in square feet): 1,500 SF

(2.5) Inspector Contact Name: James W. Abernathy
(2.6) Company Name or PHA Title: JWA Management Services
(2.7) Inspector Contact Phone: (904) 502-3226

(2.8) Data Source(s) for PNA
- ☑ Annual Inspections
- ☑ Contractor
- ☑ REAC Inspections

(2.14) Units Inspected by Bedroom Size

Eff	1BR	2BR	3BR	4BR	5BR+
	2	3	3	1	

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost: ☑ Yes ☐ No
(2.16) Development Has Long-Term Physical and Social Viability: ☑ Yes ☐ No

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	$ 119,300	$ -	$ -	$ -	$ -	$ 119,300
Common Buildings	$ -	$ -	$ -	$ -	$ -	$ -
Unit Exteriors	$ 351,500	$ -	$ -	$ -	$ -	$ 351,500
Unit Interiors	$ 272,800	$ -	$ -	$ -	$ -	$ 272,800
Mechanical	$ 551,700	$ -	$ -	$ -	$ -	$ 551,700
Other	$ 380,000	$ -	$ -	$ -	$ -	$ 380,000
Totals	$ 1,675,300	$ -	$ -	$ -	$ -	$ 1,675,300
Amount of PNA relating to Lead Paint/Asbestos	$ -					$ -
Amount of PNA relating to Section 504 Compliance	$ -					$ -
New Construction						$ -
					TOTAL PHYSICAL NEEDS	$ 1,675,300

(4.0)Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Sq. Ft.				$ -	$ -
Seal Coat			Per Sq. Ft.				$ -	$ -
Striping			Lump Sum	1	1	3000	$ 3,000	$ -
Curb & Gutter			Per Sq. Ft.				$ -	$ -
Pedestrian paving			Per Sq. Ft.				$ -	$ -
Signage			Per Sq. Ft.				$ -	$ -
Water Lines/Mains			Per Linear Foot	3,450	3,450	3.5	$ 12,100	$ -
Sewer Lines/Mains			Lump Sum	1	1	59,200	$ 59,200	$ -
Lighting			Per Sq. Ft.				$ -	$ -
Storm Drainage			Per Sq. Ft.				$ -	$ -
Landscape			Per Sq. Ft.				$ -	$ -
Fencing			Per Sq. Ft.				$ -	$ -
Fence Painting			Per Sq. Ft.				$ -	$ -

Dumpsters & Enclosures			Per Unit	6	6	7500	$ 45,000	$ -
Electric Distribution			Per Sq. Ft.				$ -	$ -
Playground Areas/Equipment			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Site Subtotals							$ 119,300	$ -
(4.10) Common Buildings--Rehab Only								
Administrative Building			Per Sq. Ft.				$ -	$ -
Community Building			Per Sq. Ft.				$ -	$ -
Shop			Per Sq. Ft.				$ -	$ -
Storage Area			Per Sq. Ft.				$ -	$ -
Central Boiler			Per Sq. Ft.				$ -	$ -
Central Chiller			Per Sq. Ft.				$ -	$ -
Family Invesment Center			Per Sq. Ft.				$ -	$ -
Day Care Center			Per Sq. Ft.				$ -	$ -
Laundry Areas			Per Sq. Ft.				$ -	$ -
Common Area Washers			Per Sq. Ft.				$ -	$ -
Common Area Dryers			Per Sq. Ft.				$ -	$ -
Common Area Finishes			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Common Subtotals							$ -	$ -
(4.11) Unit Exteriors								
Carports/Surface Garage			Per Sq. Ft.				$ -	$ -
Foundation			Per Sq. Ft.				$ -	$ -
Building Slab			Per Sq. Ft.				$ -	$ -
Roofs			Per Sq. Ft.				$ -	$ -
Canopies			Per Sq. Ft.				$ -	$ -
Tuck-Pointing			Per Sq. Ft.				$ -	$ -
Exterior Paint & Caulking			Per Sq. Ft.				$ -	$ -
Soffits			Per Sq. Ft.				$ -	$ -
Siding			Per Sq. Ft.				$ -	$ -
Exterior Stairwells/Fire Escapes			Per Sq. Ft.				$ -	$ -
Landings & Railings			Per Sq. Ft.				$ -	$ -
Balconies & Railings			Per Sq. Ft.				$ -	$ -
Mail Facilities			Per Sq. Ft.				$ -	$ -
Exterior Doors			Per Sq. Ft.				$ -	$ -
Windows			Per Unit	520	500	$ 400.00	$ 200,000	$ -
Gutters/Downspouts			Per Sq. Ft.				$ -	$ -
Columns & Porches			Per Sq. Ft.				$ -	$ -
Decks & Patios			Per Sq. Ft.				$ -	$ -
Exterior Lighting			Per Sq. Ft.				$ -	$ -
Window Security Screens			Per Unit	520	520	$ 275.00	$ 143,000	$ -
Master key system Door Hardware			Per Unit	170	170	$ 50.00	$ 8,500	$ -
Unit Exterior Subtotals							$ 351,500	$ -
(4.12) Unit Interiors								
Interior Painting (non routine)			Per Sq. Ft.				$ -	$ -
Interior Doors			Per Sq. Ft.				$ -	$ -
Flooring (non routine)			Per Sq. Ft.				$ -	$ -
Shower/Tub Surrounds			Per Sq. Ft.				$ -	$ -
Commodes			Per Sq. Ft.				$ -	$ -
Vanities			Per Sq. Ft.				$ -	$ -
Faucets			Per Sq. Ft.				$ -	$ -
Bathroom Flooring (non cyclical)			Per Sq. Ft.				$ -	$ -
Kitchen Cabinets			Per Unit	85	81	$ 3,000.00	$ 243,000	$ -
Ranges			Per Sq. Ft.				$ -	$ -
Range Hoods			Per Sq. Ft.				$ -	$ -
Refrigerators			Per Sq. Ft.				$ -	$ -
Counters and Sinks			Per Sq. Ft.				$ -	$ -
Dishwasher			Per Sq. Ft.				$ -	$ -
Microwave			Per Sq. Ft.				$ -	$ -
Washing Machines			Per Sq. Ft.				$ -	$ -
Dryers			Per Sq. Ft.				$ -	$ -
Call-for-Aid Systems							$ -	$ -
Stairs and Handrails							$ -	$ -
Attic Fans			Per Unit	85	85	$ 350.00	$ 29,800	$ -
Other (Specify)							$ -	$ -
Unit Interior Subtotals							$ 272,800	$ -
(4.13) Mechanical								
Water Distribution			Per Sq. Ft.				$ -	$ -
Heating Equipt/System			Per Sq. Ft.	85	81	$ 1,200.00	$ 97,200	$ -
Electric Disribution			Per Sq. Ft.				$ -	$ -
Hot Water Heaters			Per Sq. Ft.				$ -	$ -
Unit Sub-panels			Per Sq. Ft.				$ -	$ -
Trash Compactor			Per Sq. Ft.				$ -	$ -
Cooling Equipt/Systems			Per Sq. Ft.	85	85	$ 5,000.00	$ 425,000	$ -
Smoke/Fire Detection			Per Sq. Ft.				$ -	$ -
Unit Reconfiguration			Per Sq. Ft.				$ -	$ -
Security/Fire Alarm			Per Sq. Ft.				$ -	$ -

Fire Suspression System			Per Sq. Ft.				$ -	$ -
Generator			Per Sq. Ft.				$ -	$ -
Elevator			Per Sq. Ft.				$ -	$ -
Attic Fire Walls			Per Unit	62	59	$ 500.00	$ 29,500	$ -
Other (Specify)							$ -	$ -
Mechanical Subtotals							$ 551,700	$ -
(4.14) Other								
Site Acquisition			Per Sq. Ft.				$ -	$ -
Other Fees and Costs			Lump Sum		1	$ 180,000.00	$ 180,000	$ -
Demolition			Per Sq. Ft.				$ -	$ -
Dwelling Unit Conversion			Per Sq. Ft.				$ -	$ -
Contingency			Lump Sum		1	$ 200,000.00	$ 200,000	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Other Subtotals							$ 380,000	$ -
GRAND TOTAL							$ 1,323,800	$ -
(4.15) Special Categories								
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				$ -	
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.				$ -	
(4.16) New Construction								
Dwelling Units			Per Sq. Ft.				$ -	
Administrative Building			Per Sq. Ft.				$ -	
Community Building or Facility			Per Sq. Ft.				$ -	
Shop			Per Sq. Ft.				$ -	
Storage Area			Per Sq. Ft.				$ -	
Family Investment Center			Per Sq. Ft.				$ -	
Day Care Center			Per Sq. Ft.				$ -	
Laundry Areas(s)			Per Sq. Ft.				$ -	
Other (Specify)			Per Sq. Ft.				$ -	
Other (Specify)			Per Sq. Ft.				$ -	
Other (Specify)							$ -	
New Construction Subtotals							$ -	

HA Name	HA Number	FY of Assessment	☑ Original	Date Prepared:	2/9/2009
Housing Authority of the City of Sanford	FL16	2009	☐ Revision	Date Revised:	

(1.0) Project Data

(1.1) Management Office Address: 35 Avocado Avenue
(1.2) Project Name: Edward Higgins Terrace
(1.3) Development No.: Fl29P016-003
(1.4) DOFA Date: 4/30/1952

(1.5) Year of Last Substantial Mod: 1986
(1.6) Occupancy Rate (Rentable Units Only): 100%
(1.7) Latest PASS REAC Score:
Total Units: 40
(1.8) Total Buildings: 13
Occupied Units: 40
Vacant/Rentable Units: 0

(1.9) Occupancy Type(s) (Check all that apply):
- ☑ Family
- ☑ Elderly
- ☐ Family & Disabled
- ☐ Elderly & Disabled
- ☐ Not Applicable
- ☐ Official Designation: Elderly
- ☐ Official Designation: Disabled
- ☐ Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply):
- ☐ S-F Detached
- ☑ Semi-Detached
- ☑ Row or Townhome
- ☐ M-F/Walkup
- ☐ Elevator
- ☐ Non-Dwelling

(1.11) Bedroom Distribution

	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied		4	16	14	6	
(1.11b) Vacant						
Total Units	0	4	16	14	6	0

Avg Bedrooms per Unit: 2.55

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party)
- ☐ PHA Internally
- ☑ 3rd Pary Independent

(2.2) First Year Covered by PNA: 2009
(2.3) Length of PNA (in years): 5
(2.4) Unit Interiors Inspected (#): 4
Units Inspected as % of Total: 10%
(2.9) Total Residential Buildings: 12
(2.10) Number of Building Exteriors Inspected: 12
(2.11) Total Off-Street Parking Spaces: 22
(2.12) Site Acreage: 3.82 acres
(2.13) Parking Area (in square feet): 5,280 SF

(2.5) Inspector Contact Name: James W. Abernathy
(2.6) Company Name or PHA Title: JWA Management Services
(2.7) Inspector Contact Phone: (904) 502-3226

(2.8) Data Source(s) for PNA
- ☑ Annual Inspections
- ☑ Contractor
- ☑ REAC Inspections

(2.14) Units Inspected by Bedroom Size

Eff	1BR	2BR	3BR	4BR	5BR+
	1	1	1	1	

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost: ☑ Yes ☐ No
(2.16) Development Has Long-Term Physical and Social Viability: ☐ Yes ☑ No

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	$ 25,000	$ -	$ -	$ -	$ -	$ 25,000
Common Buildings	$ -	$ -	$ -	$ -	$ -	$ -
Unit Exteriors	$ -	$ -	$ -	$ -	$ -	$ -
Unit Interiors	$ 175,500	$ -	$ -	$ -	$ -	$ 175,500
Mechanical	$ 18,700	$ -	$ -	$ -	$ -	$ 18,700
Other	$ -	$ -	$ -	$ -	$ -	$ -
Totals	$ 219,200	$ -	$ -	$ -	$ -	$ 219,200
Amount of PNA relating to Lead Paint/Asbestos	$ -					$ -
Amount of PNA relating to Section 504 Compliance	$ -					$ -
New Construction						$ -
					TOTAL PHYSICAL NEEDS	$ 219,200

(4.0) Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Sq. Ft.				$ -	$ -
Seal Coat			Per Sq. Ft.				$ -	$ -
Striping			Per Sq. Ft.				$ -	$ -
Curb & Gutter			Per Sq. Ft.				$ -	$ -
Pedestrian paving			Per Sq. Ft.				$ -	$ -
Signage			Per Sq. Ft.				$ -	$ -
Water Lines/Mains			Per Sq. Ft.				$ -	$ -
Sewer Lines/Mains			Per Sq. Ft.				$ -	$ -
Lighting			Per Sq. Ft.				$ -	$ -
Storm Drainage			Per Sq. Ft.				$ -	$ -
Landscape			Per Sq. Ft.				$ -	$ -

Fencing			Per Sq. Ft.				$ -	$ -
Fence Painting			Per Sq. Ft.				$ -	$ -
Dumpsters & Enclosures			Per Sq. Ft.				$ -	$ -
Electric Distribution			Per Sq. Ft.				$ -	$ -
Playground Areas/Equipment			Lump Sum	1	1	$ 25,000.00	$ 25,000	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Site Subtotals							$ 25,000	$ -
(4.10) Common Buildings--Rehab Only								
Administrative Building			Other				$ -	$ -
Community Building			Other				$ -	$ -
Shop			Other				$ -	$ -
Storage Area			Other				$ -	$ -
Central Boiler			Other				$ -	$ -
Central Chiller			Other				$ -	$ -
Family Invesment Center			Other				$ -	$ -
Day Care Center			Other				$ -	$ -
Laundry Areas			Other				$ -	$ -
Common Area Washers			Other				$ -	$ -
Common Area Dryers			Other				$ -	$ -
Common Area Finishes			Other				$ -	$ -
Other (Specify)			Other				$ -	$ -
Other (Specify)							$ -	$ -
Common Subtotals							$ -	$ -
(4.11) Unit Exteriors								
Carports/Surface Garage			Other				$ -	$ -
Foundation			Other				$ -	$ -
Building Slab			Other				$ -	$ -
Roofs			Other				$ -	$ -
Canopies			Other				$ -	$ -
Tuck-Pointing			Other				$ -	$ -
Exterior Paint & Caulking			Other				$ -	$ -
Soffits			Other				$ -	$ -
Siding			Other				$ -	$ -
Exterior Stairwells/Fire Escapes			Other				$ -	$ -
Landings & Railings			Other				$ -	$ -
Balconies & Railings			Other				$ -	$ -
Mail Facilities			Other				$ -	$ -
Exterior Doors			Other				$ -	$ -
Windows			Other				$ -	$ -
Gutters/Downspouts			Other				$ -	$ -
Columns & Porches			Other				$ -	$ -
Decks & Patios			Other				$ -	$ -
Exterior Lighting			Other				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Unit Exterior Subtotals							$ -	$ -
(4.12) Unit Interiors								
Interior Painting (non routine)			Other				$ -	$ -
Interior Doors			Per Unit	175	130	$ 50.00	$ 6,500	$ -
Flooring (non routine)			Other				$ -	$ -
Shower/Tub Surrounds			Per Unit	40	40	$ 400.00	$ 16,000	$ -
Commodes			Per Unit	40	40	$ 375.00	$ 15,000	$ -
Vanities			Per Unit	40	40	$ 250.00	$ 10,000	$ -
Faucets			Other				$ -	$ -
Bathroom Flooring (non cyclical)			Other				$ -	$ -
Kitchen Cabinets			Per Unit	40	40	$ 2,500.00	$ 100,000	$ -
Ranges			Per Unit				$ -	$ -
Range Hoods			Other	40	40	$ 300.00	$ 12,000	$ -
Refrigerators			Other				$ -	$ -
Counters and Sinks			Per Unit	40	40	$ 400.00	$ 16,000	$ -
Dishwasher			Other				$ -	$ -
Microwave			Other				$ -	$ -
Washing Machines			Other				$ -	$ -
Dryers			Other				$ -	$ -
Call-for-Aid Systems			Other				$ -	$ -
Stairs and Handrails							$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Unit Interior Subtotals							$ 175,500	$ -
(4.13) Mechanical								
Water Distribution			Other				$ -	$ -
Heating Equipt/System			Per Unit	30	20	$ 500.00	$ 10,000	$ -
Electric Disribution			Other				$ -	$ -
Hot Water Heaters			Per Unit	30	20	$ 435.00	$ 8,700	$ -
Unit Sub-panels			Other				$ -	$ -
Trash Compactor			Other				$ -	$ -
Cooling Equipt/Systems			Other				$ -	$ -
Smoke/Fire Detection			Other				$ -	$ -

Unit Reconfiguration			Other				$ -	$ -
Security/Fire Alarm			Other				$ -	$ -
Fire Suspression System			Other				$ -	$ -
Generator			Other				$ -	$ -
Elevator			Other				$ -	$ -
Other (Specify)			Other				$ -	$ -
Other (Specify)							$ -	$ -
Mechanical Subtotals							$ 18,700	$ -
(4.14) Other								
Site Acquisition			Other				$ -	$ -
Other Fees and Costs			Other				$ -	$ -
Demolition			Other				$ -	$ -
Dwelling Unit Conversion			Other				$ -	$ -
Contingency			Other				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Other Subtotals							$ -	$ -
GRAND TOTAL							$ 219,200	$ -

(4.15) Special Categories							
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Other				$ -
Amount of PNA Relating to Section 504 Compliance			Other				$ -
(4.16) New Construction							
Dwelling Units			Other				$ -
Administrative Building			Other				$ -
Community Building or Facility			Other				$ -
Shop			Other				$ -
Storage Area			Other				$ -
Family Investment Center			Other				$ -
Day Care Center			Other				$ -
Laundry Areas(s)			Other				$ -
Other (Specify)			Other				$ -
Other (Specify)			Other				$ -
Other (Specify)							$ -
New Construction Subtotals							$ -

Physical Needs Assessment
Capital Fund Financing Program/
Operating Fund Financing Program

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

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

HA Name	HA Number	FY of Assessment	☑ Original	Date Prepared:	2/9/2009
Housing Authority of the City of Sanford	FL16	2009	☐ Revision	Date Revised:	

(1.0) Project Data

(1.1) Management Office Address: 35 Avocado Avenue
(1.2) Project Name: Cowan Moughton Terrace
(1.3) Development No.: FL29P016-004
(1.4) DOFA Date: 1/31/1959

(1.5) Year of Last Substantial Mod: 1986
(1.6) Occupancy Rate (Rentable Units Only): 100%
(1.7) Latest PASS REAC Score:
Total Units: 30
(1.8) Total Buildings: 15
Occupied Units: 30
Vacant/Rentable Units: 0

(1.9) Occupancy Type(s) (Check all that apply):
- ☑ Family
- ☑ Elderly
- ☐ Family & Disabled
- ☐ Elderly & Disabled
- ☐ Not Applicable
- ☐ Official Designation: Elderly
- ☐ Official Designation: Disabled
- ☐ Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply):
- ☐ S-F Detached
- ☑ Semi-Detached
- ☐ Row or Townhome
- ☐ M-F/Walkup
- ☐ Elevator
- ☐ Non-Dwelling

(1.11) Bedroom Distribution

	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied		6	10	10	4	
(1.11b) Vacant						
Total Units	0	6	10	10	4	0

Avg Bedrooms per Unit: 2.40

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party)
- ☐ PHA Internally
- ☑ 3rd Pary Independent

(2.2) First Year Covered by PNA: 2009
(2.3) Length of PNA (in years): 5
(2.4) Unit Interiors Inspected (#): 4
Units Inspected as % of Total: 13%
(2.9) Total Residential Buildings: 15
(2.10) Number of Building Exteriors Inspected: 15
(2.11) Total Off-Street Parking Spaces: 20
(2.12) Site Acreage: 3.85 acres
(2.13) Parking Area (in square feet): 3,000 SF

(2.5) Inspector Contact Name: James W. Abernathy
(2.6) Company Name or PHA Title: JWA Management Services
(2.7) Inspector Contact Phone: (904) 502-3226

(2.8) Data Source(s) for PNA
- ☑ Annual Inspections
- ☑ Contractor
- ☑ REAC Inspections

(2.14) Units Inspected by Bedroom Size

Eff	1BR	2BR	3BR	4BR	5BR+
	1	1	1	1	

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost: ☑ Yes ☐ No
(2.16) Development Has Long-Term Physical and Social Viability: ☐ Yes ☑ No

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	$ 60,500	$ -	$ -	$ -	$ -	$ 60,500
Common Buildings	$ -	$ -	$ -	$ -	$ -	$ -
Unit Exteriors	$ -	$ -	$ -	$ -	$ -	$ -
Unit Interiors	$ -	$ -	$ -	$ -	$ -	$ -
Mechanical	$ -	$ -	$ -	$ -	$ -	$ -
Other	$ -	$ -	$ -	$ -	$ -	$ -
Totals	$ 60,500	$ -	$ -	$ -	$ -	$ 60,500
Amount of PNA relating to Lead Paint/Asbestos	$ -					$ -
Amount of PNA relating to Section 504 Compliance	$ -					$ -
New Construction						$ -
					TOTAL PHYSICAL NEEDS	$ 60,500

(4.0)Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Unit	30	24	$ 750.00	$ 18,000	$ -
Seal Coat			Per Sq. Ft.				$ -	$ -
Striping			Per Sq. Ft.				$ -	$ -
Curb & Gutter			Per Sq. Ft.				$ -	$ -
Pedestrian paving			Per Sq. Ft.				$ -	$ -
Signage			Per Sq. Ft.				$ -	$ -
Water Lines/Mains			Per Sq. Ft.				$ -	$ -
Sewer Lines/Mains			Per Sq. Ft.				$ -	$ -
Lighting			Per Sq. Ft.				$ -	$ -
Storm Drainage			Per Sq. Ft.				$ -	$ -
Landscape			Per Sq. Ft.				$ -	$ -

Fencing			Per Sq. Ft.				$ -	$ -
Fence Painting			Per Sq. Ft.				$ -	$ -
Dumpsters & Enclosures			Per Unit	6	3	7500	$ 22,500	$ -
Electric Distribution			Per Sq. Ft.				$ -	$ -
Playground Areas/Equipment			Lump Sum	1	1	20000	$ 20,000	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Site Subtotals							$ 60,500	$ -
(4.10) Common Buildings--Rehab Only								
Administrative Building			Per Sq. Ft.				$ -	$ -
Community Building			Per Sq. Ft.				$ -	$ -
Shop			Per Sq. Ft.				$ -	$ -
Storage Area			Per Sq. Ft.				$ -	$ -
Central Boiler			Per Sq. Ft.				$ -	$ -
Central Chiller			Per Sq. Ft.				$ -	$ -
Family Invesment Center			Per Sq. Ft.				$ -	$ -
Day Care Center			Per Sq. Ft.				$ -	$ -
Laundry Areas			Per Sq. Ft.				$ -	$ -
Common Area Washers			Per Sq. Ft.				$ -	$ -
Common Area Dryers			Per Sq. Ft.				$ -	$ -
Common Area Finishes			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Common Subtotals							$ -	$ -
(4.11) Unit Exteriors								
Carports/Surface Garage			Per Sq. Ft.				$ -	$ -
Foundation			Per Sq. Ft.				$ -	$ -
Building Slab			Per Sq. Ft.				$ -	$ -
Roofs			Per Sq. Ft.				$ -	$ -
Canopies			Per Sq. Ft.				$ -	$ -
Tuck-Pointing			Per Sq. Ft.				$ -	$ -
Exterior Paint & Caulking			Per Sq. Ft.				$ -	$ -
Soffits			Per Sq. Ft.				$ -	$ -
Siding			Per Sq. Ft.				$ -	$ -
Exterior Stairwells/Fire Escapes			Per Sq. Ft.				$ -	$ -
Landings & Railings			Per Sq. Ft.				$ -	$ -
Balconies & Railings			Per Sq. Ft.				$ -	$ -
Mail Facilities			Per Sq. Ft.				$ -	$ -
Exterior Doors			Per Sq. Ft.				$ -	$ -
Windows			Per Sq. Ft.				$ -	$ -
Gutters/Downspouts			Per Sq. Ft.				$ -	$ -
Columns & Porches			Per Sq. Ft.				$ -	$ -
Decks & Patios			Per Sq. Ft.				$ -	$ -
Exterior Lighting			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Unit Exterior Subtotals							$ -	$ -
(4.12) Unit Interiors								
Interior Painting (non routine)			Per Sq. Ft.				$ -	$ -
Interior Doors			Per Sq. Ft.				$ -	$ -
Flooring (non routine)			Per Sq. Ft.				$ -	$ -
Shower/Tub Surrounds			Per Sq. Ft.				$ -	$ -
Commodes			Per Sq. Ft.				$ -	$ -
Vanities			Per Sq. Ft.				$ -	$ -
Faucets			Per Sq. Ft.				$ -	$ -
Bathroom Flooring (non cyclical)			Per Sq. Ft.				$ -	$ -
Kitchen Cabinets			Per Sq. Ft.				$ -	$ -
Ranges			Per Sq. Ft.				$ -	$ -
Range Hoods			Per Sq. Ft.				$ -	$ -
Refrigerators			Per Sq. Ft.				$ -	$ -
Counters and Sinks			Per Sq. Ft.				$ -	$ -
Dishwasher			Per Sq. Ft.				$ -	$ -
Microwave			Per Sq. Ft.				$ -	$ -
Washing Machines			Per Sq. Ft.				$ -	$ -
Dryers			Per Sq. Ft.				$ -	$ -
Call-for-Aid Systems							$ -	$ -
Stairs and Handrails							$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Unit Interior Subtotals							$ -	$ -
(4.13) Mechanical								
Water Distribution			Per Sq. Ft.				$ -	$ -
Heating Equipt/System			Per Sq. Ft.				$ -	$ -
Electric Disribution			Per Sq. Ft.				$ -	$ -
Hot Water Heaters			Per Sq. Ft.				$ -	$ -
Unit Sub-panels			Per Sq. Ft.				$ -	$ -
Trash Compactor			Per Sq. Ft.				$ -	$ -
Cooling Equipt/Systems			Per Sq. Ft.				$ -	$ -
Smoke/Fire Detection			Per Sq. Ft.				$ -	$ -

Unit Reconfiguration			Per Sq. Ft.				$ -	$ -
Security/Fire Alarm			Per Sq. Ft.				$ -	$ -
Fire Suspression System			Per Sq. Ft.				$ -	$ -
Generator			Per Sq. Ft.				$ -	$ -
Elevator			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Mechanical Subtotals							$ -	$ -
(4.14) Other								
Site Acquisition			Per Sq. Ft.				$ -	$ -
Other Fees and Costs			Per Sq. Ft.				$ -	$ -
Demolition			Per Sq. Ft.				$ -	$ -
Dwelling Unit Conversion			Per Sq. Ft.				$ -	$ -
Contingency			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Other Subtotals							$ -	$ -
GRAND TOTAL							$ 60,500	$ -
(4.15) Special Categories								
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				$ -	
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.				$ -	

Physical Needs Assessment
Capital Fund Financing Program/
Operating Fund Financing Program

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

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

HA Name	HA Number	FY of Assessment	☑ Original	Date Prepared:	2/9/2009
Housing Authority of the City of Sanford	FL16	2009	☐ Revision	Date Revised:	

(1.0) Project Data

(1.1) Management Office Address
(1.2) Project Name: Lake Monroe Terrace
(1.3) Development No.: FL29P016-005
(1.4) DOFA Date: 1/31/1952

(1.5) Year of Last Substantial Mod: 2004
(1.6) Occupancy Rate (Rentable Units Only): 100%
(1.7) Latest PASS REAC Score:
Total Units: 100
(1.8) Total Buildings: 29
Occupied Units: 100
Vacant/Rentable Units: 0

(1.9) Occupancy Type(s) (Check all that apply)
- ☑ Family
- ☑ Elderly
- ☑ Family & Disabled
- ☐ Elderly & Disabled
- ☐ Not Applicable
- ☐ Official Designation: Elderly
- ☐ Official Designation: Disabled
- ☐ Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply)
- ☐ S-F Detached
- ☑ Semi-Detached
- ☑ Row or Townhome
- ☐ M-F/Walkup
- ☐ Elevator
- ☐ Non-Dwelling

(1.11) Bedroom Distribution

	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied		8	36	36	20	
(1.11b) Vacant						
Total Units	0	8	36	36	20	0

Avg Bedrooms per Unit: 2.68

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party)
- ☐ PHA Internally
- ☑ 3rd Pary Independent

(2.2) First Year Covered by PNA: 2009
(2.3) Length of PNA (in years): 5
(2.4) Unit Interiors Inspected (#): 10
Units Inspected as % of Total: 10%
(2.9) Total Residential Buildings: 29
(2.10) Number of Building Exteriors Inspected: 29
(2.11) Total Off-Street Parking Spaces: 110
(2.12) Site Acreage: 12.53 acres
(2.13) Parking Area (in square feet): SF

(2.5) Inspector Contact Name: James W. Abernathy
(2.6) Company Name or PHA Title: JWA Management Services
(2.7) Inspector Contact Phone: (904) 502-3226

(2.8) Data Source(s) for PNA
- ☑ Annual Inspections
- ☑ Contractor
- ☑ REAC Inspections

(2.14) Units Inspected by Bedroom Size

Eff	1BR	2BR	3BR	4BR	5BR+
	2	3	3	2	

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost: ☑ Yes ☐ No
(2.16) Development Has Long-Term Physical and Social Viability: ☑ Yes ☐ No

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	$ 87,500	$ -	$ -	$ -	$ -	$ 87,500
Common Buildings	$ -	$ -	$ -	$ -	$ -	$ -
Unit Exteriors	$ -	$ -	$ -	$ -	$ -	$ -
Unit Interiors	$ -	$ -	$ -	$ -	$ -	$ -
Mechanical	$ -	$ -	$ -	$ -	$ -	$ -
Other	$ -	$ -	$ -	$ -	$ -	$ -
Totals	$ 87,500	$ -	$ -	$ -	$ -	$ 87,500
Amount of PNA relating to Lead Paint/Asbestos	$ -					$ -
Amount of PNA relating to Section 504 Compliance	$ -					$ -
New Construction						$ -
					TOTAL PHYSICAL NEEDS	$ 87,500

(4.0)Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Sq. Ft.				$ -	$ -
Seal Coat			Per Sq. Ft.				$ -	$ -
Striping			Per Sq. Ft.				$ -	$ -
Curb & Gutter			Per Sq. Ft.				$ -	$ -
Pedestrian paving			Per Sq. Ft.				$ -	$ -
Signage			Per Sq. Ft.				$ -	$ -
Water Lines/Mains			Per Sq. Ft.				$ -	$ -
Sewer Lines/Mains			Per Sq. Ft.				$ -	$ -
Lighting			Per Sq. Ft.				$ -	$ -
Storm Drainage			Per Sq. Ft.				$ -	$ -
Landscape			Per Sq. Ft.				$ -	$ -

Fencing			Per Sq. Ft.				$ -	$ -
Fence Painting			Per Sq. Ft.				$ -	$ -
Dumpsters & Enclosures			Per Unit	8	7	7500	$ 52,500	$ -
Electric Distribution			Per Sq. Ft.				$ -	$ -
Playground Areas/Equipment			Lump Sum	1	1	35000	$ 35,000	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Site Subtotals							$ 87,500	$ -
(4.10) Common Buildings--Rehab Only								
Administrative Building			Per Sq. Ft.				$ -	$ -
Community Building			Per Sq. Ft.				$ -	$ -
Shop			Per Sq. Ft.				$ -	$ -
Storage Area			Per Sq. Ft.				$ -	$ -
Central Boiler			Per Sq. Ft.				$ -	$ -
Central Chiller			Per Sq. Ft.				$ -	$ -
Family Invesment Center			Per Sq. Ft.				$ -	$ -
Day Care Center			Per Sq. Ft.				$ -	$ -
Laundry Areas			Per Sq. Ft.				$ -	$ -
Common Area Washers			Per Sq. Ft.				$ -	$ -
Common Area Dryers			Per Sq. Ft.				$ -	$ -
Common Area Finishes			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Common Subtotals							$ -	$ -
(4.11) Unit Exteriors								
Carports/Surface Garage			Per Sq. Ft.				$ -	$ -
Foundation			Per Sq. Ft.				$ -	$ -
Building Slab			Per Sq. Ft.				$ -	$ -
Roofs			Per Sq. Ft.				$ -	$ -
Canopies			Per Sq. Ft.				$ -	$ -
Tuck-Pointing			Per Sq. Ft.				$ -	$ -
Exterior Paint & Caulking			Per Sq. Ft.				$ -	$ -
Soffits			Per Sq. Ft.				$ -	$ -
Siding			Per Sq. Ft.				$ -	$ -
Exterior Stairwells/Fire Escapes			Per Sq. Ft.				$ -	$ -
Landings & Railings			Per Sq. Ft.				$ -	$ -
Balconies & Railings			Per Sq. Ft.				$ -	$ -
Mail Facilities			Per Sq. Ft.				$ -	$ -
Exterior Doors			Per Sq. Ft.				$ -	$ -
Windows			Per Sq. Ft.				$ -	$ -
Gutters/Downspouts			Per Sq. Ft.				$ -	$ -
Columns & Porches			Per Sq. Ft.				$ -	$ -
Decks & Patios			Per Sq. Ft.				$ -	$ -
Exterior Lighting			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Unit Exterior Subtotals							$ -	$ -
(4.12) Unit Interiors								
Interior Painting (non routine)			Per Sq. Ft.				$ -	$ -
Interior Doors			Per Sq. Ft.				$ -	$ -
Flooring (non routine)			Per Sq. Ft.				$ -	$ -
Shower/Tub Surrounds			Per Sq. Ft.				$ -	$ -
Commodes			Per Sq. Ft.				$ -	$ -
Vanities			Per Sq. Ft.				$ -	$ -
Faucets			Per Sq. Ft.				$ -	$ -
Bathroom Flooring (non cyclical)			Per Sq. Ft.				$ -	$ -
Kitchen Cabinets			Per Sq. Ft.				$ -	$ -
Ranges			Per Sq. Ft.				$ -	$ -
Range Hoods			Per Sq. Ft.				$ -	$ -
Refrigerators			Per Sq. Ft.				$ -	$ -
Counters and Sinks			Per Sq. Ft.				$ -	$ -
Dishwasher			Per Sq. Ft.				$ -	$ -
Microwave			Per Sq. Ft.				$ -	$ -
Washing Machines			Per Sq. Ft.				$ -	$ -
Dryers			Per Sq. Ft.				$ -	$ -
Call-for-Aid Systems							$ -	$ -
Stairs and Handrails							$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Unit Interior Subtotals							$ -	$ -
(4.13) Mechanical								
Water Distribution			Per Sq. Ft.				$ -	$ -
Heating Equipt/System			Per Sq. Ft.				$ -	$ -
Electric Disribution			Per Sq. Ft.				$ -	$ -
Hot Water Heaters			Per Sq. Ft.				$ -	$ -
Unit Sub-panels			Per Sq. Ft.				$ -	$ -
Trash Compactor			Per Sq. Ft.				$ -	$ -
Cooling Equipt/Systems			Per Sq. Ft.				$ -	$ -
Smoke/Fire Detection			Per Sq. Ft.				$ -	$ -

Unit Reconfiguration			Per Sq. Ft.				$ -	$ -
Security/Fire Alarm			Per Sq. Ft.				$ -	$ -
Fire Suspression System			Per Sq. Ft.				$ -	$ -
Generator			Per Sq. Ft.				$ -	$ -
Elevator			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Mechanical Subtotals							$ -	$ -
(4.14) Other								
Site Acquisition			Per Sq. Ft.				$ -	$ -
Other Fees and Costs			Per Sq. Ft.				$ -	$ -
Demolition			Per Sq. Ft.				$ -	$ -
Dwelling Unit Conversion			Per Sq. Ft.				$ -	
Contingency			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Other Subtotals							$ -	$ -
GRAND TOTAL							$ 87,500	$ -
(4.15) Special Categories								
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				$ -	
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.				$ -	

HA Name	HA Number	FY of Assessment	☑ Original	Date Prepared:	2/9/2009
Housing Authority of the City of Sanford	FL16	2009	☐ Revision	Date Revised:	

(1.0) Project Data

(1.1) Management Office Address: ### Locust Avenue
(1.2) Project Name: Redding Gardens
(1.3) Development No.: FL29P016-006
(1.4) DOFA Date: 11/30/1971

(1.5) Year of Last Substantial Mod: 1971
(1.6) Occupancy Rate (Rentable Units Only): 100%
(1.7) Latest PASS REAC Score:
Total Units: 100
(1.8) Total Buildings: 12
Occupied Units: 100
Vacant/Rentable Units: 0

(1.9) Occupancy Type(s) (Check all that apply)
- ☐ Family
- ☑ Elderly
- ☐ Family & Disabled
- ☑ Elderly & Disabled
- ☐ Not Applicable
- ☐ Official Designation: Elderly
- ☐ Official Designation: Disabled
- ☐ Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply)
- ☐ S-F Detached
- ☐ Semi-Detached
- ☑ Row or Townhome
- ☑ M-F/Walkup
- ☐ Elevator
- ☑ Non-Dwelling

(1.11) Bedroom Distribution

	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied	62	37	1			
(1.11b) Vacant						
Total Units	62	37	1	0	0	0

Avg Bedrooms per Unit: 1.01

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party)
- ☐ PHA Internally
- ☑ 3rd Pary Independent

(2.2) First Year Covered by PNA: 2009
(2.3) Length of PNA (in years): 5
(2.4) Unit Interiors Inspected (#): 0
Units Inspected as % of Total: 0%
(2.9) Total Residential Buildings: 11
(2.10) Number of Building Exteriors Inspected: 12
(2.11) Total Off-Street Parking Spaces:
(2.12) Site Acreage: 5.11 acres
(2.13) Parking Area (in square feet): SF

(2.5) Inspector Contact Name: James W. Abernathy
(2.6) Company Name or PHA Title: JWA Management Services
(2.7) Inspector Contact Phone: (904) 502-3226

(2.8) Data Source(s) for PNA
- ☑ Annual Inspections
- ☑ Contractor
- ☑ REAC Inspections

(2.14) Units Inspected by Bedroom Size

Eff	1BR	2BR	3BR	4BR	5BR+

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost: ☑ Yes ☐ No
(2.16) Development Has Long-Term Physical and Social Viability: ☑ Yes ☐ No

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	$ 503,500	$ -	$ -	$ -	$ -	$ 503,500
Common Buildings	$ -	$ -	$ -	$ -	$ -	$ -
Unit Exteriors	$ 400,000	$ -	$ -	$ -	$ -	$ 400,000
Unit Interiors	$ 104,700	$ -	$ -	$ -	$ -	$ 104,700
Mechanical	$ -	$ -	$ -	$ -	$ -	$ -
Other	$ -	$ -	$ -	$ -	$ -	$ -
Totals	$ 1,008,200	$ -	$ -	$ -	$ -	$ 1,008,200
Amount of PNA relating to Lead Paint/Asbestos	$ -					$ -
Amount of PNA relating to Section 504 Compliance	$ -					$ -
New Construction						$ -
					TOTAL PHYSICAL NEEDS	$ 1,008,200

(4.0)Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Sq. Ft.				$ -	$ -
Seal Coat			Per Sq. Ft.				$ -	$ -
Striping			Per Sq. Ft.				$ -	$ -
Curb & Gutter			Per Sq. Ft.				$ -	$ -
Pedestrian paving			Per Sq. Ft.				$ -	$ -
Signage			Per Sq. Ft.				$ -	$ -
Water Lines/Mains			Per Linear Foot	3,200	3,200	6.5	$ 20,800	$ -
Sewer Lines/Mains			Per Linear Foot	2,720	2,720	35	$ 95,200	$ -
Lighting			Lump Sum	1	1	325,000	$ 325,000	$ -
Storm Drainage			Per Sq. Ft.				$ -	$ -
Landscape			Per Sq. Ft.				$ -	$ -

Fencing			Per Sq. Ft.				$ -	$ -
Fence Painting			Per Sq. Ft.				$ -	$ -
Dumpsters & Enclosures			Per Unit	5	5	7500	$ 37,500	$ -
Electric Distribution			Per Sq. Ft.				$ -	$ -
Playground Areas/Equipment			Per Sq. Ft.				$ -	$ -
Water meters			Per Unit	100	100	$ 250.00	$ 25,000	$ -
Other (Specify)							$ -	$ -
Site Subtotals							$ 503,500	$ -
(4.10) Common Buildings--Rehab Only								
Administrative Building			Per Sq. Ft.				$ -	$ -
Community Building			Per Sq. Ft.				$ -	$ -
Shop			Per Sq. Ft.				$ -	$ -
Storage Area			Per Sq. Ft.				$ -	$ -
Central Boiler			Per Sq. Ft.				$ -	$ -
Central Chiller			Per Sq. Ft.				$ -	$ -
Family Invesment Center			Per Sq. Ft.				$ -	$ -
Day Care Center			Per Sq. Ft.				$ -	$ -
Laundry Areas			Per Sq. Ft.				$ -	$ -
Common Area Washers			Per Sq. Ft.				$ -	$ -
Common Area Dryers			Per Sq. Ft.				$ -	$ -
Common Area Finishes			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Common Subtotals							$ -	$ -
(4.11) Unit Exteriors								
Carports/Surface Garage			Per Sq. Ft.				$ -	$ -
Foundation			Per Sq. Ft.				$ -	$ -
Building Slab			Per Sq. Ft.				$ -	$ -
Roofs			Per Sq. Ft.				$ -	$ -
Canopies			Per Sq. Ft.				$ -	$ -
Tuck-Pointing			Per Sq. Ft.				$ -	$ -
Exterior Paint & Caulking			Per Sq. Ft.				$ -	$ -
Soffits			Per Sq. Ft.				$ -	$ -
Siding			Per Sq. Ft.				$ -	$ -
Exterior Stairwells/Fire Escapes			Per Sq. Ft.	14	14	$ 20,000.00	$ 280,000	$ -
Landings & Railings			Per Sq. Ft.				$ -	$ -
Balconies & Railings			Per Sq. Ft.				$ -	$ -
Mail Facilities			Per Sq. Ft.				$ -	$ -
Exterior Doors			Per Sq. Ft.				$ -	$ -
Windows			Per Unit	300	300	$ 400.00	$ 120,000	$ -
Gutters/Downspouts			Per Sq. Ft.				$ -	$ -
Columns & Porches			Per Sq. Ft.				$ -	$ -
Decks & Patios			Per Sq. Ft.				$ -	$ -
Exterior Lighting			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Unit Exterior Subtotals							$ 400,000	$ -
(4.12) Unit Interiors								
Interior Painting (non routine)			Per Sq. Ft.				$ -	$ -
Interior Doors			Per Sq. Ft.				$ -	$ -
Flooring (non routine)			Per Sq. Ft.				$ -	$ -
Shower/Tub Surrounds			Per Sq. Ft.				$ -	$ -
Commodes			Per Sq. Ft.				$ -	$ -
Vanities			Per Sq. Ft.				$ -	$ -
Faucets			Per Sq. Ft.				$ -	$ -
Bathroom Flooring (non cyclical)			Per Sq. Ft.				$ -	$ -
Kitchen Cabinets			Per Linear Foot	900	900	$ 50.00	$ 45,000	$ -
Ranges			Per Sq. Ft.				$ -	$ -
Range Hoods			Per Unit	100	100	$ 300.00	$ 30,000	$ -
Refrigerators			Per Sq. Ft.				$ -	$ -
Counters and Sinks			Per Sq. Ft.				$ -	$ -
Dishwasher			Per Sq. Ft.				$ -	$ -
Microwave			Per Sq. Ft.				$ -	$ -
Washing Machines			Per Sq. Ft.				$ -	$ -
Dryers			Per Sq. Ft.				$ -	$ -
Call-for-Aid Systems			Per Unit	99	99	$ 300.00	$ 29,700	$ -
Stairs and Handrails							$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Unit Interior Subtotals							$ 104,700	$ -
(4.13) Mechanical								
Water Distribution			Per Sq. Ft.				$ -	$ -
Heating Equipt/System			Per Sq. Ft.				$ -	$ -
Electric Disribution			Per Sq. Ft.				$ -	$ -
Hot Water Heaters			Per Sq. Ft.				$ -	$ -
Unit Sub-panels			Per Sq. Ft.				$ -	$ -
Trash Compactor			Per Sq. Ft.				$ -	$ -
Cooling Equipt/Systems			Per Sq. Ft.				$ -	$ -
Smoke/Fire Detection			Per Sq. Ft.				$ -	$ -

Unit Reconfiguration			Per Sq. Ft.				$ -	$ -
Security/Fire Alarm			Per Sq. Ft.				$ -	$ -
Fire Suspression System			Per Sq. Ft.				$ -	$ -
Generator			Per Sq. Ft.				$ -	$ -
Elevator			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Mechanical Subtotals							**$ -**	**$ -**
(4.14) Other								
Site Acquisition			Per Sq. Ft.				$ -	$ -
Other Fees and Costs			Per Sq. Ft.				$ -	$ -
Demolition			Per Sq. Ft.				$ -	$ -
Dwelling Unit Conversion			Per Sq. Ft.				$ -	$ -
Contingency			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Other Subtotals							$ -	$ -
GRAND TOTAL							$ 608,200	$ -
(4.15) Special Categories								
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				$ -	
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.				$ -	

Physical Needs Assessment
Capital Fund Financing Program/
Operating Fund Financing Program

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

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

HA Name	HA Number	FY of Assessment	☐ Original	Date Prepared:	
Housing Authority of the City of Sanford	FL16		☐ Revision	Date Revised:	

(1.0) Project Data

(1.1) Management Office Address
(1.2) Project Name

(1.3) Development No.
(1.4) DOFA Date

(1.5) Year of Last Substantial Mod
(1.6) Occupancy Rate (Rentable Units Only) #DIV/0!
(1.7) Latest PASS REAC Score
Total Units 0
(1.8) Total Buildings
Occupied Units 0
Vacant/Rentable Units 0

(1.9) Occupancy Type(s) (Check all that apply)
- ☐ Family
- ☐ Elderly
- ☐ Family & Disabled
- ☐ Elderly & Disabled
- ☐ Not Applicable
- ☐ Official Designation: Elderly
- ☐ Official Designation: Disabled
- ☐ Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply)
- ☐ S-F Detached
- ☐ Semi-Detached
- ☐ Row or Townhome
- ☐ M-F/Walkup
- ☐ Elevator
- ☐ Non-Dwelling

(1.11) Bedroom Distribution

	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied						
(1.11b) Vacant						
Total Units	0	0	0	0	0	0

Avg Bedrooms per Unit #DIV/0!

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party)
- ☐ PHA Internally
- ☐ 3rd Pary Independent

(2.2) First Year Covered by PNA
(2.3) Length of PNA (in years)
(2.4) Unit Interiors Inspected (#) 0
Units Inspected as % of Total #DIV/0!
(2.9) Total Residential Buildings
(2.10) Number of Building Exteriors Inspected
(2.11) Total Off-Street Parking Spaces
(2.12) Site Acreage acres
(2.13) Parking Area (in square feet) SF

(2.5) Inspector Contact Name:
(2.6) Company Name or PHA Title:
(2.7) Inspector Contact Phone:

(2.8) Data Source(s) for PNA
- ☐ Annual Inspections
- ☐ Contractor
- ☐ REAC Inspections

(2.14) Units Inspected by Bedroom Size

Eff	1BR	2BR	3BR	4BR	5BR+

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost ☐ Yes ☐ No
(2.16) Development Has Long-Term Physical and Social Viability ☐ Yes ☐ No

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	$ -	$ -	$ -	$ -	$ -	$ -
Common Buildings	$ -	$ -	$ -	$ -	$ -	$ -
Unit Exteriors	$ -	$ -	$ -	$ -	$ -	$ -
Unit Interiors	$ -	$ -	$ -	$ -	$ -	$ -
Mechanical	$ -	$ -	$ -	$ -	$ -	$ -
Other	$ -	$ -	$ -	$ -	$ -	$ -
Totals	$ -	$ -	$ -	$ -	$ -	$ -
Amount of PNA relating to Lead Paint/Asbestos	$ -					$ -
Amount of PNA relating to Section 504 Compliance	$ -					$ -
New Construction						$ -
					TOTAL PHYSICAL NEEDS	$ -

(4.0)Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Sq. Ft.				$ -	$ -
Seal Coat			Per Sq. Ft.				$ -	$ -
Striping			Per Sq. Ft.				$ -	$ -
Curb & Gutter			Per Sq. Ft.				$ -	$ -
Pedestrian paving			Per Sq. Ft.				$ -	$ -
Signage			Per Sq. Ft.				$ -	$ -
Water Lines/Mains			Per Sq. Ft.				$ -	$ -
Sewer Lines/Mains			Per Sq. Ft.				$ -	$ -
Lighting			Per Sq. Ft.				$ -	$ -
Storm Drainage			Per Sq. Ft.				$ -	$ -
Landscape			Per Sq. Ft.				$ -	$ -

Fencing			Per Sq. Ft.				$ -	$ -
Fence Painting			Per Sq. Ft.				$ -	$ -
Dumpsters & Enclosures			Per Sq. Ft.				$ -	$ -
Electric Distribution			Per Sq. Ft.				$ -	$ -
Playground Areas/Equipment			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Site Subtotals							$ -	$ -
(4.10) Common Buildings--Rehab Only								
Administrative Building			Per Sq. Ft.				$ -	$ -
Community Building			Per Sq. Ft.				$ -	$ -
Shop			Per Sq. Ft.				$ -	$ -
Storage Area			Per Sq. Ft.				$ -	$ -
Central Boiler			Per Sq. Ft.				$ -	$ -
Central Chiller			Per Sq. Ft.				$ -	$ -
Family Invesment Center			Per Sq. Ft.				$ -	$ -
Day Care Center			Per Sq. Ft.				$ -	$ -
Laundry Areas			Per Sq. Ft.				$ -	$ -
Common Area Washers			Per Sq. Ft.				$ -	$ -
Common Area Dryers			Per Sq. Ft.				$ -	$ -
Common Area Finishes			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Common Subtotals							$ -	$ -
(4.11) Unit Exteriors								
Carports/Surface Garage			Per Sq. Ft.				$ -	$ -
Foundation			Per Sq. Ft.				$ -	$ -
Building Slab			Per Sq. Ft.				$ -	$ -
Roofs			Per Sq. Ft.				$ -	$ -
Canopies			Per Sq. Ft.				$ -	$ -
Tuck-Pointing			Per Sq. Ft.				$ -	$ -
Exterior Paint & Caulking			Per Sq. Ft.				$ -	$ -
Soffits			Per Sq. Ft.				$ -	$ -
Siding			Per Sq. Ft.				$ -	$ -
Exterior Stairwells/Fire Escapes			Per Sq. Ft.				$ -	$ -
Landings & Railings			Per Sq. Ft.				$ -	$ -
Balconies & Railings			Per Sq. Ft.				$ -	$ -
Mail Facilities			Per Sq. Ft.				$ -	$ -
Exterior Doors			Per Sq. Ft.				$ -	$ -
Windows			Per Sq. Ft.				$ -	$ -
Gutters/Downspouts			Per Sq. Ft.				$ -	$ -
Columns & Porches			Per Sq. Ft.				$ -	$ -
Decks & Patios			Per Sq. Ft.				$ -	$ -
Exterior Lighting			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Unit Exterior Subtotals							$ -	$ -
(4.12) Unit Interiors								
Interior Painting (non routine)			Per Sq. Ft.				$ -	$ -
Interior Doors			Per Sq. Ft.				$ -	$ -
Flooring (non routine)			Per Sq. Ft.				$ -	$ -
Shower/Tub Surrounds			Per Sq. Ft.				$ -	$ -
Commodes			Per Sq. Ft.				$ -	$ -
Vanities			Per Sq. Ft.				$ -	$ -
Faucets			Per Sq. Ft.				$ -	$ -
Bathroom Flooring (non cyclical)			Per Sq. Ft.				$ -	$ -
Kitchen Cabinets			Per Sq. Ft.				$ -	$ -
Ranges			Per Sq. Ft.				$ -	$ -
Range Hoods			Per Sq. Ft.				$ -	$ -
Refrigerators			Per Sq. Ft.				$ -	$ -
Counters and Sinks			Per Sq. Ft.				$ -	$ -
Dishwasher			Per Sq. Ft.				$ -	$ -
Microwave			Per Sq. Ft.				$ -	$ -
Washing Machines			Per Sq. Ft.				$ -	$ -
Dryers			Per Sq. Ft.				$ -	$ -
Call-for-Aid Systems							$ -	$ -
Stairs and Handrails							$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Unit Interior Subtotals							$ -	$ -
(4.13) Mechanical								
Water Distribution			Per Sq. Ft.				$ -	$ -
Heating Equipt/System			Per Sq. Ft.				$ -	$ -
Electric Disribution			Per Sq. Ft.				$ -	$ -
Hot Water Heaters			Per Sq. Ft.				$ -	$ -
Unit Sub-panels			Per Sq. Ft.				$ -	$ -
Trash Compactor			Per Sq. Ft.				$ -	$ -
Cooling Equipt/Systems			Per Sq. Ft.				$ -	$ -
Smoke/Fire Detection			Per Sq. Ft.				$ -	$ -

Unit Reconfiguration			Per Sq. Ft.				$ -	$ -
Security/Fire Alarm			Per Sq. Ft.				$ -	$ -
Fire Suspression System			Per Sq. Ft.				$ -	$ -
Generator			Per Sq. Ft.				$ -	$ -
Elevator			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Mechanical Subtotals							$ -	$ -
(4.14) Other								
Site Acquisition			Per Sq. Ft.				$ -	$ -
Other Fees and Costs			Per Sq. Ft.				$ -	$ -
Demolition			Per Sq. Ft.				$ -	$ -
Dwelling Unit Conversion			Per Sq. Ft.				$ -	$ -
Contingency			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Other Subtotals							$ -	$ -
GRAND TOTAL							$ -	$ -
(4.15) Special Categories								
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				$ -	
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.				$ -	

Physical Needs Assessment
Capital Fund Financing Program/
Operating Fund Financing Program

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

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

HA Name	HA Number	FY of Assessment	☐ Original	Date Prepared:	
Sample PHA	FL16		☐ Revision	Date Revised:	

(1.0) Project Data

(1.1) Management Office Address
(1.2) Project Name

(1.3) Development No.
(1.4) DOFA Date

(1.5) Year of Last Substantial Mod
(1.6) Occupancy Rate (Rentable Units Only): #DIV/0!
(1.7) Latest PASS REAC Score
Total Units: 0
(1.8) Total Buildings
Occupied Units: 0
Vacant/Rentable Units: 0

(1.9) Occupancy Type(s) (Check all that apply)
- ☐ Family
- ☐ Elderly
- ☐ Family & Disabled
- ☐ Elderly & Disabled
- ☐ Not Applicable
- ☐ Official Designation: Elderly
- ☐ Official Designation: Disabled
- ☐ Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply)
- ☐ S-F Detached
- ☐ Semi-Detached
- ☐ Row or Townhome
- ☐ M-F/Walkup
- ☐ Elevator
- ☐ Non-Dwelling

(1.11) Bedroom Distribution

	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied						
(1.11b) Vacant						
Total Units	0	0	0	0	0	0

Avg Bedrooms per Unit #DIV/0!

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party)
- ☐ PHA Internally
- ☐ 3rd Pary Independent

(2.2) First Year Covered by PNA
(2.3) Length of PNA (in years)
(2.4) Unit Interiors Inspected (#): 0
Units Inspected as % of Total: #DIV/0!
(2.9) Total Residential Buildings
(2.10) Number of Building Exteriors Inspected
(2.11) Total Off-Street Parking Spaces
(2.12) Site Acreage: acres
(2.13) Parking Area (in square feet): SF

(2.5) Inspector Contact Name:
(2.6) Company Name or PHA Title:
(2.7) Inspector Contact Phone:

(2.8) Data Source(s) for PNA
- ☐ Annual Inspections
- ☐ Contractor
- ☐ REAC Inspections

(2.14) Units Inspected by Bedroom Size

Eff	1BR	2BR	3BR	4BR	5BR+

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost ☐ Yes ☐ No
(2.16) Development Has Long-Term Physical and Social Viability ☐ Yes ☐ No

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	$ -	$ -	$ -	$ -	$ -	$ -
Common Buildings	$ -	$ -	$ -	$ -	$ -	$ -
Unit Exteriors	$ -	$ -	$ -	$ -	$ -	$ -
Unit Interiors	$ -	$ -	$ -	$ -	$ -	$ -
Mechanical	$ -	$ -	$ -	$ -	$ -	$ -
Other	$ -	$ -	$ -	$ -	$ -	$ -
Totals	$ -	$ -	$ -	$ -	$ -	$ -
Amount of PNA relating to Lead Paint/Asbestos	$ -					$ -
Amount of PNA relating to Section 504 Compliance	$ -					$ -
New Construction						$ -
					TOTAL PHYSICAL NEEDS	$ -

(4.0)Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Sq. Ft.				$ -	$ -
Seal Coat			Per Sq. Ft.				$ -	$ -
Striping			Per Sq. Ft.				$ -	$ -
Curb & Gutter			Per Sq. Ft.				$ -	$ -
Pedestrian paving			Per Sq. Ft.				$ -	$ -
Signage			Per Sq. Ft.				$ -	$ -
Water Lines/Mains			Per Sq. Ft.				$ -	$ -
Sewer Lines/Mains			Per Sq. Ft.				$ -	$ -
Lighting			Per Sq. Ft.				$ -	$ -
Storm Drainage			Per Sq. Ft.				$ -	$ -
Landscape			Per Sq. Ft.				$ -	$ -

Fencing			Per Sq. Ft.				$ -	$ -
Fence Painting			Per Sq. Ft.				$ -	$ -
Dumpsters & Enclosures			Per Sq. Ft.				$ -	$ -
Electric Distribution			Per Sq. Ft.				$ -	$ -
Playground Areas/Equipment			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Site Subtotals							$ -	$ -
(4.10) Common Buildings--Rehab Only								
Administrative Building			Per Sq. Ft.				$ -	$ -
Community Building			Per Sq. Ft.				$ -	$ -
Shop			Per Sq. Ft.				$ -	$ -
Storage Area			Per Sq. Ft.				$ -	$ -
Central Boiler			Per Sq. Ft.				$ -	$ -
Central Chiller			Per Sq. Ft.				$ -	$ -
Family Invesment Center			Per Sq. Ft.				$ -	$ -
Day Care Center			Per Sq. Ft.				$ -	$ -
Laundry Areas			Per Sq. Ft.				$ -	$ -
Common Area Washers			Per Sq. Ft.				$ -	$ -
Common Area Dryers			Per Sq. Ft.				$ -	$ -
Common Area Finishes			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Common Subtotals							$ -	$ -
(4.11) Unit Exteriors								
Carports/Surface Garage			Per Sq. Ft.				$ -	$ -
Foundation			Per Sq. Ft.				$ -	$ -
Building Slab			Per Sq. Ft.				$ -	$ -
Roofs			Per Sq. Ft.				$ -	$ -
Canopies			Per Sq. Ft.				$ -	$ -
Tuck-Pointing			Per Sq. Ft.				$ -	$ -
Exterior Paint & Caulking			Per Sq. Ft.				$ -	$ -
Soffits			Per Sq. Ft.				$ -	$ -
Siding			Per Sq. Ft.				$ -	$ -
Exterior Stairwells/Fire Escapes			Per Sq. Ft.				$ -	$ -
Landings & Railings			Per Sq. Ft.				$ -	$ -
Balconies & Railings			Per Sq. Ft.				$ -	$ -
Mail Facilities			Per Sq. Ft.				$ -	$ -
Exterior Doors			Per Sq. Ft.				$ -	$ -
Windows			Per Sq. Ft.				$ -	$ -
Gutters/Downspouts			Per Sq. Ft.				$ -	$ -
Columns & Porches			Per Sq. Ft.				$ -	$ -
Decks & Patios			Per Sq. Ft.				$ -	$ -
Exterior Lighting			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Unit Exterior Subtotals							$ -	$ -
(4.12) Unit Interiors								
Interior Painting (non routine)			Per Sq. Ft.				$ -	$ -
Interior Doors			Per Sq. Ft.				$ -	$ -
Flooring (non routine)			Per Sq. Ft.				$ -	$ -
Shower/Tub Surrounds			Per Sq. Ft.				$ -	$ -
Commodes			Per Sq. Ft.				$ -	$ -
Vanities			Per Sq. Ft.				$ -	$ -
Faucets			Per Sq. Ft.				$ -	$ -
Bathroom Flooring (non cyclical)			Per Sq. Ft.				$ -	$ -
Kitchen Cabinets			Per Sq. Ft.				$ -	$ -
Ranges			Per Sq. Ft.				$ -	$ -
Range Hoods			Per Sq. Ft.				$ -	$ -
Refrigerators			Per Sq. Ft.				$ -	$ -
Counters and Sinks			Per Sq. Ft.				$ -	$ -
Dishwasher			Per Sq. Ft.				$ -	$ -
Microwave			Per Sq. Ft.				$ -	$ -
Washing Machines			Per Sq. Ft.				$ -	$ -
Dryers			Per Sq. Ft.				$ -	$ -
Call-for-Aid Systems							$ -	$ -
Stairs and Handrails							$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Unit Interior Subtotals							$ -	$ -
(4.13) Mechanical								
Water Distribution			Per Sq. Ft.				$ -	$ -
Heating Equipt/System			Per Sq. Ft.				$ -	$ -
Electric Disribution			Per Sq. Ft.				$ -	$ -
Hot Water Heaters			Per Sq. Ft.				$ -	$ -
Unit Sub-panels			Per Sq. Ft.				$ -	$ -
Trash Compactor			Per Sq. Ft.				$ -	$ -
Cooling Equipt/Systems			Per Sq. Ft.				$ -	$ -
Smoke/Fire Detection			Per Sq. Ft.				$ -	$ -

Unit Reconfiguration			Per Sq. Ft.				$ -	$ -
Security/Fire Alarm			Per Sq. Ft.				$ -	$ -
Fire Suspression System			Per Sq. Ft.				$ -	$ -
Generator			Per Sq. Ft.				$ -	$ -
Elevator			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Mechanical Subtotals							$ -	$ -
(4.14) Other								
Site Acquisition			Per Sq. Ft.				$ -	$ -
Other Fees and Costs			Per Sq. Ft.				$ -	$ -
Demolition			Per Sq. Ft.				$ -	$ -
Dwelling Unit Conversion			Per Sq. Ft.				$ -	$ -
Contingency			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Other Subtotals							$ -	$ -
GRAND TOTAL							$ -	$ -
(4.15) Special Categories								
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				$ -	
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.				$ -	

Physical Needs Assessment
Capital Fund Financing Program/
Operating Fund Financing Program

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

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

HA Name	HA Number	FY of Assessment	☐ Original	Date Prepared:	
Sample PHA	FL16		☐ Revision	Date Revised:	

(1.0) Project Data

(1.1) Management Office Address
(1.2) Project Name

(1.3) Development No.
(1.4) DOFA Date

(1.5) Year of Last Substantial Mod
(1.6) Occupancy Rate (Rentable Units Only): #DIV/0!
(1.7) Latest PASS REAC Score
Total Units: 0
(1.8) Total Buildings
Occupied Units: 0
Vacant/Rentable Units: 0

(1.9) Occupancy Type(s) (Check all that apply)
- ☐ Family
- ☐ Elderly
- ☐ Family & Disabled
- ☐ Elderly & Disabled
- ☐ Not Applicable
- ☐ Official Designation: Elderly
- ☐ Official Designation: Disabled
- ☐ Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply)
- ☐ S-F Detached
- ☐ Semi-Detached
- ☐ Row or Townhome
- ☐ M-F/Walkup
- ☐ Elevator
- ☐ Non-Dwelling

(1.11) Bedroom Distribution

	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied						
(1.11b) Vacant						
Total Units	0	0	0	0	0	0

Avg Bedrooms per Unit #DIV/0!

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party)
- ☐ PHA Internally
- ☐ 3rd Pary Independent

(2.2) First Year Covered by PNA
(2.3) Length of PNA (in years)
(2.4) Unit Interiors Inspected (#): 0
Units Inspected as % of Total: #DIV/0!
(2.9) Total Residential Buildings
(2.10) Number of Building Exteriors Inspected
(2.11) Total Off-Street Parking Spaces
(2.12) Site Acreage: acres
(2.13) Parking Area (in square feet): SF

(2.5) Inspector Contact Name:
(2.6) Company Name or PHA Title:
(2.7) Inspector Contact Phone:

(2.8) Data Source(s) for PNA
- ☐ Annual Inspections
- ☐ Contractor
- ☐ REAC Inspections

(2.14) Units Inspected by Bedroom Size

Eff	1BR	2BR	3BR	4BR	5BR+

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost ☐ Yes ☐ No
(2.16) Development Has Long-Term Physical and Social Viability ☐ Yes ☐ No

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	$ -	$ -	$ -	$ -	$ -	$ -
Common Buildings	$ -	$ -	$ -	$ -	$ -	$ -
Unit Exteriors	$ -	$ -	$ -	$ -	$ -	$ -
Unit Interiors	$ -	$ -	$ -	$ -	$ -	$ -
Mechanical	$ -	$ -	$ -	$ -	$ -	$ -
Other	$ -	$ -	$ -	$ -	$ -	$ -
Totals	$ -	$ -	$ -	$ -	$ -	$ -
Amount of PNA relating to Lead Paint/Asbestos	$ -					$ -
Amount of PNA relating to Section 504 Compliance	$ -					$ -
New Construction						$ -
					TOTAL PHYSICAL NEEDS	$ -

(4.0)Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Sq. Ft.				$ -	$ -
Seal Coat			Per Sq. Ft.				$ -	$ -
Striping			Per Sq. Ft.				$ -	$ -
Curb & Gutter			Per Sq. Ft.				$ -	$ -
Pedestrian paving			Per Sq. Ft.				$ -	$ -
Signage			Per Sq. Ft.				$ -	$ -
Water Lines/Mains			Per Sq. Ft.				$ -	$ -
Sewer Lines/Mains			Per Sq. Ft.				$ -	$ -
Lighting			Per Sq. Ft.				$ -	$ -
Storm Drainage			Per Sq. Ft.				$ -	$ -
Landscape			Per Sq. Ft.				$ -	$ -
Fencing			Per Sq. Ft.				$ -	$ -

form HUD-52829 (11/2008)

Fence Painting			Per Sq. Ft.				$ -	$ -
Dumpsters & Enclosures			Per Sq. Ft.				$ -	$ -
Electric Distribution			Per Sq. Ft.				$ -	$ -
Playground Areas/Equipment			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Site Subtotals							$ -	$ -
(4.10) Common Buildings--Rehab Only								
Administrative Building			Per Sq. Ft.				$ -	$ -
Community Building			Per Sq. Ft.				$ -	$ -
Shop			Per Sq. Ft.				$ -	$ -
Storage Area			Per Sq. Ft.				$ -	$ -
Central Boiler			Per Sq. Ft.				$ -	$ -
Central Chiller			Per Sq. Ft.				$ -	$ -
Family Invesment Center			Per Sq. Ft.				$ -	$ -
Day Care Center			Per Sq. Ft.				$ -	$ -
Laundry Areas			Per Sq. Ft.				$ -	$ -
Common Area Washers			Per Sq. Ft.				$ -	$ -
Common Area Dryers			Per Sq. Ft.				$ -	$ -
Common Area Finishes			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Common Subtotals							$ -	$ -
(4.11) Unit Exteriors								
Carports/Surface Garage			Per Sq. Ft.				$ -	$ -
Foundation			Per Sq. Ft.				$ -	$ -
Building Slab			Per Sq. Ft.				$ -	$ -
Roofs			Per Sq. Ft.				$ -	$ -
Canopies			Per Sq. Ft.				$ -	$ -
Tuck-Pointing			Per Sq. Ft.				$ -	$ -
Exterior Paint & Caulking			Per Sq. Ft.				$ -	$ -
Soffits			Per Sq. Ft.				$ -	$ -
Siding			Per Sq. Ft.				$ -	$ -
Exterior Stairwells/Fire Escapes			Per Sq. Ft.				$ -	$ -
Landings & Railings			Per Sq. Ft.				$ -	$ -
Balconies & Railings			Per Sq. Ft.				$ -	$ -
Mail Facilities			Per Sq. Ft.				$ -	$ -
Exterior Doors			Per Sq. Ft.				$ -	$ -
Windows			Per Sq. Ft.				$ -	$ -
Gutters/Downspouts			Per Sq. Ft.				$ -	$ -
Columns & Porches			Per Sq. Ft.				$ -	$ -
Decks & Patios			Per Sq. Ft.				$ -	$ -
Exterior Lighting			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Unit Exterior Subtotals							$ -	$ -
(4.12) Unit Interiors								
Interior Painting (non routine)			Per Sq. Ft.				$ -	$ -
Interior Doors			Per Sq. Ft.				$ -	$ -
Flooring (non routine)			Per Sq. Ft.				$ -	$ -
Shower/Tub Surrounds			Per Sq. Ft.				$ -	$ -
Commodes			Per Sq. Ft.				$ -	$ -
Vanities			Per Sq. Ft.				$ -	$ -
Faucets			Per Sq. Ft.				$ -	$ -
Bathroom Flooring (non cyclical)			Per Sq. Ft.				$ -	$ -
Kitchen Cabinets			Per Sq. Ft.				$ -	$ -
Ranges			Per Sq. Ft.				$ -	$ -
Range Hoods			Per Sq. Ft.				$ -	$ -
Refrigerators			Per Sq. Ft.				$ -	$ -
Counters and Sinks			Per Sq. Ft.				$ -	$ -
Dishwasher			Per Sq. Ft.				$ -	$ -
Microwave			Per Sq. Ft.				$ -	$ -
Washing Machines			Per Sq. Ft.				$ -	$ -
Dryers			Per Sq. Ft.				$ -	$ -
Call-for-Aid Systems							$ -	$ -
Stairs and Handrails							$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Unit Interior Subtotals							$ -	$ -
(4.13) Mechanical								
Water Distribution			Per Sq. Ft.				$ -	$ -
Heating Equipt/System			Per Sq. Ft.				$ -	$ -
Electric Disribution			Per Sq. Ft.				$ -	$ -
Hot Water Heaters			Per Sq. Ft.				$ -	$ -
Unit Sub-panels			Per Sq. Ft.				$ -	$ -
Trash Compactor			Per Sq. Ft.				$ -	$ -
Cooling Equipt/Systems			Per Sq. Ft.				$ -	$ -
Smoke/Fire Detection			Per Sq. Ft.				$ -	$ -
Unit Reconfiguration			Per Sq. Ft.				$ -	$ -

Security/Fire Alarm			Per Sq. Ft.				$ -	$ -
Fire Suspression System			Per Sq. Ft.				$ -	$ -
Generator			Per Sq. Ft.				$ -	$ -
Elevator			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Mechanical Subtotals							$ -	$ -
(4.14) Other								
Site Acquisition			Per Sq. Ft.				$ -	$ -
Other Fees and Costs			Per Sq. Ft.				$ -	$ -
Demolition			Per Sq. Ft.				$ -	$ -
Dwelling Unit Conversion			Per Sq. Ft.				$ -	$ -
Contingency			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Other Subtotals							$ -	$ -
GRAND TOTAL							$ -	$ -
(4.15) Special Categories								
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				$ -	
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.				$ -	

Physical Needs Assessment
Capital Fund Financing Program/
Operating Fund Financing Program

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

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

HA Name	HA Number	FY of Assessment	☐ Original	Date Prepared:	
Sample PHA	FL16		☐ Revision	Date Revised:	

(1.0) Project Data

(1.1) Management Office Address
(1.2) Project Name

(1.3) Development No.
(1.4) DOFA Date

(1.5) Year of Last Substantial Mod
(1.6) Occupancy Rate (Rentable Units Only): #DIV/0!
(1.7) Latest PASS REAC Score
Total Units: 0
(1.8) Total Buildings
Occupied Units: 0
Vacant/Rentable Units: 0

(1.9) Occupancy Type(s) (Check all that apply)
- ☐ Family
- ☐ Elderly
- ☐ Family & Disabled
- ☐ Elderly & Disabled
- ☐ Not Applicable
- ☐ Official Designation: Elderly
- ☐ Official Designation: Disabled
- ☐ Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply)
- ☐ S-F Detached
- ☐ Semi-Detached
- ☐ Row or Townhome
- ☐ M-F/Walkup
- ☐ Elevator
- ☐ Non-Dwelling

(1.11) Bedroom Distribution

	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied						
(1.11b) Vacant						
Total Units	0	0	0	0	0	0

Avg Bedrooms per Unit #DIV/0!

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party)
- ☐ PHA Internally
- ☐ 3rd Pary Independent

(2.2) First Year Covered by PNA
(2.3) Length of PNA (in years)
(2.4) Unit Interiors Inspected (#): 0
Units Inspected as % of Total: #DIV/0!
(2.9) Total Residential Buildings
(2.10) Number of Building Exteriors Inspected
(2.11) Total Off-Street Parking Spaces
(2.12) Site Acreage: acres
(2.13) Parking Area (in square feet): SF

(2.5) Inspector Contact Name:
(2.6) Company Name or PHA Title:
(2.7) Inspector Contact Phone:

(2.8) Data Source(s) for PNA
- ☐ Annual Inspections
- ☐ Contractor
- ☐ REAC Inspections

(2.14) Units Inspected by Bedroom Size

Eff	1BR	2BR	3BR	4BR	5BR+

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost ☐ Yes ☐ No
(2.16) Development Has Long-Term Physical and Social Viability ☐ Yes ☐ No

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	$ -	$ -	$ -	$ -	$ -	$ -
Common Buildings	$ -	$ -	$ -	$ -	$ -	$ -
Unit Exteriors	$ -	$ -	$ -	$ -	$ -	$ -
Unit Interiors	$ -	$ -	$ -	$ -	$ -	$ -
Mechanical	$ -	$ -	$ -	$ -	$ -	$ -
Other	$ -	$ -	$ -	$ -	$ -	$ -
Totals	$ -	$ -	$ -	$ -	$ -	$ -
Amount of PNA relating to Lead Paint/Asbestos	$ -					$ -
Amount of PNA relating to Section 504 Compliance	$ -					$ -
New Construction						$ -
					TOTAL PHYSICAL NEEDS	$ -

(4.0)Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Sq. Ft.				$ -	$ -
Seal Coat			Per Sq. Ft.				$ -	$ -
Striping			Per Sq. Ft.				$ -	$ -
Curb & Gutter			Per Sq. Ft.				$ -	$ -
Pedestrian paving			Per Sq. Ft.				$ -	$ -
Signage			Per Sq. Ft.				$ -	$ -
Water Lines/Mains			Per Sq. Ft.				$ -	$ -
Sewer Lines/Mains			Per Sq. Ft.				$ -	$ -
Lighting			Per Sq. Ft.				$ -	$ -
Storm Drainage			Per Sq. Ft.				$ -	$ -
Landscape			Per Sq. Ft.				$ -	$ -

Fencing			Per Sq. Ft.				$ -	$ -
Fence Painting			Per Sq. Ft.				$ -	$ -
Dumpsters & Enclosures			Per Sq. Ft.				$ -	$ -
Electric Distribution			Per Sq. Ft.				$ -	$ -
Playground Areas/Equipment			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Site Subtotals							$ -	$ -
(4.10) Common Buildings--Rehab Only								
Administrative Building			Per Sq. Ft.				$ -	$ -
Community Building			Per Sq. Ft.				$ -	$ -
Shop			Per Sq. Ft.				$ -	$ -
Storage Area			Per Sq. Ft.				$ -	$ -
Central Boiler			Per Sq. Ft.				$ -	$ -
Central Chiller			Per Sq. Ft.				$ -	$ -
Family Invesment Center			Per Sq. Ft.				$ -	$ -
Day Care Center			Per Sq. Ft.				$ -	$ -
Laundry Areas			Per Sq. Ft.				$ -	$ -
Common Area Washers			Per Sq. Ft.				$ -	$ -
Common Area Dryers			Per Sq. Ft.				$ -	$ -
Common Area Finishes			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Common Subtotals							$ -	$ -
(4.11) Unit Exteriors								
Carports/Surface Garage			Per Sq. Ft.				$ -	$ -
Foundation			Per Sq. Ft.				$ -	$ -
Building Slab			Per Sq. Ft.				$ -	$ -
Roofs			Per Sq. Ft.				$ -	$ -
Canopies			Per Sq. Ft.				$ -	$ -
Tuck-Pointing			Per Sq. Ft.				$ -	$ -
Exterior Paint & Caulking			Per Sq. Ft.				$ -	$ -
Soffits			Per Sq. Ft.				$ -	$ -
Siding			Per Sq. Ft.				$ -	$ -
Exterior Stairwells/Fire Escapes			Per Sq. Ft.				$ -	$ -
Landings & Railings			Per Sq. Ft.				$ -	$ -
Balconies & Railings			Per Sq. Ft.				$ -	$ -
Mail Facilities			Per Sq. Ft.				$ -	$ -
Exterior Doors			Per Sq. Ft.				$ -	$ -
Windows			Per Sq. Ft.				$ -	$ -
Gutters/Downspouts			Per Sq. Ft.				$ -	$ -
Columns & Porches			Per Sq. Ft.				$ -	$ -
Decks & Patios			Per Sq. Ft.				$ -	$ -
Exterior Lighting			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Unit Exterior Subtotals							$ -	$ -
(4.12) Unit Interiors								
Interior Painting (non routine)			Per Sq. Ft.				$ -	$ -
Interior Doors			Per Sq. Ft.				$ -	$ -
Flooring (non routine)			Per Sq. Ft.				$ -	$ -
Shower/Tub Surrounds			Per Sq. Ft.				$ -	$ -
Commodes			Per Sq. Ft.				$ -	$ -
Vanities			Per Sq. Ft.				$ -	$ -
Faucets			Per Sq. Ft.				$ -	$ -
Bathroom Flooring (non cyclical)			Per Sq. Ft.				$ -	$ -
Kitchen Cabinets			Per Sq. Ft.				$ -	$ -
Ranges			Per Sq. Ft.				$ -	$ -
Range Hoods			Per Sq. Ft.				$ -	$ -
Refrigerators			Per Sq. Ft.				$ -	$ -
Counters and Sinks			Per Sq. Ft.				$ -	$ -
Dishwasher			Per Sq. Ft.				$ -	$ -
Microwave			Per Sq. Ft.				$ -	$ -
Washing Machines			Per Sq. Ft.				$ -	$ -
Dryers			Per Sq. Ft.				$ -	$ -
Call-for-Aid Systems							$ -	$ -
Stairs and Handrails							$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Unit Interior Subtotals							$ -	$ -
(4.13) Mechanical								
Water Distribution			Per Sq. Ft.				$ -	$ -
Heating Equipt/System			Per Sq. Ft.				$ -	$ -
Electric Disribution			Per Sq. Ft.				$ -	$ -
Hot Water Heaters			Per Sq. Ft.				$ -	$ -
Unit Sub-panels			Per Sq. Ft.				$ -	$ -
Trash Compactor			Per Sq. Ft.				$ -	$ -
Cooling Equipt/Systems			Per Sq. Ft.				$ -	$ -
Smoke/Fire Detection			Per Sq. Ft.				$ -	$ -

Unit Reconfiguration			Per Sq. Ft.				$ -	$ -
Security/Fire Alarm			Per Sq. Ft.				$ -	$ -
Fire Suspression System			Per Sq. Ft.				$ -	$ -
Generator			Per Sq. Ft.				$ -	$ -
Elevator			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Mechanical Subtotals							$ -	$ -
(4.14) Other								
Site Acquisition			Per Sq. Ft.				$ -	$ -
Other Fees and Costs			Per Sq. Ft.				$ -	$ -
Demolition			Per Sq. Ft.				$ -	$ -
Dwelling Unit Conversion			Per Sq. Ft.				$ -	$ -
Contingency			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Other Subtotals							$ -	$ -
GRAND TOTAL							$ -	$ -
(4.15) Special Categories								
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				$ -	
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.				$ -	

Physical Needs Assessment
Capital Fund Financing Program/
Operating Fund Financing Program

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

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

HA Name	HA Number	FY of Assessment	☐ Original	Date Prepared:	
Housing Authority of the City of Sanford	FL16		☐ Revision	Date Revised:	

(1.0) Project Data

(1.1) Management Office Address
(1.2) Project Name

(1.3) Development No.
(1.4) DOFA Date

(1.5) Year of Last Substantial Mod
(1.6) Occupancy Rate (Rentable Units Only) #DIV/0!
(1.7) Latest PASS REAC Score
Total Units 0
(1.8) Total Buildings
Occupied Units 0
Vacant/Rentable Units 0

(1.9) Occupancy Type(s) (Check all that apply)
- ☐ Family
- ☐ Elderly
- ☐ Family & Disabled
- ☐ Elderly & Disabled
- ☐ Not Applicable
- ☐ Official Designation: Elderly
- ☐ Official Designation: Disabled
- ☐ Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply)
- ☐ S-F Detached
- ☐ Semi-Detached
- ☐ Row or Townhome
- ☐ M-F/Walkup
- ☐ Elevator
- ☐ Non-Dwelling

(1.11) Bedroom Distribution	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied						
(1.11b) Vacant						
Total Units	0	0	0	0	0	0

Avg Bedrooms per Unit #DIV/0!

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party)
- ☐ PHA Internally
- ☐ 3rd Pary Independent

(2.2) First Year Covered by PNA
(2.3) Length of PNA (in years)
(2.4) Unit Interiors Inspected (#) 0
Units Inspected as % of Total #DIV/0!
(2.9) Total Residential Buildings
(2.10) Number of Building Exteriors Inspected
(2.11) Total Off-Street Parking Spaces
(2.12) Site Acreage acres
(2.13) Parking Area (in square feet) SF

(2.5) Inspector Contact Name:
(2.6) Company Name or PHA Title:
(2.7) Inspector Contact Phone:

(2.8) Data Source(s) for PNA
- ☐ Annual Inspections
- ☐ Contractor
- ☐ REAC Inspections

(2.14) Units Inspected by Bedroom Size	Eff	1BR	2BR	3BR	4BR	5BR+

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost ☐ Yes ☐ No
(2.16) Development Has Long-Term Physical and Social Viability ☐ Yes ☐ No

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	$ -	$ -	$ -	$ -	$ -	$ -
Common Buildings	$ -	$ -	$ -	$ -	$ -	$ -
Unit Exteriors	$ -	$ -	$ -	$ -	$ -	$ -
Unit Interiors	$ -	$ -	$ -	$ -	$ -	$ -
Mechanical	$ -	$ -	$ -	$ -	$ -	$ -
Other	$ -	$ -	$ -	$ -	$ -	$ -
Totals	$ -	$ -	$ -	$ -	$ -	$ -
Amount of PNA relating to Lead Paint/Asbestos	$ -					$ -
Amount of PNA relating to Section 504 Compliance	$ -					$ -
New Construction						$ -
					TOTAL PHYSICAL NEEDS	$ -

(4.0)Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Sq. Ft.				$ -	$ -
Seal Coat			Per Sq. Ft.				$ -	$ -
Striping			Per Sq. Ft.				$ -	$ -
Curb & Gutter			Per Sq. Ft.				$ -	$ -
Pedestrian paving			Per Sq. Ft.				$ -	$ -
Signage			Per Sq. Ft.				$ -	$ -
Water Lines/Mains			Per Sq. Ft.				$ -	$ -
Sewer Lines/Mains			Per Sq. Ft.				$ -	$ -
Lighting			Per Sq. Ft.				$ -	$ -
Storm Drainage			Per Sq. Ft.				$ -	$ -
Landscape			Per Sq. Ft.				$ -	$ -

Fencing			Per Sq. Ft.				$ -	$ -
Fence Painting			Per Sq. Ft.				$ -	$ -
Dumpsters & Enclosures			Per Sq. Ft.				$ -	$ -
Electric Distribution			Per Sq. Ft.				$ -	$ -
Playground Areas/Equipment			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Site Subtotals							$ -	$ -
(4.10) Common Buildings--Rehab Only								
Administrative Building			Per Sq. Ft.				$ -	$ -
Community Building			Per Sq. Ft.				$ -	$ -
Shop			Per Sq. Ft.				$ -	$ -
Storage Area			Per Sq. Ft.				$ -	$ -
Central Boiler			Per Sq. Ft.				$ -	$ -
Central Chiller			Per Sq. Ft.				$ -	$ -
Family Invesment Center			Per Sq. Ft.				$ -	$ -
Day Care Center			Per Sq. Ft.				$ -	$ -
Laundry Areas			Per Sq. Ft.				$ -	$ -
Common Area Washers			Per Sq. Ft.				$ -	$ -
Common Area Dryers			Per Sq. Ft.				$ -	$ -
Common Area Finishes			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Common Subtotals							$ -	$ -
(4.11) Unit Exteriors								
Carports/Surface Garage			Per Sq. Ft.				$ -	$ -
Foundation			Per Sq. Ft.				$ -	$ -
Building Slab			Per Sq. Ft.				$ -	$ -
Roofs			Per Sq. Ft.				$ -	$ -
Canopies			Per Sq. Ft.				$ -	$ -
Tuck-Pointing			Per Sq. Ft.				$ -	$ -
Exterior Paint & Caulking			Per Sq. Ft.				$ -	$ -
Soffits			Per Sq. Ft.				$ -	$ -
Siding			Per Sq. Ft.				$ -	$ -
Exterior Stairwells/Fire Escapes			Per Sq. Ft.				$ -	$ -
Landings & Railings			Per Sq. Ft.				$ -	$ -
Balconies & Railings			Per Sq. Ft.				$ -	$ -
Mail Facilities			Per Sq. Ft.				$ -	$ -
Exterior Doors			Per Sq. Ft.				$ -	$ -
Windows			Per Sq. Ft.				$ -	$ -
Gutters/Downspouts			Per Sq. Ft.				$ -	$ -
Columns & Porches			Per Sq. Ft.				$ -	$ -
Decks & Patios			Per Sq. Ft.				$ -	$ -
Exterior Lighting			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Unit Exterior Subtotals							$ -	$ -
(4.12) Unit Interiors								
Interior Painting (non routine)			Per Sq. Ft.				$ -	$ -
Interior Doors			Per Sq. Ft.				$ -	$ -
Flooring (non routine)			Per Sq. Ft.				$ -	$ -
Shower/Tub Surrounds			Per Sq. Ft.				$ -	$ -
Commodes			Per Sq. Ft.				$ -	$ -
Vanities			Per Sq. Ft.				$ -	$ -
Faucets			Per Sq. Ft.				$ -	$ -
Bathroom Flooring (non cyclical)			Per Sq. Ft.				$ -	$ -
Kitchen Cabinets			Per Sq. Ft.				$ -	$ -
Ranges			Per Sq. Ft.				$ -	$ -
Range Hoods			Per Sq. Ft.				$ -	$ -
Refrigerators			Per Sq. Ft.				$ -	$ -
Counters and Sinks			Per Sq. Ft.				$ -	$ -
Dishwasher			Per Sq. Ft.				$ -	$ -
Microwave			Per Sq. Ft.				$ -	$ -
Washing Machines			Per Sq. Ft.				$ -	$ -
Dryers			Per Sq. Ft.				$ -	$ -
Call-for-Aid Systems							$ -	$ -
Stairs and Handrails							$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Unit Interior Subtotals							$ -	$ -
(4.13) Mechanical								
Water Distribution			Per Sq. Ft.				$ -	$ -
Heating Equipt/System			Per Sq. Ft.				$ -	$ -
Electric Disribution			Per Sq. Ft.				$ -	$ -
Hot Water Heaters			Per Sq. Ft.				$ -	$ -
Unit Sub-panels			Per Sq. Ft.				$ -	$ -
Trash Compactor			Per Sq. Ft.				$ -	$ -
Cooling Equipt/Systems			Per Sq. Ft.				$ -	$ -
Smoke/Fire Detection			Per Sq. Ft.				$ -	$ -

Unit Reconfiguration			Per Sq. Ft.				$ -	$ -
Security/Fire Alarm			Per Sq. Ft.				$ -	$ -
Fire Suspression System			Per Sq. Ft.				$ -	$ -
Generator			Per Sq. Ft.				$ -	$ -
Elevator			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Mechanical Subtotals							$ -	$ -
(4.14) Other								
Site Acquisition			Per Sq. Ft.				$ -	$ -
Other Fees and Costs			Per Sq. Ft.				$ -	$ -
Demolition			Per Sq. Ft.				$ -	$ -
Dwelling Unit Conversion			Per Sq. Ft.				$ -	$ -
Contingency			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Other Subtotals							$ -	$ -
GRAND TOTAL							$ -	$ -
(4.15) Special Categories								
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				$ -	
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.				$ -	

Physical Needs Assessment
Capital Fund Financing Program/
Operating Fund Financing Program

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

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

HA Name	HA Number	FY of Assessment	☐ Original	Date Prepared:	
Housing Authority of the City of Sanford	FL16		☐ Revision	Date Revised:	

(1.0) Project Data

(1.1) Management Office Address
(1.2) Project Name

(1.3) Development No.
(1.4) DOFA Date

(1.5) Year of Last Substantial Mod
(1.6) Occupancy Rate (Rentable Units Only) #DIV/0!
(1.7) Latest PASS REAC Score
Total Units 0
(1.8) Total Buildings
Occupied Units 0
Vacant/Rentable Units 0

(1.9) Occupancy Type(s) (Check all that apply)
- ☐ Family
- ☐ Elderly
- ☐ Family & Disabled
- ☐ Elderly & Disabled
- ☐ Not Applicable
- ☐ Official Designation: Elderly
- ☐ Official Designation: Disabled
- ☐ Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply)
- ☐ S-F Detached
- ☐ Semi-Detached
- ☐ Row or Townhome
- ☐ M-F/Walkup
- ☐ Elevator
- ☐ Non-Dwelling

(1.11) Bedroom Distribution

	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied						
(1.11b) Vacant						
Total Units	0	0	0	0	0	0

Avg Bedrooms per Unit #DIV/0!

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party)
- ☐ PHA Internally
- ☐ 3rd Pary Independent

(2.2) First Year Covered by PNA
(2.3) Length of PNA (in years)
(2.4) Unit Interiors Inspected (#) 0
Units Inspected as % of Total #DIV/0!
(2.9) Total Residential Buildings
(2.10) Number of Building Exteriors Inspected
(2.11) Total Off-Street Parking Spaces
(2.12) Site Acreage acres
(2.13) Parking Area (in square feet) SF

(2.5) Inspector Contact Name:
(2.6) Company Name or PHA Title:
(2.7) Inspector Contact Phone:

(2.8) Data Source(s) for PNA
- ☐ Annual Inspections
- ☐ Contractor
- ☐ REAC Inspections

(2.14) Units Inspected by Bedroom Size

Eff	1BR	2BR	3BR	4BR	5BR+

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost ☐ Yes ☐ No
(2.16) Development Has Long-Term Physical and Social Viability ☐ Yes ☐ No

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	$ -	$ -	$ -	$ -	$ -	$ -
Common Buildings	$ -	$ -	$ -	$ -	$ -	$ -
Unit Exteriors	$ -	$ -	$ -	$ -	$ -	$ -
Unit Interiors	$ -	$ -	$ -	$ -	$ -	$ -
Mechanical	$ -	$ -	$ -	$ -	$ -	$ -
Other	$ -	$ -	$ -	$ -	$ -	$ -
Totals	$ -	$ -	$ -	$ -	$ -	$ -
Amount of PNA relating to Lead Paint/Asbestos	$ -					$ -
Amount of PNA relating to Section 504 Compliance	$ -					$ -
New Construction						$ -
					TOTAL PHYSICAL NEEDS	$ -

(4.0)Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Sq. Ft.				$ -	$ -
Seal Coat			Per Sq. Ft.				$ -	$ -
Striping			Per Sq. Ft.				$ -	$ -
Curb & Gutter			Per Sq. Ft.				$ -	$ -
Pedestrian paving			Per Sq. Ft.				$ -	$ -
Signage			Per Sq. Ft.				$ -	$ -
Water Lines/Mains			Per Sq. Ft.				$ -	$ -
Sewer Lines/Mains			Per Sq. Ft.				$ -	$ -
Lighting			Per Sq. Ft.				$ -	$ -
Storm Drainage			Per Sq. Ft.				$ -	$ -
Landscape			Per Sq. Ft.				$ -	$ -

Fencing			Per Sq. Ft.				$ -	$ -
Fence Painting			Per Sq. Ft.				$ -	$ -
Dumpsters & Enclosures			Per Sq. Ft.				$ -	$ -
Electric Distribution			Per Sq. Ft.				$ -	$ -
Playground Areas/Equipment			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Site Subtotals							$ -	$ -
(4.10) Common Buildings--Rehab Only								
Administrative Building			Per Sq. Ft.				$ -	$ -
Community Building			Per Sq. Ft.				$ -	$ -
Shop			Per Sq. Ft.				$ -	$ -
Storage Area			Per Sq. Ft.				$ -	$ -
Central Boiler			Per Sq. Ft.				$ -	$ -
Central Chiller			Per Sq. Ft.				$ -	$ -
Family Invesment Center			Per Sq. Ft.				$ -	$ -
Day Care Center			Per Sq. Ft.				$ -	$ -
Laundry Areas			Per Sq. Ft.				$ -	$ -
Common Area Washers			Per Sq. Ft.				$ -	$ -
Common Area Dryers			Per Sq. Ft.				$ -	$ -
Common Area Finishes			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Common Subtotals							$ -	$ -
(4.11) Unit Exteriors								
Carports/Surface Garage			Per Sq. Ft.				$ -	$ -
Foundation			Per Sq. Ft.				$ -	$ -
Building Slab			Per Sq. Ft.				$ -	$ -
Roofs			Per Sq. Ft.				$ -	$ -
Canopies			Per Sq. Ft.				$ -	$ -
Tuck-Pointing			Per Sq. Ft.				$ -	$ -
Exterior Paint & Caulking			Per Sq. Ft.				$ -	$ -
Soffits			Per Sq. Ft.				$ -	$ -
Siding			Per Sq. Ft.				$ -	$ -
Exterior Stairwells/Fire Escapes			Per Sq. Ft.				$ -	$ -
Landings & Railings			Per Sq. Ft.				$ -	$ -
Balconies & Railings			Per Sq. Ft.				$ -	$ -
Mail Facilities			Per Sq. Ft.				$ -	$ -
Exterior Doors			Per Sq. Ft.				$ -	$ -
Windows			Per Sq. Ft.				$ -	$ -
Gutters/Downspouts			Per Sq. Ft.				$ -	$ -
Columns & Porches			Per Sq. Ft.				$ -	$ -
Decks & Patios			Per Sq. Ft.				$ -	$ -
Exterior Lighting			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Unit Exterior Subtotals							$ -	$ -
(4.12) Unit Interiors								
Interior Painting (non routine)			Per Sq. Ft.				$ -	$ -
Interior Doors			Per Sq. Ft.				$ -	$ -
Flooring (non routine)			Per Sq. Ft.				$ -	$ -
Shower/Tub Surrounds			Per Sq. Ft.				$ -	$ -
Commodes			Per Sq. Ft.				$ -	$ -
Vanities			Per Sq. Ft.				$ -	$ -
Faucets			Per Sq. Ft.				$ -	$ -
Bathroom Flooring (non cyclical)			Per Sq. Ft.				$ -	$ -
Kitchen Cabinets			Per Sq. Ft.				$ -	$ -
Ranges			Per Sq. Ft.				$ -	$ -
Range Hoods			Per Sq. Ft.				$ -	$ -
Refrigerators			Per Sq. Ft.				$ -	$ -
Counters and Sinks			Per Sq. Ft.				$ -	$ -
Dishwasher			Per Sq. Ft.				$ -	$ -
Microwave			Per Sq. Ft.				$ -	$ -
Washing Machines			Per Sq. Ft.				$ -	$ -
Dryers			Per Sq. Ft.				$ -	$ -
Call-for-Aid Systems							$ -	$ -
Stairs and Handrails							$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Unit Interior Subtotals							$ -	$ -
(4.13) Mechanical								
Water Distribution			Per Sq. Ft.				$ -	$ -
Heating Equipt/System			Per Sq. Ft.				$ -	$ -
Electric Disribution			Per Sq. Ft.				$ -	$ -
Hot Water Heaters			Per Sq. Ft.				$ -	$ -
Unit Sub-panels			Per Sq. Ft.				$ -	$ -
Trash Compactor			Per Sq. Ft.				$ -	$ -
Cooling Equipt/Systems			Per Sq. Ft.				$ -	$ -
Smoke/Fire Detection			Per Sq. Ft.				$ -	$ -

Unit Reconfiguration			Per Sq. Ft.				$ -	$ -
Security/Fire Alarm			Per Sq. Ft.				$ -	$ -
Fire Suspression System			Per Sq. Ft.				$ -	$ -
Generator			Per Sq. Ft.				$ -	$ -
Elevator			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Mechanical Subtotals							$ -	$ -
(4.14) Other								
Site Acquisition			Per Sq. Ft.				$ -	$ -
Other Fees and Costs			Per Sq. Ft.				$ -	$ -
Demolition			Per Sq. Ft.				$ -	$ -
Dwelling Unit Conversion			Per Sq. Ft.				$ -	$ -
Contingency			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Other Subtotals							$ -	$ -
GRAND TOTAL							$ -	$ -
(4.15) Special Categories								
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				$ -	
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.				$ -	

HA Name	HA Number	FY of Assessment	☐ Original	Date Prepared:	
Housing Authority of the City of Sanford	FL16		☐ Revision	Date Revised:	

(1.0) Project Data

(1.1) Management Office Address
(1.2) Project Name

(1.3) Development No.
(1.4) DOFA Date

(1.5) Year of Last Substantial Mod
(1.6) Occupancy Rate (Rentable Units Only) #DIV/0!
(1.7) Latest PASS REAC Score
Total Units 0
(1.8) Total Buildings
Occupied Units 0
Vacant/Rentable Units 0

(1.9) Occupancy Type(s) (Check all that apply)
- ☐ Family
- ☐ Elderly
- ☐ Family & Disabled
- ☐ Elderly & Disabled
- ☐ Not Applicable
- ☐ Official Designation: Elderly
- ☐ Official Designation: Disabled
- ☐ Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply)
- ☐ S-F Detached
- ☐ Semi-Detached
- ☐ Row or Townhome
- ☐ M-F/Walkup
- ☐ Elevator
- ☐ Non-Dwelling

(1.11) Bedroom Distribution	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied						
(1.11b) Vacant						
Total Units	0	0	0	0	0	0

Avg Bedrooms per Unit #DIV/0!

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party)
- ☐ PHA Internally
- ☐ 3rd Pary Independent

(2.2) First Year Covered by PNA
(2.3) Length of PNA (in years)
(2.4) Unit Interiors Inspected (#) 0
Units Inspected as % of Total #DIV/0!
(2.9) Total Residential Buildings
(2.10) Number of Building Exteriors Inspected
(2.11) Total Off-Street Parking Spaces
(2.12) Site Acreage acres
(2.13) Parking Area (in square feet) SF

(2.5) Inspector Contact Name:
(2.6) Company Name or PHA Title:
(2.7) Inspector Contact Phone:

(2.8) Data Source(s) for PNA
- ☐ Annual Inspections
- ☐ Contractor
- ☐ REAC Inspections

(2.14) Units Inspected by Bedroom Size	Eff	1BR	2BR	3BR	4BR	5BR+

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost ☐ Yes ☐ No
(2.16) Development Has Long-Term Physical and Social Viability ☐ Yes ☐ No

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	$ -	$ -	$ -	$ -	$ -	$ -
Common Buildings	$ -	$ -	$ -	$ -	$ -	$ -
Unit Exteriors	$ -	$ -	$ -	$ -	$ -	$ -
Unit Interiors	$ -	$ -	$ -	$ -	$ -	$ -
Mechanical	$ -	$ -	$ -	$ -	$ -	$ -
Other	$ -	$ -	$ -	$ -	$ -	$ -
Totals	$ -	$ -	$ -	$ -	$ -	$ -
Amount of PNA relating to Lead Paint/Asbestos	$ -					$ -
Amount of PNA relating to Section 504 Compliance	$ -					$ -
New Construction						$ -
					TOTAL PHYSICAL NEEDS	$ -

(4.0)Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Sq. Ft.				$ -	$ -
Seal Coat			Per Sq. Ft.				$ -	$ -
Striping			Per Sq. Ft.				$ -	$ -
Curb & Gutter			Per Sq. Ft.				$ -	$ -
Pedestrian paving			Per Sq. Ft.				$ -	$ -
Signage			Per Sq. Ft.				$ -	$ -
Water Lines/Mains			Per Sq. Ft.				$ -	$ -
Sewer Lines/Mains			Per Sq. Ft.				$ -	$ -
Lighting			Per Sq. Ft.				$ -	$ -
Storm Drainage			Per Sq. Ft.				$ -	$ -
Landscape			Per Sq. Ft.				$ -	$ -

Fencing			Per Sq. Ft.				$ -	$ -
Fence Painting			Per Sq. Ft.				$ -	$ -
Dumpsters & Enclosures			Per Sq. Ft.				$ -	$ -
Electric Distribution			Per Sq. Ft.				$ -	$ -
Playground Areas/Equipment			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Site Subtotals							$ -	$ -
(4.10) Common Buildings--Rehab Only								
Administrative Building			Per Sq. Ft.				$ -	$ -
Community Building			Per Sq. Ft.				$ -	$ -
Shop			Per Sq. Ft.				$ -	$ -
Storage Area			Per Sq. Ft.				$ -	$ -
Central Boiler			Per Sq. Ft.				$ -	$ -
Central Chiller			Per Sq. Ft.				$ -	$ -
Family Invesment Center			Per Sq. Ft.				$ -	$ -
Day Care Center			Per Sq. Ft.				$ -	$ -
Laundry Areas			Per Sq. Ft.				$ -	$ -
Common Area Washers			Per Sq. Ft.				$ -	$ -
Common Area Dryers			Per Sq. Ft.				$ -	$ -
Common Area Finishes			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Common Subtotals							$ -	$ -
(4.11) Unit Exteriors								
Carports/Surface Garage			Per Sq. Ft.				$ -	$ -
Foundation			Per Sq. Ft.				$ -	$ -
Building Slab			Per Sq. Ft.				$ -	$ -
Roofs			Per Sq. Ft.				$ -	$ -
Canopies			Per Sq. Ft.				$ -	$ -
Tuck-Pointing			Per Sq. Ft.				$ -	$ -
Exterior Paint & Caulking			Per Sq. Ft.				$ -	$ -
Soffits			Per Sq. Ft.				$ -	$ -
Siding			Per Sq. Ft.				$ -	$ -
Exterior Stairwells/Fire Escapes			Per Sq. Ft.				$ -	$ -
Landings & Railings			Per Sq. Ft.				$ -	$ -
Balconies & Railings			Per Sq. Ft.				$ -	$ -
Mail Facilities			Per Sq. Ft.				$ -	$ -
Exterior Doors			Per Sq. Ft.				$ -	$ -
Windows			Per Sq. Ft.				$ -	$ -
Gutters/Downspouts			Per Sq. Ft.				$ -	$ -
Columns & Porches			Per Sq. Ft.				$ -	$ -
Decks & Patios			Per Sq. Ft.				$ -	$ -
Exterior Lighting			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Unit Exterior Subtotals							$ -	$ -
(4.12) Unit Interiors								
Interior Painting (non routine)			Per Sq. Ft.				$ -	$ -
Interior Doors			Per Sq. Ft.				$ -	$ -
Flooring (non routine)			Per Sq. Ft.				$ -	$ -
Shower/Tub Surrounds			Per Sq. Ft.				$ -	$ -
Commodes			Per Sq. Ft.				$ -	$ -
Vanities			Per Sq. Ft.				$ -	$ -
Faucets			Per Sq. Ft.				$ -	$ -
Bathroom Flooring (non cyclical)			Per Sq. Ft.				$ -	$ -
Kitchen Cabinets			Per Sq. Ft.				$ -	$ -
Ranges			Per Sq. Ft.				$ -	$ -
Range Hoods			Per Sq. Ft.				$ -	$ -
Refrigerators			Per Sq. Ft.				$ -	$ -
Counters and Sinks			Per Sq. Ft.				$ -	$ -
Dishwasher			Per Sq. Ft.				$ -	$ -
Microwave			Per Sq. Ft.				$ -	$ -
Washing Machines			Per Sq. Ft.				$ -	$ -
Dryers			Per Sq. Ft.				$ -	$ -
Call-for-Aid Systems							$ -	$ -
Stairs and Handrails							$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Unit Interior Subtotals							$ -	$ -
(4.13) Mechanical								
Water Distribution			Per Sq. Ft.				$ -	$ -
Heating Equipt/System			Per Sq. Ft.				$ -	$ -
Electric Disribution			Per Sq. Ft.				$ -	$ -
Hot Water Heaters			Per Sq. Ft.				$ -	$ -
Unit Sub-panels			Per Sq. Ft.				$ -	$ -
Trash Compactor			Per Sq. Ft.				$ -	$ -
Cooling Equipt/Systems			Per Sq. Ft.				$ -	$ -
Smoke/Fire Detection			Per Sq. Ft.				$ -	$ -

Unit Reconfiguration			Per Sq. Ft.				$ -	$ -
Security/Fire Alarm			Per Sq. Ft.				$ -	$ -
Fire Suspression System			Per Sq. Ft.				$ -	$ -
Generator			Per Sq. Ft.				$ -	$ -
Elevator			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Mechanical Subtotals							$ -	$ -
(4.14) Other								
Site Acquisition			Per Sq. Ft.				$ -	$ -
Other Fees and Costs			Per Sq. Ft.				$ -	$ -
Demolition			Per Sq. Ft.				$ -	$ -
Dwelling Unit Conversion			Per Sq. Ft.				$ -	$ -
Contingency			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Other Subtotals							$ -	$ -
GRAND TOTAL							$ -	$ -
(4.15) Special Categories								
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				$ -	
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.				$ -	

HA Name	HA Number	FY of Assessment	☐ Original	Date Prepared:	
Housing Authority of the City of Sanford	FL16		☐ Revision	Date Revised:	

(1.0) Project Data

(1.1) Management Office Address
(1.2) Project Name

(1.3) Development No.
(1.4) DOFA Date

(1.5) Year of Last Substantial Mod
(1.6) Occupancy Rate (Rentable Units Only) #DIV/0!
(1.7) Latest PASS REAC Score
Total Units 0
(1.8) Total Buildings
Occupied Units 0
Vacant/Rentable Units 0

(1.9) Occupancy Type(s) (Check all that apply)
- ☐ Family
- ☐ Elderly
- ☐ Family & Disabled
- ☐ Elderly & Disabled
- ☐ Not Applicable
- ☐ Official Designation: Elderly
- ☐ Official Designation: Disabled
- ☐ Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply)
- ☐ S-F Detached
- ☐ Semi-Detached
- ☐ Row or Townhome
- ☐ M-F/Walkup
- ☐ Elevator
- ☐ Non-Dwelling

(1.11) Bedroom Distribution

	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied						
(1.11b) Vacant						
Total Units	0	0	0	0	0	0

Avg Bedrooms per Unit #DIV/0!

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party)
- ☐ PHA Internally
- ☐ 3rd Pary Independent

(2.2) First Year Covered by PNA
(2.3) Length of PNA (in years)
(2.4) Unit Interiors Inspected (#) 0
Units Inspected as % of Total #DIV/0!
(2.9) Total Residential Buildings
(2.10) Number of Building Exteriors Inspected
(2.11) Total Off-Street Parking Spaces
(2.12) Site Acreage acres
(2.13) Parking Area (in square feet) SF

(2.5) Inspector Contact Name:
(2.6) Company Name or PHA Title:
(2.7) Inspector Contact Phone:

(2.8) Data Source(s) for PNA
- ☐ Annual Inspections
- ☐ Contractor
- ☐ REAC Inspections

(2.14) Units Inspected by Bedroom Size

Eff	1BR	2BR	3BR	4BR	5BR+

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost ☐ Yes ☐ No
(2.16) Development Has Long-Term Physical and Social Viability ☐ Yes ☐ No

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	$ -	$ -	$ -	$ -	$ -	$ -
Common Buildings	$ -	$ -	$ -	$ -	$ -	$ -
Unit Exteriors	$ -	$ -	$ -	$ -	$ -	$ -
Unit Interiors	$ -	$ -	$ -	$ -	$ -	$ -
Mechanical	$ -	$ -	$ -	$ -	$ -	$ -
Other	$ -	$ -	$ -	$ -	$ -	$ -
Totals	$ -	$ -	$ -	$ -	$ -	$ -
Amount of PNA relating to Lead Paint/Asbestos	$ -					$ -
Amount of PNA relating to Section 504 Compliance	$ -					$ -
New Construction						$ -
					TOTAL PHYSICAL NEEDS	$ -

(4.0)Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Sq. Ft.				$ -	$ -
Seal Coat			Per Sq. Ft.				$ -	$ -
Striping			Per Sq. Ft.				$ -	$ -
Curb & Gutter			Per Sq. Ft.				$ -	$ -
Pedestrian paving			Per Sq. Ft.				$ -	$ -
Signage			Per Sq. Ft.				$ -	$ -
Water Lines/Mains			Per Sq. Ft.				$ -	$ -
Sewer Lines/Mains			Per Sq. Ft.				$ -	$ -
Lighting			Per Sq. Ft.				$ -	$ -
Storm Drainage			Per Sq. Ft.				$ -	$ -
Landscape			Per Sq. Ft.				$ -	$ -

Fencing			Per Sq. Ft.				$ -	$ -
Fence Painting			Per Sq. Ft.				$ -	$ -
Dumpsters & Enclosures			Per Sq. Ft.				$ -	$ -
Electric Distribution			Per Sq. Ft.				$ -	$ -
Playground Areas/Equipment			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Site Subtotals							$ -	$ -
(4.10) Common Buildings--Rehab Only								
Administrative Building			Per Sq. Ft.				$ -	$ -
Community Building			Per Sq. Ft.				$ -	$ -
Shop			Per Sq. Ft.				$ -	$ -
Storage Area			Per Sq. Ft.				$ -	$ -
Central Boiler			Per Sq. Ft.				$ -	$ -
Central Chiller			Per Sq. Ft.				$ -	$ -
Family Invesment Center			Per Sq. Ft.				$ -	$ -
Day Care Center			Per Sq. Ft.				$ -	$ -
Laundry Areas			Per Sq. Ft.				$ -	$ -
Common Area Washers			Per Sq. Ft.				$ -	$ -
Common Area Dryers			Per Sq. Ft.				$ -	$ -
Common Area Finishes			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Common Subtotals							$ -	$ -
(4.11) Unit Exteriors								
Carports/Surface Garage			Per Sq. Ft.				$ -	$ -
Foundation			Per Sq. Ft.				$ -	$ -
Building Slab			Per Sq. Ft.				$ -	$ -
Roofs			Per Sq. Ft.				$ -	$ -
Canopies			Per Sq. Ft.				$ -	$ -
Tuck-Pointing			Per Sq. Ft.				$ -	$ -
Exterior Paint & Caulking			Per Sq. Ft.				$ -	$ -
Soffits			Per Sq. Ft.				$ -	$ -
Siding			Per Sq. Ft.				$ -	$ -
Exterior Stairwells/Fire Escapes			Per Sq. Ft.				$ -	$ -
Landings & Railings			Per Sq. Ft.				$ -	$ -
Balconies & Railings			Per Sq. Ft.				$ -	$ -
Mail Facilities			Per Sq. Ft.				$ -	$ -
Exterior Doors			Per Sq. Ft.				$ -	$ -
Windows			Per Sq. Ft.				$ -	$ -
Gutters/Downspouts			Per Sq. Ft.				$ -	$ -
Columns & Porches			Per Sq. Ft.				$ -	$ -
Decks & Patios			Per Sq. Ft.				$ -	$ -
Exterior Lighting			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Unit Exterior Subtotals							$ -	$ -
(4.12) Unit Interiors								
Interior Painting (non routine)			Per Sq. Ft.				$ -	$ -
Interior Doors			Per Sq. Ft.				$ -	$ -
Flooring (non routine)			Per Sq. Ft.				$ -	$ -
Shower/Tub Surrounds			Per Sq. Ft.				$ -	$ -
Commodes			Per Sq. Ft.				$ -	$ -
Vanities			Per Sq. Ft.				$ -	$ -
Faucets			Per Sq. Ft.				$ -	$ -
Bathroom Flooring (non cyclical)			Per Sq. Ft.				$ -	$ -
Kitchen Cabinets			Per Sq. Ft.				$ -	$ -
Ranges			Per Sq. Ft.				$ -	$ -
Range Hoods			Per Sq. Ft.				$ -	$ -
Refrigerators			Per Sq. Ft.				$ -	$ -
Counters and Sinks			Per Sq. Ft.				$ -	$ -
Dishwasher			Per Sq. Ft.				$ -	$ -
Microwave			Per Sq. Ft.				$ -	$ -
Washing Machines			Per Sq. Ft.				$ -	$ -
Dryers			Per Sq. Ft.				$ -	$ -
Call-for-Aid Systems							$ -	$ -
Stairs and Handrails							$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Unit Interior Subtotals							$ -	$ -
(4.13) Mechanical								
Water Distribution			Per Sq. Ft.				$ -	$ -
Heating Equipt/System			Per Sq. Ft.				$ -	$ -
Electric Disribution			Per Sq. Ft.				$ -	$ -
Hot Water Heaters			Per Sq. Ft.				$ -	$ -
Unit Sub-panels			Per Sq. Ft.				$ -	$ -
Trash Compactor			Per Sq. Ft.				$ -	$ -
Cooling Equipt/Systems			Per Sq. Ft.				$ -	$ -
Smoke/Fire Detection			Per Sq. Ft.				$ -	$ -

Unit Reconfiguration			Per Sq. Ft.				$ -	$ -
Security/Fire Alarm			Per Sq. Ft.				$ -	$ -
Fire Suspression System			Per Sq. Ft.				$ -	$ -
Generator			Per Sq. Ft.				$ -	$ -
Elevator			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Mechanical Subtotals							$ -	$ -
(4.14) Other								
Site Acquisition			Per Sq. Ft.				$ -	$ -
Other Fees and Costs			Per Sq. Ft.				$ -	$ -
Demolition			Per Sq. Ft.				$ -	$ -
Dwelling Unit Conversion			Per Sq. Ft.				$ -	$ -
Contingency			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Other Subtotals							$ -	$ -
GRAND TOTAL							$ -	$ -
(4.15) Special Categories								
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				$ -	
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.				$ -	

HA Name	HA Number	FY of Assessment	☐ Original	Date Prepared:	
Housing Authority of the City of Sanford	FL16		☐ Revision	Date Revised:	

(1.0) Project Data

(1.1) Management Office Address
(1.2) Project Name

(1.3) Development No.
(1.4) DOFA Date

(1.5) Year of Last Substantial Mod
(1.6) Occupancy Rate (Rentable Units Only) #DIV/0!
(1.7) Latest PASS REAC Score
Total Units 0
(1.8) Total Buildings
Occupied Units 0
Vacant/Rentable Units 0

(1.9) Occupancy Type(s) (Check all that apply)
- ☐ Family
- ☐ Elderly
- ☐ Family & Disabled
- ☐ Elderly & Disabled
- ☐ Not Applicable
- ☐ Official Designation: Elderly
- ☐ Official Designation: Disabled
- ☐ Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply)
- ☐ S-F Detached
- ☐ Semi-Detached
- ☐ Row or Townhome
- ☐ M-F/Walkup
- ☐ Elevator
- ☐ Non-Dwelling

(1.11) Bedroom Distribution

	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied						
(1.11b) Vacant						
Total Units	0	0	0	0	0	0

Avg Bedrooms per Unit #DIV/0!

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party)
- ☐ PHA Internally
- ☐ 3rd Pary Independent

(2.2) First Year Covered by PNA
(2.3) Length of PNA (in years)
(2.4) Unit Interiors Inspected (#) 0
Units Inspected as % of Total #DIV/0!
(2.9) Total Residential Buildings
(2.10) Number of Building Exteriors Inspected
(2.11) Total Off-Street Parking Spaces
(2.12) Site Acreage acres
(2.13) Parking Area (in square feet) SF

(2.5) Inspector Contact Name:
(2.6) Company Name or PHA Title:
(2.7) Inspector Contact Phone:

(2.8) Data Source(s) for PNA
- ☐ Annual Inspections
- ☐ Contractor
- ☐ REAC Inspections

(2.14) Units Inspected by Bedroom Size

Eff	1BR	2BR	3BR	4BR	5BR+

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost ☐ Yes ☐ No
(2.16) Development Has Long-Term Physical and Social Viability ☐ Yes ☐ No

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	$ -	$ -	$ -	$ -	$ -	$ -
Common Buildings	$ -	$ -	$ -	$ -	$ -	$ -
Unit Exteriors	$ -	$ -	$ -	$ -	$ -	$ -
Unit Interiors	$ -	$ -	$ -	$ -	$ -	$ -
Mechanical	$ -	$ -	$ -	$ -	$ -	$ -
Other	$ -	$ -	$ -	$ -	$ -	$ -
Totals	$ -	$ -	$ -	$ -	$ -	$ -
Amount of PNA relating to Lead Paint/Asbestos	$ -					$ -
Amount of PNA relating to Section 504 Compliance	$ -					$ -
New Construction						$ -
					TOTAL PHYSICAL NEEDS	$ -

(4.0)Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Sq. Ft.				$ -	$ -
Seal Coat			Per Sq. Ft.				$ -	$ -
Striping			Per Sq. Ft.				$ -	$ -
Curb & Gutter			Per Sq. Ft.				$ -	$ -
Pedestrian paving			Per Sq. Ft.				$ -	$ -
Signage			Per Sq. Ft.				$ -	$ -
Water Lines/Mains			Per Sq. Ft.				$ -	$ -
Sewer Lines/Mains			Per Sq. Ft.				$ -	$ -
Lighting			Per Sq. Ft.				$ -	$ -
Storm Drainage			Per Sq. Ft.				$ -	$ -
Landscape			Per Sq. Ft.				$ -	$ -

Fencing			Per Sq. Ft.				$ -	$ -
Fence Painting			Per Sq. Ft.				$ -	$ -
Dumpsters & Enclosures			Per Sq. Ft.				$ -	$ -
Electric Distribution			Per Sq. Ft.				$ -	$ -
Playground Areas/Equipment			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Site Subtotals							$ -	$ -
(4.10) Common Buildings--Rehab Only								
Administrative Building			Per Sq. Ft.				$ -	$ -
Community Building			Per Sq. Ft.				$ -	$ -
Shop			Per Sq. Ft.				$ -	$ -
Storage Area			Per Sq. Ft.				$ -	$ -
Central Boiler			Per Sq. Ft.				$ -	$ -
Central Chiller			Per Sq. Ft.				$ -	$ -
Family Invesment Center			Per Sq. Ft.				$ -	$ -
Day Care Center			Per Sq. Ft.				$ -	$ -
Laundry Areas			Per Sq. Ft.				$ -	$ -
Common Area Washers			Per Sq. Ft.				$ -	$ -
Common Area Dryers			Per Sq. Ft.				$ -	$ -
Common Area Finishes			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Common Subtotals							$ -	$ -
(4.11) Unit Exteriors								
Carports/Surface Garage			Per Sq. Ft.				$ -	$ -
Foundation			Per Sq. Ft.				$ -	$ -
Building Slab			Per Sq. Ft.				$ -	$ -
Roofs			Per Sq. Ft.				$ -	$ -
Canopies			Per Sq. Ft.				$ -	$ -
Tuck-Pointing			Per Sq. Ft.				$ -	$ -
Exterior Paint & Caulking			Per Sq. Ft.				$ -	$ -
Soffits			Per Sq. Ft.				$ -	$ -
Siding			Per Sq. Ft.				$ -	$ -
Exterior Stairwells/Fire Escapes			Per Sq. Ft.				$ -	$ -
Landings & Railings			Per Sq. Ft.				$ -	$ -
Balconies & Railings			Per Sq. Ft.				$ -	$ -
Mail Facilities			Per Sq. Ft.				$ -	$ -
Exterior Doors			Per Sq. Ft.				$ -	$ -
Windows			Per Sq. Ft.				$ -	$ -
Gutters/Downspouts			Per Sq. Ft.				$ -	$ -
Columns & Porches			Per Sq. Ft.				$ -	$ -
Decks & Patios			Per Sq. Ft.				$ -	$ -
Exterior Lighting			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Unit Exterior Subtotals							$ -	$ -
(4.12) Unit Interiors								
Interior Painting (non routine)			Per Sq. Ft.				$ -	$ -
Interior Doors			Per Sq. Ft.				$ -	$ -
Flooring (non routine)			Per Sq. Ft.				$ -	$ -
Shower/Tub Surrounds			Per Sq. Ft.				$ -	$ -
Commodes			Per Sq. Ft.				$ -	$ -
Vanities			Per Sq. Ft.				$ -	$ -
Faucets			Per Sq. Ft.				$ -	$ -
Bathroom Flooring (non cyclical)			Per Sq. Ft.				$ -	$ -
Kitchen Cabinets			Per Sq. Ft.				$ -	$ -
Ranges			Per Sq. Ft.				$ -	$ -
Range Hoods			Per Sq. Ft.				$ -	$ -
Refrigerators			Per Sq. Ft.				$ -	$ -
Counters and Sinks			Per Sq. Ft.				$ -	$ -
Dishwasher			Per Sq. Ft.				$ -	$ -
Microwave			Per Sq. Ft.				$ -	$ -
Washing Machines			Per Sq. Ft.				$ -	$ -
Dryers			Per Sq. Ft.				$ -	$ -
Call-for-Aid Systems							$ -	$ -
Stairs and Handrails							$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Unit Interior Subtotals							$ -	$ -
(4.13) Mechanical								
Water Distribution			Per Sq. Ft.				$ -	$ -
Heating Equipt/System			Per Sq. Ft.				$ -	$ -
Electric Disribution			Per Sq. Ft.				$ -	$ -
Hot Water Heaters			Per Sq. Ft.				$ -	$ -
Unit Sub-panels			Per Sq. Ft.				$ -	$ -
Trash Compactor			Per Sq. Ft.				$ -	$ -
Cooling Equipt/Systems			Per Sq. Ft.				$ -	$ -
Smoke/Fire Detection			Per Sq. Ft.				$ -	$ -

Unit Reconfiguration			Per Sq. Ft.				$ -	$ -
Security/Fire Alarm			Per Sq. Ft.				$ -	$ -
Fire Suspression System			Per Sq. Ft.				$ -	$ -
Generator			Per Sq. Ft.				$ -	$ -
Elevator			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Mechanical Subtotals							$ -	$ -
(4.14) Other								
Site Acquisition			Per Sq. Ft.				$ -	$ -
Other Fees and Costs			Per Sq. Ft.				$ -	$ -
Demolition			Per Sq. Ft.				$ -	$ -
Dwelling Unit Conversion			Per Sq. Ft.				$ -	$ -
Contingency			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Other Subtotals							$ -	$ -
GRAND TOTAL							$ -	$ -
(4.15) Special Categories								
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				$ -	
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.				$ -	

Physical Needs Assessment
Capital Fund Financing Program/
Operating Fund Financing Program

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

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

HA Name	HA Number	FY of Assessment	☐ Original	Date Prepared:	
Housing Authority of the City of Sanford	FL16		☐ Revision	Date Revised:	

(1.0) Project Data

(1.1) Management Office Address
(1.2) Project Name

(1.3) Development No.
(1.4) DOFA Date

(1.5) Year of Last Substantial Mod
(1.6) Occupancy Rate (Rentable Units Only) #DIV/0!
(1.7) Latest PASS REAC Score
Total Units 0
(1.8) Total Buildings
Occupied Units 0
Vacant/Rentable Units 0

(1.9) Occupancy Type(s) (Check all that apply)
- ☐ Family
- ☐ Elderly
- ☐ Family & Disabled
- ☐ Elderly & Disabled
- ☐ Not Applicable
- ☐ Official Designation: Elderly
- ☐ Official Designation: Disabled
- ☐ Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply)
- ☐ S-F Detached
- ☐ Semi-Detached
- ☐ Row or Townhome
- ☐ M-F/Walkup
- ☐ Elevator
- ☐ Non-Dwelling

(1.11) Bedroom Distribution

	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied						
(1.11b) Vacant						
Total Units	0	0	0	0	0	0

Avg Bedrooms per Unit #DIV/0!

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party)
- ☐ PHA Internally
- ☐ 3rd Pary Independent

(2.2) First Year Covered by PNA
(2.3) Length of PNA (in years)
(2.4) Unit Interiors Inspected (#) 0
Units Inspected as % of Total #DIV/0!
(2.9) Total Residential Buildings
(2.10) Number of Building Exteriors Inspected
(2.11) Total Off-Street Parking Spaces
(2.12) Site Acreage acres
(2.13) Parking Area (in square feet) SF

(2.5) Inspector Contact Name:
(2.6) Company Name or PHA Title:
(2.7) Inspector Contact Phone:

(2.8) Data Source(s) for PNA
- ☐ Annual Inspections
- ☐ Contractor
- ☐ REAC Inspections

(2.14) Units Inspected by Bedroom Size

Eff	1BR	2BR	3BR	4BR	5BR+

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost ☐ Yes ☐ No
(2.16) Development Has Long-Term Physical and Social Viability ☐ Yes ☐ No

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	$ -	$ -	$ -	$ -	$ -	$ -
Common Buildings	$ -	$ -	$ -	$ -	$ -	$ -
Unit Exteriors	$ -	$ -	$ -	$ -	$ -	$ -
Unit Interiors	$ -	$ -	$ -	$ -	$ -	$ -
Mechanical	$ -	$ -	$ -	$ -	$ -	$ -
Other	$ -	$ -	$ -	$ -	$ -	$ -
Totals	$ -	$ -	$ -	$ -	$ -	$ -
Amount of PNA relating to Lead Paint/Asbestos	$ -					$ -
Amount of PNA relating to Section 504 Compliance	$ -					$ -
New Construction						$ -
					TOTAL PHYSICAL NEEDS	$ -

(4.0)Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Sq. Ft.				$ -	$ -
Seal Coat			Per Sq. Ft.				$ -	$ -
Striping			Per Sq. Ft.				$ -	$ -
Curb & Gutter			Per Sq. Ft.				$ -	$ -
Pedestrian paving			Per Sq. Ft.				$ -	$ -
Signage			Per Sq. Ft.				$ -	$ -
Water Lines/Mains			Per Sq. Ft.				$ -	$ -
Sewer Lines/Mains			Per Sq. Ft.				$ -	$ -
Lighting			Per Sq. Ft.				$ -	$ -
Storm Drainage			Per Sq. Ft.				$ -	$ -
Landscape			Per Sq. Ft.				$ -	$ -

Fencing			Per Sq. Ft.				$ -	$ -
Fence Painting			Per Sq. Ft.				$ -	$ -
Dumpsters & Enclosures			Per Sq. Ft.				$ -	$ -
Electric Distribution			Per Sq. Ft.				$ -	$ -
Playground Areas/Equipment			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Site Subtotals							$ -	$ -
(4.10) Common Buildings--Rehab Only								
Administrative Building			Per Sq. Ft.				$ -	$ -
Community Building			Per Sq. Ft.				$ -	$ -
Shop			Per Sq. Ft.				$ -	$ -
Storage Area			Per Sq. Ft.				$ -	$ -
Central Boiler			Per Sq. Ft.				$ -	$ -
Central Chiller			Per Sq. Ft.				$ -	$ -
Family Invesment Center			Per Sq. Ft.				$ -	$ -
Day Care Center			Per Sq. Ft.				$ -	$ -
Laundry Areas			Per Sq. Ft.				$ -	$ -
Common Area Washers			Per Sq. Ft.				$ -	$ -
Common Area Dryers			Per Sq. Ft.				$ -	$ -
Common Area Finishes			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Common Subtotals							$ -	$ -
(4.11) Unit Exteriors								
Carports/Surface Garage			Per Sq. Ft.				$ -	$ -
Foundation			Per Sq. Ft.				$ -	$ -
Building Slab			Per Sq. Ft.				$ -	$ -
Roofs			Per Sq. Ft.				$ -	$ -
Canopies			Per Sq. Ft.				$ -	$ -
Tuck-Pointing			Per Sq. Ft.				$ -	$ -
Exterior Paint & Caulking			Per Sq. Ft.				$ -	$ -
Soffits			Per Sq. Ft.				$ -	$ -
Siding			Per Sq. Ft.				$ -	$ -
Exterior Stairwells/Fire Escapes			Per Sq. Ft.				$ -	$ -
Landings & Railings			Per Sq. Ft.				$ -	$ -
Balconies & Railings			Per Sq. Ft.				$ -	$ -
Mail Facilities			Per Sq. Ft.				$ -	$ -
Exterior Doors			Per Sq. Ft.				$ -	$ -
Windows			Per Sq. Ft.				$ -	$ -
Gutters/Downspouts			Per Sq. Ft.				$ -	$ -
Columns & Porches			Per Sq. Ft.				$ -	$ -
Decks & Patios			Per Sq. Ft.				$ -	$ -
Exterior Lighting			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Unit Exterior Subtotals							$ -	$ -
(4.12) Unit Interiors								
Interior Painting (non routine)			Per Sq. Ft.				$ -	$ -
Interior Doors			Per Sq. Ft.				$ -	$ -
Flooring (non routine)			Per Sq. Ft.				$ -	$ -
Shower/Tub Surrounds			Per Sq. Ft.				$ -	$ -
Commodes			Per Sq. Ft.				$ -	$ -
Vanities			Per Sq. Ft.				$ -	$ -
Faucets			Per Sq. Ft.				$ -	$ -
Bathroom Flooring (non cyclical)			Per Sq. Ft.				$ -	$ -
Kitchen Cabinets			Per Sq. Ft.				$ -	$ -
Ranges			Per Sq. Ft.				$ -	$ -
Range Hoods			Per Sq. Ft.				$ -	$ -
Refrigerators			Per Sq. Ft.				$ -	$ -
Counters and Sinks			Per Sq. Ft.				$ -	$ -
Dishwasher			Per Sq. Ft.				$ -	$ -
Microwave			Per Sq. Ft.				$ -	$ -
Washing Machines			Per Sq. Ft.				$ -	$ -
Dryers			Per Sq. Ft.				$ -	$ -
Call-for-Aid Systems							$ -	$ -
Stairs and Handrails							$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Unit Interior Subtotals							$ -	$ -
(4.13) Mechanical								
Water Distribution			Per Sq. Ft.				$ -	$ -
Heating Equipt/System			Per Sq. Ft.				$ -	$ -
Electric Disribution			Per Sq. Ft.				$ -	$ -
Hot Water Heaters			Per Sq. Ft.				$ -	$ -
Unit Sub-panels			Per Sq. Ft.				$ -	$ -
Trash Compactor			Per Sq. Ft.				$ -	$ -
Cooling Equipt/Systems			Per Sq. Ft.				$ -	$ -
Smoke/Fire Detection			Per Sq. Ft.				$ -	$ -

Unit Reconfiguration			Per Sq. Ft.				$ -	$ -
Security/Fire Alarm			Per Sq. Ft.				$ -	$ -
Fire Suspression System			Per Sq. Ft.				$ -	$ -
Generator			Per Sq. Ft.				$ -	$ -
Elevator			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Mechanical Subtotals							$ -	$ -
(4.14) Other								
Site Acquisition			Per Sq. Ft.				$ -	$ -
Other Fees and Costs			Per Sq. Ft.				$ -	$ -
Demolition			Per Sq. Ft.				$ -	$ -
Dwelling Unit Conversion			Per Sq. Ft.				$ -	$ -
Contingency			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Other Subtotals							$ -	$ -
GRAND TOTAL							$ -	$ -
(4.15) Special Categories								
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				$ -	
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.				$ -	

HA Name	HA Number	FY of Assessment	☐ Original	Date Prepared:	
Housing Authority of the City of Sanford	FL16		☐ Revision	Date Revised:	

(1.0) Project Data

(1.1) Management Office Address
(1.2) Project Name

(1.3) Development No.
(1.4) DOFA Date

(1.5) Year of Last Substantial Mod
(1.6) Occupancy Rate (Rentable Units Only) #DIV/0!
(1.7) Latest PASS REAC Score
Total Units 0
(1.8) Total Buildings
Occupied Units 0
Vacant/Rentable Units 0

(1.9) Occupancy Type(s) (Check all that apply)
- ☐ Family
- ☐ Elderly
- ☐ Family & Disabled
- ☐ Elderly & Disabled
- ☐ Not Applicable
- ☐ Official Designation: Elderly
- ☐ Official Designation: Disabled
- ☐ Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply)
- ☐ S-F Detached
- ☐ Semi-Detached
- ☐ Row or Townhome
- ☐ M-F/Walkup
- ☐ Elevator
- ☐ Non-Dwelling

(1.11) Bedroom Distribution

	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied						
(1.11b) Vacant						
Total Units	0	0	0	0	0	0

Avg Bedrooms per Unit #DIV/0!

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party)
- ☐ PHA Internally
- ☐ 3rd Pary Independent

(2.2) First Year Covered by PNA
(2.3) Length of PNA (in years)
(2.4) Unit Interiors Inspected (#) 0
Units Inspected as % of Total #DIV/0!
(2.9) Total Residential Buildings
(2.10) Number of Building Exteriors Inspected
(2.11) Total Off-Street Parking Spaces
(2.12) Site Acreage acres
(2.13) Parking Area (in square feet) SF

(2.5) Inspector Contact Name:
(2.6) Company Name or PHA Title:
(2.7) Inspector Contact Phone:

(2.8) Data Source(s) for PNA
- ☐ Annual Inspections
- ☐ Contractor
- ☐ REAC Inspections

(2.14) Units Inspected by Bedroom Size

Eff	1BR	2BR	3BR	4BR	5BR+

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost ☐ Yes ☐ No
(2.16) Development Has Long-Term Physical and Social Viability ☐ Yes ☐ No

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	$ -	$ -	$ -	$ -	$ -	$ -
Common Buildings	$ -	$ -	$ -	$ -	$ -	$ -
Unit Exteriors	$ -	$ -	$ -	$ -	$ -	$ -
Unit Interiors	$ -	$ -	$ -	$ -	$ -	$ -
Mechanical	$ -	$ -	$ -	$ -	$ -	$ -
Other	$ -	$ -	$ -	$ -	$ -	$ -
Totals	$ -	$ -	$ -	$ -	$ -	$ -
Amount of PNA relating to Lead Paint/Asbestos	$ -					$ -
Amount of PNA relating to Section 504 Compliance	$ -					$ -
New Construction						$ -
					TOTAL PHYSICAL NEEDS	$ -

(4.0)Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Sq. Ft.				$ -	$ -
Seal Coat			Per Sq. Ft.				$ -	$ -
Striping			Per Sq. Ft.				$ -	$ -
Curb & Gutter			Per Sq. Ft.				$ -	$ -
Pedestrian paving			Per Sq. Ft.				$ -	$ -
Signage			Per Sq. Ft.				$ -	$ -
Water Lines/Mains			Per Sq. Ft.				$ -	$ -
Sewer Lines/Mains			Per Sq. Ft.				$ -	$ -
Lighting			Per Sq. Ft.				$ -	$ -
Storm Drainage			Per Sq. Ft.				$ -	$ -
Landscape			Per Sq. Ft.				$ -	$ -
Fencing			Per Sq. Ft.				$ -	$ -
Fence Painting			Per Sq. Ft.				$ -	$ -

Dumpsters & Enclosures			Per Sq. Ft.				$ -	$ -
Electric Distribution			Per Sq. Ft.				$ -	$ -
Playground Areas/Equipment			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Site Subtotals							$ -	$ -
(4.10) Common Buildings--Rehab Only								
Administrative Building			Per Sq. Ft.				$ -	$ -
Community Building			Per Sq. Ft.				$ -	$ -
Shop			Per Sq. Ft.				$ -	$ -
Storage Area			Per Sq. Ft.				$ -	$ -
Central Boiler			Per Sq. Ft.				$ -	$ -
Central Chiller			Per Sq. Ft.				$ -	$ -
Family Invesment Center			Per Sq. Ft.				$ -	$ -
Day Care Center			Per Sq. Ft.				$ -	$ -
Laundry Areas			Per Sq. Ft.				$ -	$ -
Common Area Washers			Per Sq. Ft.				$ -	$ -
Common Area Dryers			Per Sq. Ft.				$ -	$ -
Common Area Finishes			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Common Subtotals							$ -	$ -
(4.11) Unit Exteriors								
Carports/Surface Garage			Per Sq. Ft.				$ -	$ -
Foundation			Per Sq. Ft.				$ -	$ -
Building Slab			Per Sq. Ft.				$ -	$ -
Roofs			Per Sq. Ft.				$ -	$ -
Canopies			Per Sq. Ft.				$ -	$ -
Tuck-Pointing			Per Sq. Ft.				$ -	$ -
Exterior Paint & Caulking			Per Sq. Ft.				$ -	$ -
Soffits			Per Sq. Ft.				$ -	$ -
Siding			Per Sq. Ft.				$ -	$ -
Exterior Stairwells/Fire Escapes			Per Sq. Ft.				$ -	$ -
Landings & Railings			Per Sq. Ft.				$ -	$ -
Balconies & Railings			Per Sq. Ft.				$ -	$ -
Mail Facilities			Per Sq. Ft.				$ -	$ -
Exterior Doors			Per Sq. Ft.				$ -	$ -
Windows			Per Sq. Ft.				$ -	$ -
Gutters/Downspouts			Per Sq. Ft.				$ -	$ -
Columns & Porches			Per Sq. Ft.				$ -	$ -
Decks & Patios			Per Sq. Ft.				$ -	$ -
Exterior Lighting			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Unit Exterior Subtotals							$ -	$ -
(4.12) Unit Interiors								
Interior Painting (non routine)			Per Sq. Ft.				$ -	$ -
Interior Doors			Per Sq. Ft.				$ -	$ -
Flooring (non routine)			Per Sq. Ft.				$ -	$ -
Shower/Tub Surrounds			Per Sq. Ft.				$ -	$ -
Commodes			Per Sq. Ft.				$ -	$ -
Vanities			Per Sq. Ft.				$ -	$ -
Faucets			Per Sq. Ft.				$ -	$ -
Bathroom Flooring (non cyclical)			Per Sq. Ft.				$ -	$ -
Kitchen Cabinets			Per Sq. Ft.				$ -	$ -
Ranges			Per Sq. Ft.				$ -	$ -
Range Hoods			Per Sq. Ft.				$ -	$ -
Refrigerators			Per Sq. Ft.				$ -	$ -
Counters and Sinks			Per Sq. Ft.				$ -	$ -
Dishwasher			Per Sq. Ft.				$ -	$ -
Microwave			Per Sq. Ft.				$ -	$ -
Washing Machines			Per Sq. Ft.				$ -	$ -
Dryers			Per Sq. Ft.				$ -	$ -
Call-for-Aid Systems							$ -	$ -
Stairs and Handrails							$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Unit Interior Subtotals							$ -	$ -
(4.13) Mechanical								
Water Distribution			Per Sq. Ft.				$ -	$ -
Heating Equipt/System			Per Sq. Ft.				$ -	$ -
Electric Disribution			Per Sq. Ft.				$ -	$ -
Hot Water Heaters			Per Sq. Ft.				$ -	$ -
Unit Sub-panels			Per Sq. Ft.				$ -	$ -
Trash Compactor			Per Sq. Ft.				$ -	$ -
Cooling Equipt/Systems			Per Sq. Ft.				$ -	$ -
Smoke/Fire Detection			Per Sq. Ft.				$ -	$ -
Unit Reconfiguration			Per Sq. Ft.				$ -	$ -
Security/Fire Alarm			Per Sq. Ft.				$ -	$ -

Fire Suspression System			Per Sq. Ft.				$ -	$ -
Generator			Per Sq. Ft.				$ -	$ -
Elevator			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Mechanical Subtotals							$ -	$ -
(4.14) Other								
Site Acquisition			Per Sq. Ft.				$ -	$ -
Other Fees and Costs			Per Sq. Ft.				$ -	$ -
Demolition			Per Sq. Ft.				$ -	$ -
Dwelling Unit Conversion			Per Sq. Ft.				$ -	$ -
Contingency			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Other Subtotals							$ -	$ -
GRAND TOTAL							$ -	$ -
(4.15) Special Categories								
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				$ -	
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.				$ -	

Physical Needs Assessment
Capital Fund Financing Program/
Operating Fund Financing Program

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

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

HA Name	HA Number	FY of Assessment	☐ Original	Date Prepared:	
Housing Authority of the City of Sanford	FL16		☐ Revision	Date Revised:	

(1.0) Project Data

(1.1) Management Office Address
(1.2) Project Name

(1.3) Development No.
(1.4) DOFA Date

(1.5) Year of Last Substantial Mod
(1.6) Occupancy Rate (Rentable Units Only) #DIV/0!
(1.7) Latest PASS REAC Score
Total Units 0
(1.8) Total Buildings
Occupied Units 0
Vacant/Rentable Units 0

(1.9) Occupancy Type(s) (Check all that apply)
- ☐ Family
- ☐ Elderly
- ☐ Family & Disabled
- ☐ Elderly & Disabled
- ☐ Not Applicable
- ☐ Official Designation: Elderly
- ☐ Official Designation: Disabled
- ☐ Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply)
- ☐ S-F Detached
- ☐ Semi-Detached
- ☐ Row or Townhome
- ☐ M-F/Walkup
- ☐ Elevator
- ☐ Non-Dwelling

(1.11) Bedroom Distribution

	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied						
(1.11b) Vacant						
Total Units	0	0	0	0	0	0

Avg Bedrooms per Unit #DIV/0!

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party)
- ☐ PHA Internally
- ☐ 3rd Pary Independent

(2.2) First Year Covered by PNA
(2.3) Length of PNA (in years)
(2.4) Unit Interiors Inspected (#) 0
Units Inspected as % of Total #DIV/0!
(2.9) Total Residential Buildings
(2.10) Number of Building Exteriors Inspected
(2.11) Total Off-Street Parking Spaces
(2.12) Site Acreage acres
(2.13) Parking Area (in square feet) SF

(2.5) Inspector Contact Name:
(2.6) Company Name or PHA Title:
(2.7) Inspector Contact Phone:

(2.8) Data Source(s) for PNA
- ☐ Annual Inspections
- ☐ Contractor
- ☐ REAC Inspections

(2.14) Units Inspected by Bedroom Size

Eff	1BR	2BR	3BR	4BR	5BR+

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost ☐ Yes ☐ No
(2.16) Development Has Long-Term Physical and Social Viability ☐ Yes ☐ No

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	$ -	$ -	$ -	$ -	$ -	$ -
Common Buildings	$ -	$ -	$ -	$ -	$ -	$ -
Unit Exteriors	$ -	$ -	$ -	$ -	$ -	$ -
Unit Interiors	$ -	$ -	$ -	$ -	$ -	$ -
Mechanical	$ -	$ -	$ -	$ -	$ -	$ -
Other	$ -	$ -	$ -	$ -	$ -	$ -
Totals	$ -	$ -	$ -	$ -	$ -	$ -
Amount of PNA relating to Lead Paint/Asbestos	$ -					$ -
Amount of PNA relating to Section 504 Compliance	$ -					$ -
New Construction						$ -
					TOTAL PHYSICAL NEEDS	$ -

(4.0)Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Sq. Ft.				$ -	$ -
Seal Coat			Per Sq. Ft.				$ -	$ -
Striping			Per Sq. Ft.				$ -	$ -
Curb & Gutter			Per Sq. Ft.				$ -	$ -
Pedestrian paving			Per Sq. Ft.				$ -	$ -
Signage			Per Sq. Ft.				$ -	$ -
Water Lines/Mains			Per Sq. Ft.				$ -	$ -
Sewer Lines/Mains			Per Sq. Ft.				$ -	$ -
Lighting			Per Sq. Ft.				$ -	$ -
Storm Drainage			Per Sq. Ft.				$ -	$ -
Landscape			Per Sq. Ft.				$ -	$ -

Fencing			Per Sq. Ft.				$ -	$ -
Fence Painting			Per Sq. Ft.				$ -	$ -
Dumpsters & Enclosures			Per Sq. Ft.				$ -	$ -
Electric Distribution			Per Sq. Ft.				$ -	$ -
Playground Areas/Equipment			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Site Subtotals							$ -	$ -
(4.10) Common Buildings--Rehab Only								
Administrative Building			Per Sq. Ft.				$ -	$ -
Community Building			Per Sq. Ft.				$ -	$ -
Shop			Per Sq. Ft.				$ -	$ -
Storage Area			Per Sq. Ft.				$ -	$ -
Central Boiler			Per Sq. Ft.				$ -	$ -
Central Chiller			Per Sq. Ft.				$ -	$ -
Family Invesment Center			Per Sq. Ft.				$ -	$ -
Day Care Center			Per Sq. Ft.				$ -	$ -
Laundry Areas			Per Sq. Ft.				$ -	$ -
Common Area Washers			Per Sq. Ft.				$ -	$ -
Common Area Dryers			Per Sq. Ft.				$ -	$ -
Common Area Finishes			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Common Subtotals							$ -	$ -
(4.11) Unit Exteriors								
Carports/Surface Garage			Per Sq. Ft.				$ -	$ -
Foundation			Per Sq. Ft.				$ -	$ -
Building Slab			Per Sq. Ft.				$ -	$ -
Roofs			Per Sq. Ft.				$ -	$ -
Canopies			Per Sq. Ft.				$ -	$ -
Tuck-Pointing			Per Sq. Ft.				$ -	$ -
Exterior Paint & Caulking			Per Sq. Ft.				$ -	$ -
Soffits			Per Sq. Ft.				$ -	$ -
Siding			Per Sq. Ft.				$ -	$ -
Exterior Stairwells/Fire Escapes			Per Sq. Ft.				$ -	$ -
Landings & Railings			Per Sq. Ft.				$ -	$ -
Balconies & Railings			Per Sq. Ft.				$ -	$ -
Mail Facilities			Per Sq. Ft.				$ -	$ -
Exterior Doors			Per Sq. Ft.				$ -	$ -
Windows			Per Sq. Ft.				$ -	$ -
Gutters/Downspouts			Per Sq. Ft.				$ -	$ -
Columns & Porches			Per Sq. Ft.				$ -	$ -
Decks & Patios			Per Sq. Ft.				$ -	$ -
Exterior Lighting			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Unit Exterior Subtotals							$ -	$ -
(4.12) Unit Interiors								
Interior Painting (non routine)			Per Sq. Ft.				$ -	$ -
Interior Doors			Per Sq. Ft.				$ -	$ -
Flooring (non routine)			Per Sq. Ft.				$ -	$ -
Shower/Tub Surrounds			Per Sq. Ft.				$ -	$ -
Commodes			Per Sq. Ft.				$ -	$ -
Vanities			Per Sq. Ft.				$ -	$ -
Faucets			Per Sq. Ft.				$ -	$ -
Bathroom Flooring (non cyclical)			Per Sq. Ft.				$ -	$ -
Kitchen Cabinets			Per Sq. Ft.				$ -	$ -
Ranges			Per Sq. Ft.				$ -	$ -
Range Hoods			Per Sq. Ft.				$ -	$ -
Refrigerators			Per Sq. Ft.				$ -	$ -
Counters and Sinks			Per Sq. Ft.				$ -	$ -
Dishwasher			Per Sq. Ft.				$ -	$ -
Microwave			Per Sq. Ft.				$ -	$ -
Washing Machines			Per Sq. Ft.				$ -	$ -
Dryers			Per Sq. Ft.				$ -	$ -
Call-for-Aid Systems							$ -	$ -
Stairs and Handrails							$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Unit Interior Subtotals							$ -	$ -
(4.13) Mechanical								
Water Distribution			Per Sq. Ft.				$ -	$ -
Heating Equipt/System			Per Sq. Ft.				$ -	$ -
Electric Disribution			Per Sq. Ft.				$ -	$ -
Hot Water Heaters			Per Sq. Ft.				$ -	$ -
Unit Sub-panels			Per Sq. Ft.				$ -	$ -
Trash Compactor			Per Sq. Ft.				$ -	$ -
Cooling Equipt/Systems			Per Sq. Ft.				$ -	$ -
Smoke/Fire Detection			Per Sq. Ft.				$ -	$ -

Unit Reconfiguration			Per Sq. Ft.				$ -	$ -
Security/Fire Alarm			Per Sq. Ft.				$ -	$ -
Fire Suspression System			Per Sq. Ft.				$ -	$ -
Generator			Per Sq. Ft.				$ -	$ -
Elevator			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Mechanical Subtotals							$ -	$ -
(4.14) Other								
Site Acquisition			Per Sq. Ft.				$ -	$ -
Other Fees and Costs			Per Sq. Ft.				$ -	$ -
Demolition			Per Sq. Ft.				$ -	$ -
Dwelling Unit Conversion			Per Sq. Ft.				$ -	$ -
Contingency			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Other Subtotals							$ -	$ -
GRAND TOTAL							$ -	$ -
(4.15) Special Categories								
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				$ -	
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.				$ -	

HA Name	HA Number	FY of Assessment	☐ Original	Date Prepared:	
Housing Authority of the City of Sanford	FL16		☐ Revision	Date Revised:	

(1.0) Project Data

(1.1) Management Office Address
(1.2) Project Name

(1.3) Development No.
(1.4) DOFA Date

(1.5) Year of Last Substantial Mod
(1.6) Occupancy Rate (Rentable Units Only) #DIV/0!
(1.7) Latest PASS REAC Score
Total Units 0
(1.8) Total Buildings
Occupied Units 0
Vacant/Rentable Units 0

(1.9) Occupancy Type(s) (Check all that apply)
- ☐ Family
- ☐ Elderly
- ☐ Family & Disabled
- ☐ Elderly & Disabled
- ☐ Not Applicable
- ☐ Official Designation: Elderly
- ☐ Official Designation: Disabled
- ☐ Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply)
- ☐ S-F Detached
- ☐ Semi-Detached
- ☐ Row or Townhome
- ☐ M-F/Walkup
- ☐ Elevator
- ☐ Non-Dwelling

(1.11) Bedroom Distribution	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied						
(1.11b) Vacant						
Total Units	0	0	0	0	0	0

Avg Bedrooms per Unit #DIV/0!

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party)
- ☐ PHA Internally
- ☐ 3rd Pary Independent

(2.2) First Year Covered by PNA
(2.3) Length of PNA (in years)
(2.4) Unit Interiors Inspected (#) 0
Units Inspected as % of Total #DIV/0!
(2.9) Total Residential Buildings
(2.10) Number of Building Exteriors Inspected
(2.11) Total Off-Street Parking Spaces
(2.12) Site Acreage acres
(2.13) Parking Area (in square feet) SF

(2.5) Inspector Contact Name:
(2.6) Company Name or PHA Title:
(2.7) Inspector Contact Phone:

(2.8) Data Source(s) for PNA
- ☐ Annual Inspections
- ☐ Contractor
- ☐ REAC Inspections

(2.14) Units Inspected by Bedroom Size	Eff	1BR	2BR	3BR	4BR	5BR+

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost ☐ Yes ☐ No
(2.16) Development Has Long-Term Physical and Social Viability ☐ Yes ☐ No

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	$ -	$ -	$ -	$ -	$ -	$ -
Common Buildings	$ -	$ -	$ -	$ -	$ -	$ -
Unit Exteriors	$ -	$ -	$ -	$ -	$ -	$ -
Unit Interiors	$ -	$ -	$ -	$ -	$ -	$ -
Mechanical	$ -	$ -	$ -	$ -	$ -	$ -
Other	$ -	$ -	$ -	$ -	$ -	$ -
Totals	$ -	$ -	$ -	$ -	$ -	$ -
Amount of PNA relating to Lead Paint/Asbestos	$ -					$ -
Amount of PNA relating to Section 504 Compliance	$ -					$ -
New Construction						$ -
					TOTAL PHYSICAL NEEDS	$ -

(4.0)Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Sq. Ft.				$ -	$ -
Seal Coat			Per Sq. Ft.				$ -	$ -
Striping			Per Sq. Ft.				$ -	$ -
Curb & Gutter			Per Sq. Ft.				$ -	$ -
Pedestrian paving			Per Sq. Ft.				$ -	$ -
Signage			Per Sq. Ft.				$ -	$ -
Water Lines/Mains			Per Sq. Ft.				$ -	$ -
Sewer Lines/Mains			Per Sq. Ft.				$ -	$ -
Lighting			Per Sq. Ft.				$ -	$ -
Storm Drainage			Per Sq. Ft.				$ -	$ -
Landscape			Per Sq. Ft.				$ -	$ -

Fencing			Per Sq. Ft.				$ -	$ -
Fence Painting			Per Sq. Ft.				$ -	$ -
Dumpsters & Enclosures			Per Sq. Ft.				$ -	$ -
Electric Distribution			Per Sq. Ft.				$ -	$ -
Playground Areas/Equipment			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Site Subtotals							$ -	$ -
(4.10) Common Buildings--Rehab Only								
Administrative Building			Per Sq. Ft.				$ -	$ -
Community Building			Per Sq. Ft.				$ -	$ -
Shop			Per Sq. Ft.				$ -	$ -
Storage Area			Per Sq. Ft.				$ -	$ -
Central Boiler			Per Sq. Ft.				$ -	$ -
Central Chiller			Per Sq. Ft.				$ -	$ -
Family Invesment Center			Per Sq. Ft.				$ -	$ -
Day Care Center			Per Sq. Ft.				$ -	$ -
Laundry Areas			Per Sq. Ft.				$ -	$ -
Common Area Washers			Per Sq. Ft.				$ -	$ -
Common Area Dryers			Per Sq. Ft.				$ -	$ -
Common Area Finishes			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Common Subtotals							$ -	$ -
(4.11) Unit Exteriors								
Carports/Surface Garage			Per Sq. Ft.				$ -	$ -
Foundation			Per Sq. Ft.				$ -	$ -
Building Slab			Per Sq. Ft.				$ -	$ -
Roofs			Per Sq. Ft.				$ -	$ -
Canopies			Per Sq. Ft.				$ -	$ -
Tuck-Pointing			Per Sq. Ft.				$ -	$ -
Exterior Paint & Caulking			Per Sq. Ft.				$ -	$ -
Soffits			Per Sq. Ft.				$ -	$ -
Siding			Per Sq. Ft.				$ -	$ -
Exterior Stairwells/Fire Escapes			Per Sq. Ft.				$ -	$ -
Landings & Railings			Per Sq. Ft.				$ -	$ -
Balconies & Railings			Per Sq. Ft.				$ -	$ -
Mail Facilities			Per Sq. Ft.				$ -	$ -
Exterior Doors			Per Sq. Ft.				$ -	$ -
Windows			Per Sq. Ft.				$ -	$ -
Gutters/Downspouts			Per Sq. Ft.				$ -	$ -
Columns & Porches			Per Sq. Ft.				$ -	$ -
Decks & Patios			Per Sq. Ft.				$ -	$ -
Exterior Lighting			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Unit Exterior Subtotals							$ -	$ -
(4.12) Unit Interiors								
Interior Painting (non routine)			Per Sq. Ft.				$ -	$ -
Interior Doors			Per Sq. Ft.				$ -	$ -
Flooring (non routine)			Per Sq. Ft.				$ -	$ -
Shower/Tub Surrounds			Per Sq. Ft.				$ -	$ -
Commodes			Per Sq. Ft.				$ -	$ -
Vanities			Per Sq. Ft.				$ -	$ -
Faucets			Per Sq. Ft.				$ -	$ -
Bathroom Flooring (non cyclical)			Per Sq. Ft.				$ -	$ -
Kitchen Cabinets			Per Sq. Ft.				$ -	$ -
Ranges			Per Sq. Ft.				$ -	$ -
Range Hoods			Per Sq. Ft.				$ -	$ -
Refrigerators			Per Sq. Ft.				$ -	$ -
Counters and Sinks			Per Sq. Ft.				$ -	$ -
Dishwasher			Per Sq. Ft.				$ -	$ -
Microwave			Per Sq. Ft.				$ -	$ -
Washing Machines			Per Sq. Ft.				$ -	$ -
Dryers			Per Sq. Ft.				$ -	$ -
Call-for-Aid Systems							$ -	$ -
Stairs and Handrails							$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Unit Interior Subtotals							$ -	$ -
(4.13) Mechanical								
Water Distribution			Per Sq. Ft.				$ -	$ -
Heating Equipt/System			Per Sq. Ft.				$ -	$ -
Electric Disribution			Per Sq. Ft.				$ -	$ -
Hot Water Heaters			Per Sq. Ft.				$ -	$ -
Unit Sub-panels			Per Sq. Ft.				$ -	$ -
Trash Compactor			Per Sq. Ft.				$ -	$ -
Cooling Equipt/Systems			Per Sq. Ft.				$ -	$ -
Smoke/Fire Detection			Per Sq. Ft.				$ -	$ -

Unit Reconfiguration			Per Sq. Ft.				$ -	$ -
Security/Fire Alarm			Per Sq. Ft.				$ -	$ -
Fire Suspression System			Per Sq. Ft.				$ -	$ -
Generator			Per Sq. Ft.				$ -	$ -
Elevator			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Mechanical Subtotals							$ -	$ -
(4.14) Other								
Site Acquisition			Per Sq. Ft.				$ -	$ -
Other Fees and Costs			Per Sq. Ft.				$ -	$ -
Demolition			Per Sq. Ft.				$ -	$ -
Dwelling Unit Conversion			Per Sq. Ft.				$ -	$ -
Contingency			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Other Subtotals							$ -	$ -
GRAND TOTAL							$ -	$ -
(4.15) Special Categories								
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				$ -	
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.				$ -	

HA Name	HA Number	FY of Assessment	☐ Original	Date Prepared:	
Housing Authority of the City of Sanford	FL16		☐ Revision	Date Revised:	

(1.0) Project Data

(1.1) Management Office Address
(1.2) Project Name

(1.3) Development No.
(1.4) DOFA Date

(1.5) Year of Last Substantial Mod
(1.6) Occupancy Rate (Rentable Units Only) #DIV/0!
(1.7) Latest PASS REAC Score
Total Units 0
(1.8) Total Buildings
Occupied Units 0
Vacant/Rentable Units 0

(1.9) Occupancy Type(s) (Check all that apply)
- ☐ Family
- ☐ Elderly
- ☐ Family & Disabled
- ☐ Elderly & Disabled
- ☐ Not Applicable
- ☐ Official Designation: Elderly
- ☐ Official Designation: Disabled
- ☐ Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply)
- ☐ S-F Detached
- ☐ Semi-Detached
- ☐ Row or Townhome
- ☐ M-F/Walkup
- ☐ Elevator
- ☐ Non-Dwelling

(1.11) Bedroom Distribution	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied						
(1.11b) Vacant						
Total Units	0	0	0	0	0	0

Avg Bedrooms per Unit #DIV/0!

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party)
- ☐ PHA Internally
- ☐ 3rd Pary Independent

(2.2) First Year Covered by PNA
(2.3) Length of PNA (in years)
(2.4) Unit Interiors Inspected (#) 0
Units Inspected as % of Total #DIV/0!
(2.9) Total Residential Buildings
(2.10) Number of Building Exteriors Inspected
(2.11) Total Off-Street Parking Spaces
(2.12) Site Acreage acres
(2.13) Parking Area (in square feet) SF

(2.5) Inspector Contact Name:
(2.6) Company Name or PHA Title:
(2.7) Inspector Contact Phone:

(2.8) Data Source(s) for PNA
- ☐ Annual Inspections
- ☐ Contractor
- ☐ REAC Inspections

(2.14) Units Inspected by Bedroom Size	Eff	1BR	2BR	3BR	4BR	5BR+

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost ☐ Yes ☐ No
(2.16) Development Has Long-Term Physical and Social Viability ☐ Yes ☐ No

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	$ -	$ -	$ -	$ -	$ -	$ -
Common Buildings	$ -	$ -	$ -	$ -	$ -	$ -
Unit Exteriors	$ -	$ -	$ -	$ -	$ -	$ -
Unit Interiors	$ -	$ -	$ -	$ -	$ -	$ -
Mechanical	$ -	$ -	$ -	$ -	$ -	$ -
Other	$ -	$ -	$ -	$ -	$ -	$ -
Totals	$ -	$ -	$ -	$ -	$ -	$ -
Amount of PNA relating to Lead Paint/Asbestos	$ -					$ -
Amount of PNA relating to Section 504 Compliance	$ -					$ -
New Construction						$ -
					TOTAL PHYSICAL NEEDS	$ -

(4.0)Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Sq. Ft.				$ -	$ -
Seal Coat			Per Sq. Ft.				$ -	$ -
Striping			Per Sq. Ft.				$ -	$ -
Curb & Gutter			Per Sq. Ft.				$ -	$ -
Pedestrian paving			Per Sq. Ft.				$ -	$ -
Signage			Per Sq. Ft.				$ -	$ -
Water Lines/Mains			Per Sq. Ft.				$ -	$ -
Sewer Lines/Mains			Per Sq. Ft.				$ -	$ -
Lighting			Per Sq. Ft.				$ -	$ -
Storm Drainage			Per Sq. Ft.				$ -	$ -
Landscape			Per Sq. Ft.				$ -	$ -

Fencing			Per Sq. Ft.				$ -	$ -
Fence Painting			Per Sq. Ft.				$ -	$ -
Dumpsters & Enclosures			Per Sq. Ft.				$ -	$ -
Electric Distribution			Per Sq. Ft.				$ -	$ -
Playground Areas/Equipment			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Site Subtotals							$ -	$ -
(4.10) Common Buildings--Rehab Only								
Administrative Building			Per Sq. Ft.				$ -	$ -
Community Building			Per Sq. Ft.				$ -	$ -
Shop			Per Sq. Ft.				$ -	$ -
Storage Area			Per Sq. Ft.				$ -	$ -
Central Boiler			Per Sq. Ft.				$ -	$ -
Central Chiller			Per Sq. Ft.				$ -	$ -
Family Invesment Center			Per Sq. Ft.				$ -	$ -
Day Care Center			Per Sq. Ft.				$ -	$ -
Laundry Areas			Per Sq. Ft.				$ -	$ -
Common Area Washers			Per Sq. Ft.				$ -	$ -
Common Area Dryers			Per Sq. Ft.				$ -	$ -
Common Area Finishes			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Common Subtotals							$ -	$ -
(4.11) Unit Exteriors								
Carports/Surface Garage			Per Sq. Ft.				$ -	$ -
Foundation			Per Sq. Ft.				$ -	$ -
Building Slab			Per Sq. Ft.				$ -	$ -
Roofs			Per Sq. Ft.				$ -	$ -
Canopies			Per Sq. Ft.				$ -	$ -
Tuck-Pointing			Per Sq. Ft.				$ -	$ -
Exterior Paint & Caulking			Per Sq. Ft.				$ -	$ -
Soffits			Per Sq. Ft.				$ -	$ -
Siding			Per Sq. Ft.				$ -	$ -
Exterior Stairwells/Fire Escapes			Per Sq. Ft.				$ -	$ -
Landings & Railings			Per Sq. Ft.				$ -	$ -
Balconies & Railings			Per Sq. Ft.				$ -	$ -
Mail Facilities			Per Sq. Ft.				$ -	$ -
Exterior Doors			Per Sq. Ft.				$ -	$ -
Windows			Per Sq. Ft.				$ -	$ -
Gutters/Downspouts			Per Sq. Ft.				$ -	$ -
Columns & Porches			Per Sq. Ft.				$ -	$ -
Decks & Patios			Per Sq. Ft.				$ -	$ -
Exterior Lighting			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Unit Exterior Subtotals							$ -	$ -
(4.12) Unit Interiors								
Interior Painting (non routine)			Per Sq. Ft.				$ -	$ -
Interior Doors			Per Sq. Ft.				$ -	$ -
Flooring (non routine)			Per Sq. Ft.				$ -	$ -
Shower/Tub Surrounds			Per Sq. Ft.				$ -	$ -
Commodes			Per Sq. Ft.				$ -	$ -
Vanities			Per Sq. Ft.				$ -	$ -
Faucets			Per Sq. Ft.				$ -	$ -
Bathroom Flooring (non cyclical)			Per Sq. Ft.				$ -	$ -
Kitchen Cabinets			Per Sq. Ft.				$ -	$ -
Ranges			Per Sq. Ft.				$ -	$ -
Range Hoods			Per Sq. Ft.				$ -	$ -
Refrigerators			Per Sq. Ft.				$ -	$ -
Counters and Sinks			Per Sq. Ft.				$ -	$ -
Dishwasher			Per Sq. Ft.				$ -	$ -
Microwave			Per Sq. Ft.				$ -	$ -
Washing Machines			Per Sq. Ft.				$ -	$ -
Dryers			Per Sq. Ft.				$ -	$ -
Call-for-Aid Systems							$ -	$ -
Stairs and Handrails							$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Unit Interior Subtotals							$ -	$ -
(4.13) Mechanical								
Water Distribution			Per Sq. Ft.				$ -	$ -
Heating Equipt/System			Per Sq. Ft.				$ -	$ -
Electric Disribution			Per Sq. Ft.				$ -	$ -
Hot Water Heaters			Per Sq. Ft.				$ -	$ -
Unit Sub-panels			Per Sq. Ft.				$ -	$ -
Trash Compactor			Per Sq. Ft.				$ -	$ -
Cooling Equipt/Systems			Per Sq. Ft.				$ -	$ -
Smoke/Fire Detection			Per Sq. Ft.				$ -	$ -

Unit Reconfiguration			Per Sq. Ft.				$ -	$ -
Security/Fire Alarm			Per Sq. Ft.				$ -	$ -
Fire Suspression System			Per Sq. Ft.				$ -	$ -
Generator			Per Sq. Ft.				$ -	$ -
Elevator			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Mechanical Subtotals							$ -	$ -
(4.14) Other								
Site Acquisition			Per Sq. Ft.				$ -	$ -
Other Fees and Costs			Per Sq. Ft.				$ -	$ -
Demolition			Per Sq. Ft.				$ -	$ -
Dwelling Unit Conversion			Per Sq. Ft.				$ -	$ -
Contingency			Per Sq. Ft.				$ -	$ -
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Other Subtotals							$ -	$ -
GRAND TOTAL							$ -	$ -
(4.15) Special Categories								
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				$ -	
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.				$ -	

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval 2577-0226 (Exp. 4/30/2011)

Part I: Summary

PHA Name:	**Grant Type and Number**		**FFY of Grant: 2006**
	CFP Grant No:FL29P016502-06	**RHF Grant No:**	**FFY of Grant Approval:**
SANFORD HOUSING AUTHORITY	**Date of CFFP:**		**2006**

TYPE of Grant:
[x] Original Annual Statement **[ ] Reserve for Disasters/Emergencies** **[ ] Revised Annual Statement/Revision Number #**
[x] Performance and Evaluation Report for Period Ending 12/31/2008 **[X] Final Performance and Evaluation Report**

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost (1)	
			Original	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds					
2	1406	Operations (May not exceed 20% of line 20)(See Note(3))	$0	$0	$0.00	$0.00
3	1408	Management Improvements	$2,092	$2,092	$2,092.00	$2,092.00
4	1410	Administration (May not exceed 10% of line 20)	$2,236	$2,236	$2,236.00	$2,236.00
5	1411	Audit	$0	$0	$0.00	$0.00
6	1415	Liquidated Damages	$0	$0	$0.00	$0.00
7	1430	Fees and Costs	$0	$0	$0.00	$0.00
8	1440	Site Acquisition	$0	$0	$0.00	$0.00
9	1450	Site Improvement	$2,100	$2,390	$2,390.00	$2,390.00
10	1460	Dwelling Structures	$12,380	$12,090	$12,090.00	$12,090.00
11	1465.1	Dwelling Equipment - Nonexpendable	$0	$850	$850.00	$850.00
12	1470	Nondwelling Structures	$0	$0	$0.00	$0.00
13	1475	Nondwelling Equipment	$3,552	$2,702	$2,702.00	$2,702.00
14	1485	Demolition	$0	$0	$0.00	$0.00
15	1492	Moving to Work Demonstration	$0	$0	$0.00	$0.00
16	1495.1	Relocation Costs	$0	$0	$0.00	$0.00
17	1499	Development Activities (See Note (4))	$0	$0	$0.00	$0.00
18a	1501	Collateralization or Debt Service paid by the PHA	$0	$0	$0.00	$0.00
18b	9000	Collateralization or Debt Service paid VIA System of Direct Payment	$0	$0	$0.00	$0.00
19	1502	Contigency (may not exceed 8% of line 20	$0	$0	$0.00	$0.00
20	Amount of Annual Grant (Sum of lines 2 - 19)		$22,360.00	$22,360.00	$22,360.00	$22,360.00
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date

1) To be completed for the Performance and Evaluation Report (P&E)
2) To be completed for the P&E Report or a Revised Annual Statement
3)PHAs under 250 units may use 100% of CFP for operations.
4)RHF funds shall be included here.

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing
Factor and Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing OMB
Approval 2577-0226 (Exp. 4/30/2011)

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016502-06** **CFFP (YES/NO):NO** **RHF Grant No:**	**2006**

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)	
COCC	**1406 Operations**	1406		$0.00	$0.00	$0.00	$0.00	
COCC	**1408 Management Improvements**	1408						
	MANAGEMENT / COMMISSIONER TRAINING			$0.00	$0.00	$0.00	$0.00	
	MAINTENANCE STAFF TRAINING			$0.00	$0.00	$0.00	$0.00	
	RESIDENT JOB AND LEADERSHIP TRAINING			$0.00	$0.00	$0.00	$0.00	
	COMPUTER SOFTWARE AND OR TRAINING			$2,092.00	$2,092.00	$2,092.00	$2,092.00	
	ADDITIONAL STAFF FOR SOCIAL SERVICES			$0.00	$0.00	$0.00	$0.00	
	SECURITY GUARD SERVICE			$0.00	$0.00	$0.00	$0.00	
	CRIMINAL INVESTIGATION FOR ADMINISTRATIVE OR JUDICIAL PROCEEDINGS			$0.00	$0.00	$0.00	$0.00	
	Total 1408			$2,092.00	$2,092.00	$2,092.00	$2,092.00	
COCC	**1410 Administration**	1410						
	EXECUTIVE DIRECTOR (10% OF Salary)			$0.00	$0.00	$0.00	$0.00	
	Purchasing Officer (30% OF Salary)			$0.00	$0.00	$0.00	$0.00	
	SENIOR HOUSING MANAGER (3% OF Salary)			$2,236.00	$2,236.00	$2,236.00	$2,236.00	
	FINANCE DIRECTOR (20% OF Salary)			$0.00	$0.00	$0.00	$0.00	
	EXECUTIVE ADMINISTRATIVE ASSISTANT (20%)			$0.00	$0.00	$0.00	$0.00	
	ASSISTANT MANAGER (30% OF Salary)			$0.00	$0.00	$0.00	$0.00	
	ASSISTANT MANAGER (30% OF Salary)			$0.00	$0.00	$0.00	$0.00	
	ASSISTANT MANAGER (30% OF Salary)			$0.00	$0.00	$0.00	$0.00	
	Total 1410			$2,236.00	$2,236.00	$2,236.00	$2,236.00	
COCC	**1411 Audits**	1411		$0.00	$0.00	$0.00	$0.00	
COCC	**1415 Liquidated Damages**	1415		$0.00	$0.00	$0.00	$0.00	
COCC	**1430 Fees and Cost**	1430						
	CONSULTANT FEES- Asbestos Abatement, OTHERS			$0.00	$0.00	$0.00	$0.00	
	A & E Fees			$0.00	$0.00	$0.00	$0.00	
	Total 1430			$0.00	$0.00	$0.00	$0.00	
COCC	**1440 SITE ACQUISITION**	1440		$0.00	$0.00	$0.00	$0.00	
COCC	**1499 DEVELOPMENT ACTIVITIES**	1490		$0.00	$0.00	$0.00	$0.00	
COCC	**1501 Collateralization or Debt Service paid by the PHA**			$0.00	$0.00	$0.00	$0.00	
COCC	**9000 Collateralization or Debt Service paid VIA System of Direct Payment**			$0.00	$0.00	$0.00	$0.00	
	PAGE SUBTOTAL			$4,328	$4,328	$4,328	$4,328	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016502-06** **CFFP (YES/NO):NO** **RHF Grant No:**	**2006**

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)	
FL29P016-001	Castle Brewer							
	1406 Operations	**1406**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1408 Management Improvements	**1408**						
				$0.00	**$0.00**	**$0.00**	**$0.00**	
	1410 Administration	**1410**						
	Project Manager			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Modernization Cooredinator			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1430 Fees and Cost	**1430**						
	CONSULTANT FEES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	A & E Fees			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1450 Site Improvements	**1450**						
	504 COMPLIANCE INSTALL CURB CUTS AND RAMPS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL RAILING AT EXTERIOR STEPS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL LANDSCAPING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PLAYGROUND EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL STREET REPAIR			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECTRICAL OR GAS DISTRIBUTION LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	SEWER LINES (Repair/Camera)			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	WATER LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	STORM SEWERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPAIR, REPLACE OR INSTALL FENCE/GATE			**$2,100.00**	**$2,390.00**	**$2,390.00**	**$2,390.00**	
	INSTALL POLE MOUNTED SITE LIGHTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	MAIL BOXES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Subtotal 1450			**$2,100.00**	**$2,390.00**	**$2,390.00**	**$2,390.00**	
	1460 Dwelling Structure	**1460**						
	REPLACE WATER HEATERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL NEW VINYL FLOOR TILE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL NEW FA SYSTEM (HEATING & COOLING)			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECT. OR GAS SYSTEM IMPROVEMENTS TO UNITS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	DRYWALL REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INTERIOR PAINTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE KITCHEN CABINETS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	BATHROOM RENOVATION			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE ROOF SHINGLES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE WINDOWS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE INTERIOR DOORS W/WO FRAMES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE EXTERIOR DOORS W/WO FRAMES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE OR INSTALL NEW SCREEN DOORS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	WINDOW SECURITY SCREENS / SCREENS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PAGE SUBTOTAL			**$2,100.00**	**$2,390.00**	**$2,390.00**	**$2,390.00**	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016502-06** **CFFP (YES/NO):NO** **RHF Grant No:**	**2006**

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)	
FL29P016-001	Castle Brewer							
	1460 Dwelling Structure (CONT.)							
	REPAIR OR REPLACE BRICK OR STUCCO			$0.00	$0.00	$0.00	$0.00	
	REPAIR OR REPLACE PLUMBING			$0.00	$0.00	$0.00	$0.00	
	REPLACE DOOR HARDWARE			$10,000.00	$9,710.00	$9,710.00	$9,710.00	
	EXTERIOR PAINTING			$0.00	$0.00	$0.00	$0.00	
	Total 1460			$10,000.00	$9,710.00	$9,710.00	$9,710.00	
	1465 Dwelling Equipment	1465						
	Replace Ranges			$0.00	$0.00	$0.00	$0.00	
	Replace Refrigerators			$0.00	$0.00	$0.00	$0.00	
	Total 1465			$0.00	$0.00	$0.00	$0.00	
	1470 Non-Dwelling Structures	1470						
	DAY CARE CENTER RENOVATION AT 7th St.			$0.00	$0.00	$0.00	$0.00	
	RENOVATION OF COSMOTOLOGY BUILDING			$0.00	$0.00	$0.00	$0.00	
	PLUMBING REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	ELECTRICAL REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	HVAC REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	SECURITY SYSTEMS			$0.00	$0.00	$0.00	$0.00	
	WINDOW REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	DOOR REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	Total 1470			$0.00	$0.00	$0.00	$0.00	
	1475 Non-Dwelling Equipment	1475						
	OFFICE FURNITURE (CENTRAL OFFICE)			$0.00	$0.00	$0.00	$0.00	
	MAINTENANCE EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	COMMUNITY SPACE EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	COMPUTER EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	EXPENDABLE EQUIPMENT W/FORCE ACCOUNT			$0.00	$0.00	$0.00	$0.00	
	TRUCK			$0.00	$0.00	$0.00	$0.00	
	Total 1475			$0.00	$0.00	$0.00	$0.00	
	1485 DEMOLITION COSTS	1485		$0.00	$0.00	$0.00	$0.00	
	1495.1 RELOCATION COST	1495		$0.00	$0.00	$0.00	$0.00	
	PAGE SUBTOTAL			$10,000.00	$9,710.00	$9,710.00	$9,710.00	
	Total Cost for FL29P016-001			$12,100.00	$12,100.00	$12,100.00	$12,100.00	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016502-06** **CFFP (YES/NO):NO** **RHF Grant No:**	2006

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)	
FL29P016-002	William Clark							
	1406 Operations	1406		$0.00	$0.00	$0.00	$0.00	
	1408 Management Improvements	1408						
				$0.00	$0.00	$0.00	$0.00	
				$0.00	$0.00	$0.00	$0.00	
	1410 Administration	1410						
	Project Manager			$0.00	$0.00	$0.00	$0.00	
	Modernization Cooredinator			$0.00	$0.00	$0.00	$0.00	
	1430 Fees and Cost	1430						
	CONSULTANT FEES			$0.00	$0.00	$0.00	$0.00	
	A & E Fees			$0.00	$0.00	$0.00	$0.00	
	1450 Site Improvements	1450						
	504 COMPLIANCE INSTALL CURB CUTS AND RAMPS			$0.00	$0.00	$0.00	$0.00	
	INSTALL RAILING AT EXTERIOR STEPS			$0.00	$0.00	$0.00	$0.00	
	GENERAL LANDSCAPING			$0.00	$0.00	$0.00	$0.00	
	PLAYGROUND EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	GENERAL STREET REPAIR			$0.00	$0.00	$0.00	$0.00	
	ELECTRICAL OR GAS DISTRIBUTION LINES			$0.00	$0.00	$0.00	$0.00	
	SEWER LINES			$0.00	$0.00	$0.00	$0.00	
	WATER LINES			$0.00	$0.00	$0.00	$0.00	
	STORM SEWERS			$0.00	$0.00	$0.00	$0.00	
	REPAIR, REPLACE OR INSTALL FENCE			$0.00	$0.00	$0.00	$0.00	
	INSTALL POLE MOUNTED SITE LIGHTING			$0.00	$0.00	$0.00	$0.00	
	MAIL BOXES			$0.00	$0.00	$0.00	$0.00	
	Subtotal 1450			$0.00	$0.00	$0.00	$0.00	
	1460 Dwelling Structure	1460						
	REPLACE WATER HEATERS			$0.00	$0.00	$0.00	$0.00	
	INSTALL NEW VINYL FLOOR TILE			$0.00	$0.00	$0.00	$0.00	
	INSTALL NEW FA SYSTEM (HEATING & COOLING)			$0.00	$0.00	$0.00	$0.00	
	ELECT. OR GAS SYSTEM IMPROVEMENTS TO UNITS			$0.00	$0.00	$0.00	$0.00	
	DRYWALL REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	INTERIOR PAINTING			$0.00	$0.00	$0.00	$0.00	
	REPLACE KITCHEN CABINETS			$0.00	$0.00	$0.00	$0.00	
	BATHROOM RENOVATION			$0.00	$0.00	$0.00	$0.00	
	REPLACE ROOF SHINGLES			$0.00	$0.00	$0.00	$0.00	
	REPLACE WINDOWS			$0.00	$0.00	$0.00	$0.00	
	REPLACE INTERIOR DOORS W/WO FRAMES			$0.00	$0.00	$0.00	$0.00	
	REPLACE EXTERIOR DOORS W/WO FRAMES			$0.00	$0.00	$0.00	$0.00	
	REPLACE OR INSTALL NEW SCREEN DOORS			$0.00	$0.00	$0.00	$0.00	
	WINDOW SECURITY SCREENS / SCREENS			$0.00	$0.00	$0.00	$0.00	
	PAGE SUBTOTAL			$0.00	$0.00	$0.00	$0.00	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016502-06** **CFFP (YES/NO):NO** **RHF Grant No:**	**2006**

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)	
FL29P016-002	William Clark							
	1460 Dwelling Structure (CONT.)							
	REPAIR OR REPLACE BRICK OR STUCCO			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPAIR OR REPLACE PLUMBING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE DOOR HARDWARE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	EXTERIOR PAINTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Total 1460			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1465 Dwelling Equipment	**1465**						
	Replace Ranges			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Replace Refrigerators			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Total 1465			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1470 Non-Dwelling Structures	**1470**						
	DAY CARE CENTER CONSTRUCTION			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	COMMUNITY BUILDING CONSTRUCTION			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PLUMBING REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECTRICAL REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	HVAC REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	SECURITY SYSTEMS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	WINDOW REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	DOOR REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Total 1470			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1475 Non-Dwelling Equipment	**1475**						
	OFFICE FURNITURE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	MAINTENANCE EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	COMMUNITY SPACE EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	COMPUTER EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	EXPENDABLE EQUIPMENT W/FORCE ACCOUNT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Total 1475			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1485 DEMOLITION COSTS	**1485**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1495.1 RELOCATION COST	**1495**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PAGE SUBTOTAL			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Total Cost for FL29P016-002			**$0.00**	**$0.00**	**$0.00**	**$0.00**	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016502-06** **CFFP (YES/NO):NO** **RHF Grant No:**	2006

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)	
FL29P016-003	Edward Higgins							
	1406 Operations	**1406**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1408 Management Improvements	**1408**						
				$0.00	**$0.00**	**$0.00**	**$0.00**	
				$0.00	**$0.00**	**$0.00**	**$0.00**	
	1410 Administration	**1410**						
	Project Manager			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Modernization Cooredinator			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1430 Fees and Cost	**1430**						
	CONSULTANT FEES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	A & E Fees			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1450 Site Improvements	**1450**						
	504 COMPLIANCE INSTALL CURB CUTS AND RAMPS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL RAILING AT EXTERIOR STEPS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL LANDSCAPING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PLAYGROUND EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL STREET REPAIR			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECTRICAL OR GAS DISTRIBUTION LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	SEWER LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	WATER LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	STORM SEWERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPAIR, REPLACE OR INSTALL FENCE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL POLE MOUNTED SITE LIGHTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	MAIL BOXES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Subtotal 1450			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1460 Dwelling Structure	**1460**						
	INTERIOR RE-PIPE # 30			**$2,380.00**	**$2,380.00**	**$2,380.00**	**$2,380.00**	
	INSTALL NEW VINYL FLOOR TILE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL NEW FA SYSTEM (HEATING & COOLING)			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECT. OR GAS SYSTEM IMPROVEMENTS TO UNITS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	DRYWALL REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INTERIOR PAINTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE KITCHEN CABINETS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	BATHROOM RENOVATION			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE ROOF SHINGLES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE WINDOWS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE INTERIOR DOORS W/WO FRAMES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE EXTERIOR DOORS W/WO FRAMES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE OR INSTALL NEW SCREEN DOORS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	WINDOW SECURITY SCREENS / SCREENS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PAGE SUBTOTAL			**$2,380.00**	**$2,380.00**	**$2,380.00**	**$2,380.00**	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016502-06** **CFFP (YES/NO):NO** **RHF Grant No:**	**2006**

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)	
FL29P016-003	Edward Higgins							
	1460 Dwelling Structure (CONT.)							
	REPAIR OR REPLACE BRICK OR STUCCO			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPAIR OR REPLACE PLUMBING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE DOOR HARDWARE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	EXTERIOR PAINTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Total 1460			**$2,380.00**	**$2,380.00**	**$2,380.00**	**$2,380.00**	
	1465 Dwelling Equipment	**1465**						
	Replace Ranges			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Replace Refrigerators			**$0.00**	**$850.00**	**$850.00**	**$850.00**	
	Total 1465			**$0.00**	**$850.00**	**$850.00**	**$850.00**	
	1470 Non-Dwelling Structures	**1470**						
	DAY CARE CENTER CONSTRUCTION			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	COMMUNITY BUILDING CONSTRUCTION			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PLUMBING REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECTRICAL REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	HVAC REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	SECURITY SYSTEMS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	WINDOW REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	DOOR REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Total 1470			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1475 Non-Dwelling Equipment	**1475**						
	OFFICE FURNITURE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	MAINTENANCE EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	COMMUNITY SPACE EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	COMPUTER EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	EXPENDABLE EQUIPMENT W/FORCE ACCOUNT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Total 1475			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1485 DEMOLITION COSTS	**1485**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1495.1 RELOCATION COST	**1495**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PAGE SUBTOTAL			**$0.00**	**$850.00**	**$850.00**	**$850.00**	
	Total Cost for FL29P016-003			**$2,380.00**	**$3,230.00**	**$3,230.00**	**$3,230.00**	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016502-06** **CFFP (YES/NO):NO** **RHF Grant No:**	**2006**

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)	
FL29P016-004	Cowan Moughton							
	1406 Operations	**1406**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1408 Management Improvements	**1408**						
				$0.00	**$0.00**	**$0.00**	**$0.00**	
				$0.00	**$0.00**	**$0.00**	**$0.00**	
	1410 Administration	**1410**						
	Project Manager			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Modernization Cooredinator			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1430 Fees and Cost	**1430**						
	CONSULTANT FEES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	A & E Fees			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1450 Site Improvements	**1450**						
	504 COMPLIANCE INSTALL CURB CUTS AND RAMPS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL RAILING AT EXTERIOR STEPS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL LANDSCAPING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PLAYGROUND EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL STREET REPAIR			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECTRICAL OR GAS DISTRIBUTION LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	SEWER LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	WATER LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	STORM SEWERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPAIR, REPLACE OR INSTALL FENCE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL POLE MOUNTED SITE LIGHTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	MAIL BOXES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Subtotal 1450			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1460 Dwelling Structure	**1460**						
	REPLACE WATER HEATERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL NEW VINYL FLOOR TILE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL NEW FA SYSTEM (HEATING & COOLING)			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECT. OR GAS SYSTEM IMPROVEMENTS TO UNITS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	DRYWALL REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INTERIOR PAINTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE KITCHEN CABINETS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	BATHROOM RENOVATION			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE ROOF SHINGLES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE WINDOWS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE INTERIOR DOORS W/WO FRAMES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE EXTERIOR DOORS W/WO FRAMES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE OR INSTALL NEW SCREEN DOORS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	WINDOW SECURITY SCREENS / SCREENS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PAGE SUBTOTAL			**$0.00**	**$0.00**	**$0.00**	**$0.00**	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016502-06** **CFFP (YES/NO):NO** **RHF Grant No:**	**2006**

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)	
FL29P016-004	Cowan Moughton							
	1460 Dwelling Structure (CONT.)							
	REPAIR OR REPLACE BRICK OR STUCCO			$0.00	$0.00	$0.00	$0.00	
	REPAIR OR REPLACE PLUMBING			$0.00	$0.00	$0.00	$0.00	
	REPLACE DOOR HARDWARE			$0.00	$0.00	$0.00	$0.00	
	EXTERIOR PAINTING			$0.00	$0.00	$0.00	$0.00	
	Total 1460			$0.00	$0.00	$0.00	$0.00	
	1465 Dwelling Equipment	**1465**						
	Replace Ranges			$0.00	$0.00	$0.00	$0.00	
	Replace Refrigerators			$0.00	$0.00	$0.00	$0.00	
	Total 1465			$0.00	$0.00	$0.00	$0.00	
	1470 Non-Dwelling Structures	**1470**						
	DAY CARE CENTER CONSTRUCTION			$0.00	$0.00	$0.00	$0.00	
	COMMUNITY BUILDING CONSTRUCTION			$0.00	$0.00	$0.00	$0.00	
	PLUMBING REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	ELECTRICAL REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	HVAC REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	SECURITY SYSTEMS			$0.00	$0.00	$0.00	$0.00	
	WINDOW REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	DOOR REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	Total 1470			$0.00	$0.00	$0.00	$0.00	
	1475 Non-Dwelling Equipment	**1475**						
	OFFICE FURNITURE			$0.00	$0.00	$0.00	$0.00	
	MAINTENANCE EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	COMMUNITY SPACE EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	COMPUTER EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	EXPENDABLE EQUIPMENT W/FORCE ACCOUNT			$0.00	$0.00	$0.00	$0.00	
	Total 1475			$0.00	$0.00	$0.00	$0.00	
	1485 DEMOLITION COSTS	**1485**		$0.00	$0.00	$0.00	$0.00	
	1495.1 RELOCATION COST	**1495**		$0.00	$0.00	$0.00	$0.00	
	PAGE SUBTOTAL			$0.00	$0.00	$0.00	$0.00	
	Total Cost for FL29P016-004			$0.00	$0.00	$0.00	$0.00	

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing
Factor and Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing OMB
Approval 2577-0226 (Exp. 4/30/2011)

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016502-06** **CFFP (YES/NO):NO** **RHF Grant No:**	**2006**

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)	
FL29P016-005	Lake Monroe Terrace							
	1406 Operations	**1406**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1408 Management Improvements	**1408**						
				$0.00	**$0.00**	**$0.00**	**$0.00**	
				$0.00	**$0.00**	**$0.00**	**$0.00**	
	1410 Administration	**1410**						
	Project Manager			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Modernization Cooredinator			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1430 Fees and Cost	**1430**						
	CONSULTANT FEES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	A & E Fees			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1450 Site Improvements	**1450**						
	504 COMPLIANCE INSTALL CURB CUTS AND RAMPS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL RAILING AT EXTERIOR STEPS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL LANDSCAPING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PLAYGROUND EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL STREET REPAIR			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECTRICAL OR GAS DISTRIBUTION LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	SEWER LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	WATER LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	STORM SEWERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPAIR, REPLACE OR INSTALL FENCE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL POLE MOUNTED SITE LIGHTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	MAIL BOXES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Subtotal 1450			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1460 Dwelling Structure	**1460**						
	REPLACE WATER HEATERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL NEW VINYL FLOOR TILE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL NEW FA SYSTEM (HEATING & COOLING)			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECT. OR GAS SYSTEM IMPROVEMENTS TO UNITS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	DRYWALL REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INTERIOR PAINTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE KITCHEN CABINETS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	BATHROOM RENOVATION			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE ROOF SHINGLES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE WINDOWS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE INTERIOR DOORS W/WO FRAMES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE EXTERIOR DOORS W/WO FRAMES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE OR INSTALL NEW SCREEN DOORS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	WINDOW SECURITY SCREENS / SCREENS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PAGE SUBTOTAL			**$0.00**	**$0.00**	**$0.00**	**$0.00**	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016502-06** **CFFP (YES/NO):NO** **RHF Grant No:**	**2006**

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)	
FL29P016-005	Lake Monroe Terrace							
	1460 Dwelling Structure (CONT.)							
	REPAIR OR REPLACE BRICK OR STUCCO			$0.00	$0.00	$0.00	$0.00	
	REPAIR OR REPLACE PLUMBING			$0.00	$0.00	$0.00	$0.00	
	REPLACE DOOR HARDWARE INCLUDING LOCKS			$0.00	$0.00	$0.00	$0.00	
	EXTERIOR PAINTING			$0.00	$0.00	$0.00	$0.00	
	Total 1460			$0.00	$0.00	$0.00	$0.00	
	1465 Dwelling Equipment	1465						
	REPLACE RANGES AND REFRIGERATORS			$0.00	$0.00	$0.00	$0.00	
				$0.00	$0.00	$0.00	$0.00	
	Total 1465			$0.00	$0.00	$0.00	$0.00	
	1470 Non-Dwelling Structures	1470						
	DAY CARE CENTER CONSTRUCTION			$0.00	$0.00	$0.00	$0.00	
	COMMUNITY BUILDING CONSTRUCTION			$0.00	$0.00	$0.00	$0.00	
	PLUMBING REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	ELECTRICAL REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	HVAC REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	SECURITY SYSTEMS			$0.00	$0.00	$0.00	$0.00	
	WINDOW REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	DOOR REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	Total 1470			$0.00	$0.00	$0.00	$0.00	
	1475 Non-Dwelling Equipment	1475						
	VEHICLES			$0.00	$0.00	$0.00	$0.00	
	MAINTENANCE EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	COMMUNITY SPACE EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	COMPUTER EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	EXPENDABLE EQUIPMENT W/FORCE ACCOUNT			$0.00	$0.00	$0.00	$0.00	
	Total 1475			$0.00	$0.00	$0.00	$0.00	
	1485 DEMOLITION COSTS	1485		$0.00	$0.00	$0.00	$0.00	
	1495.1 RELOCATION COST	1495		$0.00	$0.00	$0.00	$0.00	
	PAGE SUBTOTAL			$0.00	$0.00	$0.00	$0.00	
	Total Cost for FL29P016-005			$0.00	$0.00	$0.00	$0.00	

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing
Factor and Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing OMB
Approval 2577-0226 (Exp. 4/30/2011)

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016502-06** **CFFP (YES/NO):NO** **RHF Grant No:**	**2006**

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)	
FL29P016-006	Redding Gardens							
	1406 Operations	**1406**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1408 Management Improvements	**1408**						
				$0.00	**$0.00**	**$0.00**	**$0.00**	
				$0.00	**$0.00**	**$0.00**	**$0.00**	
	1410 Administration	**1410**						
	Project Manager			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Modernization Cooredinator			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1430 Fees and Cost	**1430**						
	CONSULTANT FEES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	A & E Fees			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1450 Site Improvements	**1450**						
	504 COMPLIANCE INSTALL CURB CUTS AND RAMPS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL RAILING AT EXTERIOR STEPS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL LANDSCAPING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PLAYGROUND EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL STREET REPAIR			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECTRICAL OR GAS DISTRIBUTION LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	SEWER LINES (Repair / Camera)			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	WATER LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	STORM SEWERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPAIR, REPLACE OR INSTALL FENCE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL POLE MOUNTED SITE LIGHTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	MAIL BOXES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Subtotal 1450			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1460 Dwelling Structure	**1460**						
	REPLACE WATER HEATERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL NEW VINYL FLOOR TILE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL NEW FA SYSTEM (HEATING & COOLING)			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECT. OR GAS SYSTEM IMPROVEMENTS TO UNITS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	DRYWALL REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INTERIOR PAINTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE KITCHEN CABINETS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	BATHROOM RENOVATION			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE ROOF SHINGLES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE WINDOWS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE INTERIOR DOORS W/WO FRAMES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE EXTERIOR DOORS W/WO FRAMES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE OR INSTALL NEW SCREEN DOORS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	WINDOW SECURITY SCREENS / SCREENS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PAGE SUBTOTAL			**$0.00**	**$0.00**	**$0.00**	**$0.00**	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016502-06** **CFFP (YES/NO):NO** **RHF Grant No:**	**2006**

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)	
FL29P016-006	Redding Gardens							
	1460 Dwelling Structure (CONT.)							
	REPAIR OR REPLACE BRICK OR STUCCO			$0.00	$0.00	$0.00	$0.00	
	REPAIR OR REPLACE PLUMBING			$0.00	$0.00	$0.00	$0.00	
	REPLACE DOOR HARDWARE			$0.00	$0.00	$0.00	$0.00	
	EXTERIOR PAINTING			$0.00	$0.00	$0.00	$0.00	
	Total 1460			$0.00	$0.00	$0.00	$0.00	
	1465 Dwelling Equipment	1465						
	Replace Ranges			$0.00	$0.00	$0.00	$0.00	
	Replace Refrigerators			$0.00	$0.00	$0.00	$0.00	
	Total 1465			$0.00	$0.00	$0.00	$0.00	
	1470 Non-Dwelling Structures	1470						
	DAY CARE CENTER CONSTRUCTION			$0.00	$0.00	$0.00	$0.00	
	COMMUNITY BUILDING CONSTRUCTION			$0.00	$0.00	$0.00	$0.00	
	PLUMBING REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	ELECTRICAL REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	HVAC REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	SECURITY SYSTEMS			$0.00	$0.00	$0.00	$0.00	
	WINDOW REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	DOOR REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	Total 1470			$0.00	$0.00	$0.00	$0.00	
	1475 Non-Dwelling Equipment	1475						
	OFFICE FURNITURE			$0.00	$0.00	$0.00	$0.00	
	MAINTENANCE EQUIPMENT (NEW SHOP)			$3,552.00	$2,702.00	$2,702.00	$2,702.00	
	COMMUNITY SPACE EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	COMPUTER EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	EXPENDABLE EQUIPMENT W/FORCE ACCOUNT			$0.00	$0.00	$0.00	$0.00	
	WASHERS & DRYERS			$0.00	$0.00	$0.00	$0.00	
	Total 1475			$3,552.00	$2,702.00	$2,702.00	$2,702.00	
	1485 DEMOLITION COSTS	1485		$0.00	$0.00	$0.00	$0.00	
	1495.1 RELOCATION COST	1495		$0.00	$0.00	$0.00	$0.00	
	PAGE SUBTOTAL			$3,552.00	$2,702.00	$2,702.00	$2,702.00	
	Total Cost for FL29P016-006			$3,552.00	$2,702.00	$2,702.00	$2,702.00	

Annual Statement /
Performance and Evaluation Report
Part III: Implementation Schedule
Capital Fund Program

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

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

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)	

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

DRAW DOWN LOG

Project #	Project Name	Vendor / Contractor	Payment Amount	1408	1410	1411	1415	1430	1440	1450	1460	1465	1470	1475	1485	1490	1492	1495	TOTAL OF ACCOUNTS

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval 2577-0226 (Exp. 4/30/2011)

Part I: Summary

PHA Name:	**Grant Type and Number**		**FFY of Grant: 2006**
	CFP Grant No:FL29P016501-06	**RHF Grant No:**	**FFY of Grant Approval:**
SANFORD HOUSING AUTHORITY	**Date of CFFP:**		**2006**

TYPE of Grant:
[x] Original Annual Statement **[ ] Reserve for Disasters/Emergencies** **[ ] Revised Annual Statement/Revision Number #**
[x] Performance and Evaluation Report for Period Ending 12/31/2008 **[X] Final Performance and Evaluation Report**

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost (1)	
			Original	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds					
2	1406	Operations (May not exceed 20% of line 20)(See Note(3))	$159,382	$151,365	$151,365.00	$151,365.40
3	1408	Management Improvements	$4,000	$4,797	$4,797.00	$4,797.00
4	1410	Administration (May not exceed 10% of line 20)	$48,300	$73,391	$73,391.00	$73,390.64
5	1411	Audit	$0	$0	$0.00	$0.00
6	1415	Liquidated Damages	$0	$0	$0.00	$0.00
7	1430	Fees and Costs	$1,000	$0	$0.00	$0.00
8	1440	Site Acquisition	$0	$0	$0.00	$0.00
9	1450	Site Improvement	$51,600	$57,483	$57,483.00	$57,483.37
10	1460	Dwelling Structures	$108,817	$42,866	$42,866.00	$42,865.65
11	1465.1	Dwelling Equipment - Nonexpendable	$18,000	$18,135	$18,135.00	$18,135.34
12	1470	Nondwelling Structures	$8,000	$9,100	$9,100.00	$9,100.00
13	1475	Nondwelling Equipment	$10,000	$11,878	$11,878.00	$11,878.00
14	1485	Demolition	$0	$0	$0.00	$0.00
15	1492	Moving to Work Demonstration	$0	$0	$0.00	$0.00
16	1495.1	Relocation Costs	$0	$0	$0.00	$0.00
17	1499	Development Activities (See Note (4))	$0	$0	$0.00	$0.00
18a	1501	Collateralization or Debt Service paid by the PHA	$0	$0	$0.00	$0.00
18b	9000	Collateralization or Debt Service paid VIA System of Direct Payment	$387,814	$387,814	$387,814.00	$387,813.60
19	1502	Contigency (may not exceed 8% of line 20	$0	$0	$0.00	$0.00
20	Amount of Annual Grant (Sum of lines 2 - 19)		$796,913.00	$756,829.00	$756,829.00	$756,829.00
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date

1) To be completed for the Performance and Evaluation Report (P&E)
2) To be completed for the P&E Report or a Revised Annual Statement
3)PHAs under 250 units may use 100% of CFP for operations.
4)RHF funds shall be included here.

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing
Factor and Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing OMB
Approval 2577-0226 (Exp. 4/30/2011)

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016501-06** **CFFP (YES/NO):NO** **RHF Grant No:**	**2006**

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)	
COCC	**1406 Operations**	1406		$159,382.00	$151,365.00	$151,365.00	$151,365.40	
COCC	**1408 Management Improvements**	1408						
	MANAGEMENT / COMMISSIONER TRAINING			$2,000.00	$2,650.00	$2,650.00	$2,650.00	
	MAINTENANCE STAFF TRAINING			$2,000.00	$0.00	$0.00	$0.00	
	RESIDENT JOB AND LEADERSHIP TRAINING			$0.00	$0.00	$0.00	$0.00	
	COMPUTER SOFTWARE AND OR TRAINING			$0.00	$2,147.00	$2,147.00	$2,147.00	
	ADDITIONAL STAFF FOR SOCIAL SERVICES			$0.00	$0.00	$0.00	$0.00	
	SECURITY GUARD SERVICE			$0.00	$0.00	$0.00	$0.00	
	CRIMINAL INVESTIGATION FOR ADMINISTRATIVE OR JUDICIAL PROCEEDINGS			$0.00	$0.00	$0.00	$0.00	
	Total 1408			$4,000.00	$4,797.00	$4,797.00	$4,797.00	
COCC	**1410 Administration**	1410						
	EXECUTIVE DIRECTOR (10% OF Salary)			$8,000.00	$8,000.00	$8,000.00	$7,999.64	
	Purchasing Officer (30% OF Salary)			$7,800.00	$6,240.00	$6,240.00	$6,240.00	
	MAINTENANCE/MOD DIRECTOR (30% OF Salary)			$19,500.00	$18,101.00	$18,101.00	$18,101.00	
	FINANCE DIRECTOR (20% OF Salary)			$13,000.00	$14,250.00	$14,250.00	$14,250.00	
	EXECUTIVE ADMINISTRATIVE ASSISTANT (20%)			$0.00	$5,200.00	$5,200.00	$5,200.00	
	ASSISTANT MANAGER (30% OF Salary)			$0.00	$7,200.00	$7,200.00	$7,200.00	
	ASSISTANT MANAGER (30% OF Salary)			$0.00	$7,200.00	$7,200.00	$7,200.00	
	ASSISTANT MANAGER (30% OF Salary)			$0.00	$7,200.00	$7,200.00	$7,200.00	
	Total 1410			$48,300.00	$73,391.00	$73,391.00	$73,390.64	
COCC	**1411 Audits**	1411		$0.00	$0.00	$0.00	$0.00	
COCC	**1415 Liquidated Damages**	1415		$0.00	$0.00	$0.00	$0.00	
COCC	**1430 Fees and Cost**	1430						
	CONSULTANT FEES- Asbestos Abatement, OTHERS			$0.00	$0.00	$0.00	$0.00	
	A & E Fees			$1,000.00	$0.00	$0.00	$0.00	
	Total 1430			$1,000.00	$0.00	$0.00	$0.00	
COCC	**1440 SITE ACQUISITION**	1440		$0.00	$0.00	$0.00	$0.00	
COCC	**1499 DEVELOPMENT ACTIVITIES**	1490		$0.00	$0.00	$0.00	$0.00	
COCC	**1501 Collateralization or Debt Service paid by the PHA**			$0.00	$0.00	$0.00	$0.00	
COCC	**9000 Collateralization or Debt Service paid VIA System of Direct Payment**			$387,814.00	$387,813.60	$387,814.00	$387,813.60	
	PAGE SUBTOTAL			$600,496	$617,367	$617,367	$617,367	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016501-06** **CFFP (YES/NO):NO** **RHF Grant No:**	**2006**

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)	
FL29P016-001	Castle Brewer							
	1406 Operations	**1406**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1408 Management Improvements	**1408**						
				$0.00	**$0.00**	**$0.00**	**$0.00**	
	1410 Administration	**1410**						
	Project Manager			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Modernization Cooredinator			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1430 Fees and Cost	**1430**						
	CONSULTANT FEES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	A & E Fees			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1450 Site Improvements	**1450**						
	504 COMPLIANCE INSTALL CURB CUTS AND RAMPS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL RAILING AT EXTERIOR STEPS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL LANDSCAPING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PLAYGROUND EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL STREET REPAIR			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECTRICAL OR GAS DISTRIBUTION LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	SEWER LINES (Repair/Camera)			**$10,000.00**	**$2,888.40**	**$2,888.00**	**$2,888.37**	
	WATER LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	STORM SEWERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPAIR, REPLACE OR INSTALL FENCE			**$2,000.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL POLE MOUNTED SITE LIGHTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	MAIL BOXES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Subtotal 1450			**$12,000.00**	**$2,888.40**	**$2,888.00**	**$2,888.37**	
	1460 Dwelling Structure	**1460**						
	REPLACE WATER HEATERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	FA CREW VACANCY REDUCTION			**$0.00**	**$3,519.00**	**$3,519.00**	**$3,519.00**	
	INSTALL NEW FLOOR TILE			**$11,817.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL NEW FA SYSTEM (HEATING & COOLING)			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL NEW WALL OR SPACE HEATERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECT. OR Gas SYSTEMS IN UNIT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	DRYWALL REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INTERIOR PAINTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE KITCHEN CABINETS			**$20,000.00**	**$5,460.00**	**$5,460.00**	**$5,459.65**	
	REPLACE WINDOWS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE INTERIOR DOORS W/WO FRAMES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE EXTERIOR DOORS W/WO FRAMES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE OR INSTALL NEW SCREEN DOORS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	WINDOW SECURITY SCREENS / SCREENS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PAGE SUBTOTAL			**$43,817.00**	**$11,867.40**	**$11,867.00**	**$11,867.02**	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016501-06** **CFFP (YES/NO):NO** **RHF Grant No:**	**2006**

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)	
FL29P016-001	Castle Brewer							
	1460 Dwelling Structure (CONT.)							
	REPAIR OR REPLACE BRICK OR STUCCO			$0.00	$3,500.00	$3,500.00	$3,500.00	
	REPAIR OR REPLACE PLUMBING			$12,000.00	$0.00	$0.00	$0.00	
	REPLACE DOOR HARDWARE			$8,000.00	$0.00	$0.00	$0.00	
	EXTERIOR PAINTING			$0.00	$0.00	$0.00	$0.00	
	Total 1460			$51,817.00	$12,479.00	$12,479.00	$12,478.65	
	1465 Dwelling Equipment	1465						
	Replace Ranges			$3,000.00	$1,793.00	$1,793.00	$1,793.34	
	Replace Refrigerators			$3,000.00	$2,928.00	$2,928.00	$2,928.00	
	Total 1465			$6,000.00	$4,721.00	$4,721.00	$4,721.34	
	1470 Non-Dwelling Structures	1470						
	DAY CARE CENTER RENOVATION AT 7th St.			$0.00	$0.00	$0.00	$0.00	
	RENOVATION OF COSMOTOLOGY BUILDING			$0.00	$0.00	$0.00	$0.00	
	PLUMBING REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	ELECTRICAL REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	HVAC REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	SECURITY SYSTEMS			$0.00	$0.00	$0.00	$0.00	
	WINDOW REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	DOOR REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	Total 1470			$0.00	$0.00	$0.00	$0.00	
	1475 Non-Dwelling Equipment	1475						
	OFFICE FURNITURE (CENTRAL OFFICE)			$0.00	$970.00	$970.00	$970.00	
	MAINTENANCE EQUIPMENT			$10,000.00	$10,908.00	$10,908.00	$10,908.00	
	COMMUNITY SPACE EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	COMPUTER EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	EXPENDABLE EQUIPMENT W/FORCE ACCOUNT			$0.00	$0.00	$0.00	$0.00	
	TRUCK			$0.00	$0.00	$0.00	$0.00	
	Total 1475			$10,000.00	$11,878.00	$11,878.00	$11,878.00	
	1485 DEMOLITION COSTS	1485		$0.00	$0.00	$0.00	$0.00	
	1495.1 RELOCATION COST	1495		$0.00	$0.00	$0.00	$0.00	
	PAGE SUBTOTAL			$36,000.00	$20,099.00	$20,099.00	$20,099.34	
	Total Cost for FL29P016-001			$79,817.00	$31,966.40	$31,966.00	$31,966.36	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016501-06** **CFFP (YES/NO):NO** **RHF Grant No:**	**2006**

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)	
FL29P016-002	William Clark							
	1406 Operations	**1406**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1408 Management Improvements	**1408**						
				$0.00	**$0.00**	**$0.00**	**$0.00**	
				$0.00	**$0.00**	**$0.00**	**$0.00**	
	1410 Administration	**1410**						
	Project Manager			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Modernization Cooredinator			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1430 Fees and Cost	**1430**						
	CONSULTANT FEES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	A & E Fees			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1450 Site Improvements	**1450**						
	504 COMPLIANCE INSTALL CURB CUTS AND RAMPS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL RAILING AT EXTERIOR STEPS			**$1,600.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL LANDSCAPING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PLAYGROUND EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL STREET REPAIR			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECTRICAL OR GAS DISTRIBUTION LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	SEWER LINES			**$0.00**	**$753.00**	**$753.00**	**$753.00**	
	WATER LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	STORM SEWERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPAIR, REPLACE OR INSTALL FENCE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL POLE MOUNTED SITE LIGHTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	MAIL BOXES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Subtotal 1450			**$1,600.00**	**$753.00**	**$753.00**	**$753.00**	
	1460 Dwelling Structure	**1460**						
	REPLACE WATER HEATERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	FA CREW VACANCY REDUCTION			**$0.00**	**$2,208.00**	**$2,208.00**	**$2,208.00**	
	INSTALL NEW FA SYSTEM (HEATING & COOLING)			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECT. OR GAS SYSTEM IMPROVEMENTS TO UNITS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	DRYWALL REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INTERIOR PAINTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE KITCHEN CABINETS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	BATHROOM RENOVATION			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE ROOF SHINGLES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE WINDOWS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE INTERIOR DOORS W/WO FRAMES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE EXTERIOR DOORS W/WO FRAMES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE OR INSTALL NEW SCREEN DOORS			**$15,000.00**	**$0.00**	**$0.00**	**$0.00**	
	WINDOW SECURITY SCREENS / SCREENS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PAGE SUBTOTAL			**$16,600.00**	**$2,961.00**	**$2,961.00**	**$2,961.00**	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016501-06** **CFFP (YES/NO):NO** **RHF Grant No:**	**2006**

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)	
FL29P016-002	William Clark							
	1460 Dwelling Structure (CONT.)							
	REPAIR OR REPLACE BRICK OR STUCCO			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPAIR OR REPLACE PLUMBING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE DOOR HARDWARE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	EXTERIOR PAINTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Total 1460			**$15,000.00**	**$2,208.00**	**$2,208.00**	**$2,208.00**	
	1465 Dwelling Equipment	**1465**						
	Replace Ranges			**$3,000.00**	**$1,190.00**	**$1,190.00**	**$1,190.00**	
	Replace Refrigerators			**$3,000.00**	**$2,040.00**	**$2,040.00**	**$2,040.00**	
	Total 1465			**$6,000.00**	**$3,230.00**	**$3,230.00**	**$3,230.00**	
	1470 Non-Dwelling Structures	**1470**						
	DAY CARE CENTER CONSTRUCTION			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	COMMUNITY BUILDING CONSTRUCTION			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PLUMBING REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECTRICAL REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	HVAC REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	SECURITY SYSTEMS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	WINDOW REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	DOOR REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Total 1470			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1475 Non-Dwelling Equipment	**1475**						
	OFFICE FURNITURE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	MAINTENANCE EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	COMMUNITY SPACE EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	COMPUTER EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	EXPENDABLE EQUIPMENT W/FORCE ACCOUNT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Total 1475			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1485 DEMOLITION COSTS	**1485**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1495.1 RELOCATION COST	**1495**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PAGE SUBTOTAL			**$6,000.00**	**$3,230.00**	**$3,230.00**	**$3,230.00**	
	Total Cost for FL29P016-002			**$22,600.00**	**$6,191.00**	**$6,191.00**	**$6,191.00**	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016501-06** **CFFP (YES/NO):NO** **RHF Grant No:**	**2006**

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)	
FL29P016-003	Edward Higgins							
	1406 Operations	**1406**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1408 Management Improvements	**1408**						
				$0.00	**$0.00**	**$0.00**	**$0.00**	
				$0.00	**$0.00**	**$0.00**	**$0.00**	
	1410 Administration	**1410**						
	Project Manager			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Modernization Cooredinator			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1430 Fees and Cost	**1430**						
	CONSULTANT FEES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	A & E Fees			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1450 Site Improvements	**1450**						
	504 COMPLIANCE INSTALL CURB CUTS AND RAMPS			**$0.00**	**$3,200.00**	**$3,200.00**	**$3,200.00**	
	REPAIR OR REPLACE CURBING/PARKING			**$10,000.00**	**$9,500.00**	**$9,500.00**	**$9,500.00**	
	GENERAL LANDSCAPING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PLAYGROUND EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL STREET REPAIR			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECTRICAL OR GAS DISTRIBUTION LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	SEWER LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	WATER LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	STORM SEWERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPAIR, REPLACE OR INSTALL FENCE			**$0.00**	**$2,260.00**	**$2,260.00**	**$2,260.00**	
	INSTALL POLE MOUNTED SITE LIGHTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	MAIL BOXES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Subtotal 1450			**$10,000.00**	**$14,960.00**	**$14,960.00**	**$14,960.00**	
	1460 Dwelling Structure	**1460**						
	REPLACE WATER HEATERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	FA CREW VACANCY REDUCTION			**$0.00**	**$1,053.00**	**$1,053.00**	**$1,053.00**	
	INSTALL NEW FA SYSTEM (HEATING & COOLING)			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECT. OR GAS SYSTEM IMPROVEMENTS TO UNITS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	DRYWALL REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INTERIOR PAINTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE KITCHEN CABINETS			**$7,000.00**	**$2,550.00**	**$2,550.00**	**$2,550.00**	
	BATHROOM RENOVATION			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE ROOF SHINGLES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE WINDOWS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE INTERIOR DOORS W/WO FRAMES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE EXTERIOR DOORS W/WO FRAMES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE OR INSTALL NEW SCREEN DOORS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	WINDOW SECURITY SCREENS / SCREENS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PAGE SUBTOTAL			**$17,000.00**	**$18,563.00**	**$18,563.00**	**$18,563.00**	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016501-06** **CFFP (YES/NO):NO** **RHF Grant No:**	**2006**

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)	
FL29P016-003	Edward Higgins							
	1460 Dwelling Structure (CONT.)							
	INTERIOR REHAB # 35			**$0.00**	**$7,025.00**	**$7,025.00**	**$7,025.00**	
	REPAIR OR REPLACE PLUMBING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE DOOR HARDWARE			**$4,000.00**	**$0.00**	**$0.00**	**$0.00**	
	EXTERIOR PAINTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Total 1460			**$11,000.00**	**$10,628.00**	**$10,628.00**	**$10,628.00**	
	1465 Dwelling Equipment	**1465**						
	Replace Ranges			**$1,000.00**	**$560.00**	**$560.00**	**$560.00**	
	Replace Refrigerators			**$1,000.00**	**$960.00**	**$960.00**	**$960.00**	
	Total 1465			**$2,000.00**	**$1,520.00**	**$1,520.00**	**$1,520.00**	
	1470 Non-Dwelling Structures	**1470**						
	DAY CARE CENTER CONSTRUCTION			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	COMMUNITY BUILDING CONSTRUCTION			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PLUMBING REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECTRICAL REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	HVAC REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	SECURITY SYSTEMS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	WINDOW REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	MAINTENANCE BUILDING REPAIR			**$8,000.00**	**$0.00**	**$0.00**	**$0.00**	
	Total 1470			**$8,000.00**	**$0.00**	**$0.00**	**$0.00**	
	1475 Non-Dwelling Equipment	**1475**						
	OFFICE FURNITURE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	MAINTENANCE EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	COMMUNITY SPACE EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	COMPUTER EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	EXPENDABLE EQUIPMENT W/FORCE ACCOUNT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Total 1475			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1485 DEMOLITION COSTS	**1485**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1495.1 RELOCATION COST	**1495**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PAGE SUBTOTAL			**$14,000.00**	**$8,545.00**	**$8,545.00**	**$8,545.00**	
	Total Cost for FL29P016-003			**$31,000.00**	**$27,108.00**	**$27,108.00**	**$27,108.00**	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016501-06** **CFFP (YES/NO):NO** **RHF Grant No:**	**2006**

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)	
FL29P016-004	Cowan Moughton							
	1406 Operations	**1406**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1408 Management Improvements	**1408**						
				$0.00	**$0.00**	**$0.00**	**$0.00**	
				$0.00	**$0.00**	**$0.00**	**$0.00**	
	1410 Administration	**1410**						
	Project Manager			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Modernization Cooredinator			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1430 Fees and Cost	**1430**						
	CONSULTANT FEES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	A & E Fees			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1450 Site Improvements	**1450**						
	504 COMPLIANCE INSTALL CURB CUTS AND RAMPS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL RAILING AT EXTERIOR STEPS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL LANDSCAPING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PLAYGROUND EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL STREET REPAIR			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECTRICAL OR GAS DISTRIBUTION LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	SEWER LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	WATER LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	STORM SEWERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPAIR, REPLACE OR INSTALL FENCE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL POLE MOUNTED SITE LIGHTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	MAIL BOXES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Subtotal 1450			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1460 Dwelling Structure	**1460**						
	REPLACE WATER HEATERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	FA CREW VACANCY REDUCTION			**$0.00**	**$770.00**	**$770.00**	**$770.00**	
	INSTALL NEW FA SYSTEM (HEATING & COOLING)			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECT. OR GAS SYSTEM IMPROVEMENTS TO UNITS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	DRYWALL REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INTERIOR PAINTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE KITCHEN CABINETS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	BATHROOM RENOVATION			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE ROOF SHINGLES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE WINDOWS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE INTERIOR DOORS W/WO FRAMES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE EXTERIOR DOORS W/WO FRAMES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE OR INSTALL NEW SCREEN DOORS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	WINDOW SECURITY SCREENS / SCREENS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PAGE SUBTOTAL			**$0.00**	**$770.00**	**$770.00**	**$770.00**	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016501-06** **CFFP (YES/NO):NO** **RHF Grant No:**	**2006**

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)	
FL29P016-004	Cowan Moughton							
	1460 Dwelling Structure (CONT.)							
	REPAIR OR REPLACE BRICK OR STUCCO			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPAIR OR REPLACE PLUMBING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE DOOR HARDWARE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	EXTERIOR PAINTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Total 1460			**$0.00**	**$770.00**	**$770.00**	**$770.00**	
	1465 Dwelling Equipment	**1465**						
	Replace Ranges			**$0.00**	**$392.00**	**$392.00**	**$392.00**	
	Replace Refrigerators			**$0.00**	**$672.00**	**$672.00**	**$672.00**	
	Total 1465			**$0.00**	**$1,064.00**	**$1,064.00**	**$1,064.00**	
	1470 Non-Dwelling Structures	**1470**						
	DAY CARE CENTER CONSTRUCTION			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	COMMUNITY BUILDING CONSTRUCTION			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PLUMBING REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECTRICAL REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	HVAC REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	SECURITY SYSTEMS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	WINDOW REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	DOOR REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Total 1470			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1475 Non-Dwelling Equipment	**1475**						
	OFFICE FURNITURE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	MAINTENANCE EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	COMMUNITY SPACE EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	COMPUTER EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	EXPENDABLE EQUIPMENT W/FORCE ACCOUNT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Total 1475			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1485 DEMOLITION COSTS	**1485**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1495.1 RELOCATION COST	**1495**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PAGE SUBTOTAL			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Total Cost for FL29P016-004			**$0.00**	**$1,834.00**	**$1,834.00**	**$1,834.00**	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016501-06** **CFFP (YES/NO):NO** **RHF Grant No:**	**2006**

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)	
FL29P016-005	Lake Monroe Terrace							
	1406 Operations	**1406**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1408 Management Improvements	**1408**						
				$0.00	**$0.00**	**$0.00**	**$0.00**	
				$0.00	**$0.00**	**$0.00**	**$0.00**	
	1410 Administration	**1410**						
	Project Manager			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Modernization Cooredinator			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1430 Fees and Cost	**1430**						
	CONSULTANT FEES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	A & E Fees			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1450 Site Improvements	**1450**						
	504 COMPLIANCE INSTALL CURB CUTS AND RAMPS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL RAILING AT EXTERIOR STEPS			**$2,000.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL LANDSCAPING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PLAYGROUND EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL STREET REPAIR			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECTRICAL OR GAS DISTRIBUTION LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	SEWER LINES			**$4,000.00**	**$14,898.00**	**$14,898.00**	**$14,898.00**	
	WATER LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	STORM SEWERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPAIR, REPLACE OR INSTALL FENCE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL POLE MOUNTED SITE LIGHTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	MAIL BOXES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Subtotal 1450			**$6,000.00**	**$14,898.00**	**$14,898.00**	**$14,898.00**	
	1460 Dwelling Structure	**1460**						
	REPLACE WATER HEATERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	FA CREW VACANCY REDUCTION			**$0.00**	**$2,568.00**	**$2,568.00**	**$2,568.00**	
	INSTALL NEW FA SYSTEM (HEATING & COOLING)			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECT. OR GAS SYSTEM IMPROVEMENTS TO UNITS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	DRYWALL REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INTERIOR PAINTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE KITCHEN CABINETS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	BATHROOM RENOVATION			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE ROOF SHINGLES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE WINDOWS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE INTERIOR DOORS W/WO FRAMES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE EXTERIOR DOORS W/WO FRAMES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE OR INSTALL NEW SCREEN DOORS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	WINDOW SECURITY SCREENS / SCREENS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PAGE SUBTOTAL			**$6,000.00**	**$17,466.00**	**$17,466.00**	**$17,466.00**	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016501-06** **CFFP (YES/NO):NO** **RHF Grant No:**	**2006**

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)	
FL29P016-005	Lake Monroe Terrace							
	1460 Dwelling Structure (CONT.)							
	REPAIR OR REPLACE BRICK OR STUCCO			$0.00	$0.00	$0.00	$0.00	
	REPAIR OR REPLACE PLUMBING			$0.00	$0.00	$0.00	$0.00	
	REPLACE DOOR HARDWARE INCLUDING LOCKS			$4,000.00	$0.00	$0.00	$0.00	
	EXTERIOR PAINTING			$0.00	$0.00	$0.00	$0.00	
	Total 1460			$4,000.00	$2,568.00	$2,568.00	$2,568.00	
	1465 Dwelling Equipment	1465						
	REPLACE RANGES AND REFRIGERATORS			$1,000.00	$1,400.00	$1,400.00	$1,400.00	
				$1,000.00	$2,400.00	$2,400.00	$2,400.00	
	Total 1465			$2,000.00	$3,800.00	$3,800.00	$3,800.00	
	1470 Non-Dwelling Structures	1470						
	DAY CARE CENTER CONSTRUCTION			$0.00	$0.00	$0.00	$0.00	
	COMMUNITY BUILDING CONSTRUCTION			$0.00	$0.00	$0.00	$0.00	
	PLUMBING REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	ELECTRICAL REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	HVAC REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	SECURITY SYSTEMS			$0.00	$0.00	$0.00	$0.00	
	WINDOW REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	DOOR REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	Total 1470			$0.00	$0.00	$0.00	$0.00	
	1475 Non-Dwelling Equipment	1475						
	VEHICLES			$0.00	$0.00	$0.00	$0.00	
	MAINTENANCE EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	COMMUNITY SPACE EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	COMPUTER EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	EXPENDABLE EQUIPMENT W/FORCE ACCOUNT			$0.00	$0.00	$0.00	$0.00	
	Total 1475			$0.00	$0.00	$0.00	$0.00	
	1485 DEMOLITION COSTS	1485		$0.00	$0.00	$0.00	$0.00	
	1495.1 RELOCATION COST	1495		$0.00	$0.00	$0.00	$0.00	
	PAGE SUBTOTAL			$6,000.00	$3,800.00	$3,800.00	$3,800.00	
	Total Cost for FL29P016-005			$12,000.00	$21,266.00	$21,266.00	$21,266.00	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016501-06** **CFFP (YES/NO):NO** **RHF Grant No:**	**2006**

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)	
FL29P016-006	Redding Gardens							
	1406 Operations	**1406**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1408 Management Improvements	**1408**						
				$0.00	**$0.00**	**$0.00**	**$0.00**	
				$0.00	**$0.00**	**$0.00**	**$0.00**	
	1410 Administration	**1410**						
	Project Manager			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Modernization Cooredinator			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1430 Fees and Cost	**1430**						
	CONSULTANT FEES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	A & E Fees			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1450 Site Improvements	**1450**						
	504 COMPLIANCE INSTALL CURB CUTS AND RAMPS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPAIR OR REPLACE CURBING/RESURFACE			**$12,000.00**	**$14,999.00**	**$14,999.00**	**$14,999.00**	
	INSTALL RAILING AT EXTERIOR STEPS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPAIR OR REPLACEMENT OF CONCRETE STEPS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL LANDSCAPING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL SIDEWALK REPAIR OR REPLACEMENT			**$0.00**	**$6,600.00**	**$6,600.00**	**$6,600.00**	
	SEWER LINES (Repair / Camera)			**$10,000.00**	**$2,385.00**	**$2,385.00**	**$2,385.00**	
	WATER LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	STORM SEWERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPAIR, REPLACE OR INSTALL FENCE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL POLE MOUNTED SITE LIGHTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	MAIL BOXES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Subtotal 1450			**$22,000.00**	**$23,984.00**	**$23,984.00**	**$23,984.00**	
	1460 Dwelling Structure	**1460**						
	REPLACE WATER HEATERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	FA CREW VACANCY REDUCTION			**$0.00**	**$2,568.00**	**$2,568.00**	**$2,568.00**	
	INSTALL NEW VINYL FLOOR TILE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL NEW FA SYSTEM (HEATING & COOLING)			**$18,000.00**	**$4,275.00**	**$4,275.00**	**$4,275.00**	
	DRYWALL REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INTERIOR PAINTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE KITCHEN CABINETS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	BATHROOM RENOVATION			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE ROOF SHINGLES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE WINDOWS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE INTERIOR DOORS W/WO FRAMES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE EXTERIOR DOORS W/WO FRAMES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE OR INSTALL NEW SCREEN DOORS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	WINDOW SECURITY SCREENS / SCREENS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PAGE SUBTOTAL			**$40,000.00**	**$30,827.00**	**$30,827.00**	**$30,827.00**	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016501-06** **CFFP (YES/NO):NO** **RHF Grant No:**	**2006**

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)	
FL29P016-006	Redding Gardens							
	1460 Dwelling Structure (CONT.)							
	REPAIR OR REPLACE BRICK OR STUCCO			$0.00	$0.00	$0.00	$0.00	
	REPAIR OR REPLACE PLUMBING			$0.00	$0.00	$0.00	$0.00	
	REPLACE DOOR HARDWARE			$9,000.00	$7,370.00	$7,370.00	$7,370.00	
	EXTERIOR PAINTING			$0.00	$0.00	$0.00	$0.00	
	Total 1460			$27,000.00	$14,213.00	$14,213.00	$14,213.00	
	1465 Dwelling Equipment	1465						
	Replace Ranges			$1,000.00	$1,400.00	$1,400.00	$1,400.00	
	Replace Refrigerators			$1,000.00	$2,400.00	$2,400.00	$2,400.00	
	Total 1465			$2,000.00	$3,800.00	$3,800.00	$3,800.00	
	1470 Non-Dwelling Structures	1470						
	DAY CARE CENTER CONSTRUCTION			$0.00	$0.00	$0.00	$0.00	
	COMMUNITY BUILDING CONSTRUCTION			$0.00	$0.00	$0.00	$0.00	
	PLUMBING REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	ELECTRICAL REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	EXTERIOR A C UNIT COMMUNITY BLDG.			$0.00	$9,100.00	$9,100.00	$9,100.00	
	SECURITY SYSTEMS			$0.00	$0.00	$0.00	$0.00	
	WINDOW REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	DOOR REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	Total 1470			$0.00	$9,100.00	$9,100.00	$9,100.00	
	1475 Non-Dwelling Equipment	1475						
	OFFICE FURNITURE			$0.00	$0.00	$0.00	$0.00	
	MAINTENANCE EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	COMMUNITY SPACE EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	COMPUTER EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	EXPENDABLE EQUIPMENT W/FORCE ACCOUNT			$0.00	$0.00	$0.00	$0.00	
	WASHERS & DRYERS			$0.00	$0.00	$0.00	$0.00	
	Total 1475			$0.00	$0.00	$0.00	$0.00	
	1485 DEMOLITION COSTS	1485		$0.00	$0.00	$0.00	$0.00	
	1495.1 RELOCATION COST	1495		$0.00	$0.00	$0.00	$0.00	
	PAGE SUBTOTAL			$11,000.00	$20,270.00	$20,270.00	$20,270.00	
	Total Cost for FL29P016-006			$51,000.00	$51,097.00	$51,097.00	$51,097.00	

Annual Statement /
Performance and Evaluation Report
Part III: Implementation Schedule
Capital Fund Program

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

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

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)	

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

DRAW DOWN LOG

Project #	Project Name	Vendor / Contractor	Payment Amount	1408	1410	1411	1415	1430	1440	1450	1460	1465	1470	1475	1485	1490	1492	1495	TOTAL OF ACCOUNTS

Annual Statement /
Performance and Evaluation Report
Part I: Summary
Capital Funds Program (CFP)

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

HA Name	Capital Funds Project Number	FFY of Grant Approval
SANFORD HOUSING AUTHORITY	**FL29P016501-07**	**2007**

[X] 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 Revision #	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds					
2	1406	Operations (May not exceed 20% of line 20 for PHAs with 250 or more Units)	$155,365	$152,897	$152,897	$98,449
3	1408	Management Improvements (May not exceed 20% of line 20)	$7,000	$6,000	$6,000	$10,015
4	1410	Administration (May not exceed 10% of line 20)	$75,414	$68,550	$68,550	$68,550
5	1411	Audit	$0	$0	$0	$0
6	1415	Liquidated Damages	$0	$0	$0	$0
7	1430	Fees and Costs	$6,000	$6,000	$6,000	$6,000
8	1440	Site Acquisition	$0	$0	$0	$0
9	1450	Site Improvement	$21,000	$26,755	$26,755	$26,755
10	1460	Dwelling Structures	$90,436	$99,670	$99,670	$95,211
11	1465.1	Dwelling Equipment - Nonexpendable	$21,800	$16,800	$16,800	$16,800
12	1470	Nondwelling Structures	$0	$0	$0	$0
13	1475	Nondwelling Equipment	$12,000	$0	$0	$0
14	1485	Demolition	$0	$0	$0	$0
15	1490	Replacement Reserve	$0	$0	$0	$0
16	1492	Moving to Work Demonstration	$0	$0	$0	$0
17	1495.1	Relocation Costs	$0	$0	$0	$0
18	1501	Loan Payment	$387,814	$387,814	$387,814	$259,270
19	1502	Contingency (may not exceed 8% of line 20)	$0	$0	$0	$0
20	Amount of Annual Grant (Sum of lines 2 - 19)		$776,829.00	$764,486.00	$764,486.00	$581,049.52
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					

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program: FL29P016501-07

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

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)	
PHA Wide	**1406 Operations**	1406		$155,365.00	$152,897.00	$152,897.00	$98,448.50	
PHA Wide	**1408 Management Improvements**	1408						
	MANAGEMENT / COMMISSIONER STAFF TRAINING			$4,000.00	$4,000.00	$4,000.00	$8,015.00	
	MAINTENANCE STAFF TRAINING			$2,000.00	$1,000.00	$1,000.00	$1,000.00	
	RESIDENT JOB AND LEADERSHIP TRAINING			$0.00	$0.00	$0.00	$0.00	
	COMPUTER SOFTWARE AND OR TRAINING			$1,000.00	$1,000.00	$1,000.00	$1,000.00	
	ADDITIONAL STAFF FOR SOCIAL SERVICES			$0.00	$0.00	$0.00	$0.00	
	SECURITY GUARD SERVICE			$0.00	$0.00	$0.00	$0.00	
				$0.00	$0.00	$0.00	$0.00	
	Total 1408			$7,000.00	$6,000.00	$6,000.00	$10,015.00	
PHA Wide	**1410 Administration**	1410						
	EXECUTIVE DIRECTOR (10% OF Salary)			$8,000.00	$8,000.00	$8,000.00	$8,000.00	
	Purchasing Officer (30% OF Salary)			$6,864.00	$0.00	$0.00	$0.00	
	DIRECTOR OF AFFORDABLE & ASSISTED HSG. (30% OF Salary)			$19,500.00	$19,500.00	$19,500.00	$19,500.00	
	FINANCE DIRECTOR (20% OF Salary)			$14,250.00	$14,250.00	$14,250.00	$14,250.00	
	EXECUTIVE ADMINISTRATIVE ASSISTANT (20%)			$5,200.00	$5,200.00	$5,200.00	$5,200.00	
	ASSISTANT MANAGER (30% OF Salary)			$7,200.00	$7,200.00	$7,200.00	$7,200.00	
	ASSISTANT MANAGER (30% OF Salary)			$7,200.00	$7,200.00	$7,200.00	$7,200.00	
	ASSISTANT MANAGER (30% OF Salary)			$7,200.00	$7,200.00	$7,200.00	$7,200.00	
				$0.00	$0.00	$0.00	$0.00	
				$0.00	$0.00	$0.00	$0.00	
	Total 1410			$75,414.00	$68,550.00	$68,550.00	$68,550.00	
PHA Wide	**1411 Audits**	1411		$0.00	$0.00	$0.00	$0.00	
	ENERGY AUDIT				$0.00			
PHA Wide	**1415 Liquidated Damages**	1415		$0.00	$0.00	$0.00	$0.00	
PHA Wide	**1430 Fees and Cost**	1430						
	CLERK OF WORKS			$0.00	$0.00	$0.00	$0.00	
	A & E Fees			$6,000.00	$6,000.00	$6,000.00	$6,000.00	
	Asbestos Testing / Lead Base Paint Testing			$0.00	$0.00			
	Total 1430			$6,000.00	$0.00	$6,000.00	$6,000.00	
PHA Wide	**1440 SITE ACQUISITION**	1440		$0.00	$0.00	$0.00	$0.00	
PHA Wide	**1501 LOAN PAYMENT**	1501		$387,814.00	$387,813.60	$387,813.60	$323,178.00	
PHA Wide	**1499 MOD USED FOR DEVELOPMENT**	1499		$0.00	$0.00	$0.00	$0.00	
	PAGE SUBTOTAL			$631,593	$631,593	$621,261	$506,192	

Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program: FL29P016501-07

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

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)	
FL29P016-001	Castle Brewer							
	1450 Site Improvements	**1450**						
	HANDRAILS (# 58 & # 60) 504			**$0.00**	**$3,500.00**	**$3,500.00**	**$0.00**	
	INSTALL RAMP # 93			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL RAILING AT EXTERIOR STEPS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPAIR OR REPLACEMENT OF CONCRETE STEPS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL LANDSCAPING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL SIDEWALK REPAIR OR REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PLAYGROUND EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPAIR OR REPLACE CLOTHES LINES AND POLES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL STREET REPAIR			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECTRICAL OR GAS DISTRIBUTION LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	SEWER LINES (repair / camara)			**$10,000.00**	**$6,500.00**	**$6,500.00**	**$0.00**	
	WATER LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	STORM SEWERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPAIR, REPLACE OR INSTALL RETAINING WALL			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPAIR, REPLACE OR INSTALL FENCE/GATE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL POLE MOUNTED SITE LIGHTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	MAIL BOXES			**$0.00**	**$0.00**	**$0.00**	**$1,611.30**	
	Subtotal 1450			**$10,000.00**	**$10,000.00**	**$10,000.00**	**$1,611.30**	
	1460 Dwelling Structure	**1460**						
	REPLACE WATER HEATERS			**$3,000.00**	**$0.00**	**$0.00**	**$0.00**	
	FA CREW VACANCY REDUCTION			**$7,371.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL NEW FLOOR TILE			**$0.00**	**$3,000.00**	**$3,000.00**	**$0.00**	
	INSTALL NEW FA SYSTEM (HEATING & COOLING)			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL NEW WALL OR SPACE HEATERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECT. OR Gas SYSTEMS IN UNIT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	DRYWALL REPLACEMENT			**$0.00**	**$1,000.00**	**$1,000.00**	**$0.00**	
	INTERIOR PAINTING			**$0.00**	**$2,000.00**	**$2,000.00**	**$0.00**	
	REPLACE KITCHEN CABINETS			**$20,000.00**	**$2,000.00**	**$2,000.00**	**$0.00**	
	BATHROOM RENOVATION			**$0.00**	**$2,000.00**	**$2,000.00**	**$0.00**	
	REPLACE ROOF SHINGLES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE WINDOWS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE INTERIOR DOORS W/WO FRAMES			**$0.00**	**$2,500.00**	**$2,500.00**	**$0.00**	
	REPLACE EXTERIOR DOORS W/WO FRAMES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE OR INSTALL NEW SCREEN DOORS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	WINDOW & SECURITY SCREENS			**$0.00**	**$2,000.00**	**$2,000.00**	**$0.00**	
	RENOVATION FROM FIRE (37, 38, 39, 40)			**$0.00**	**$0.00**	**$64,643.00**	**$0.00**	
	RENOVATION/MATERIALS COSMETOLOGY BLDG						**$2,281.00**	
	PAGE SUBTOTAL			**$40,371.00**	**$24,500.00**	**$89,143.00**	**$3,892.30**	

Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program: FL29P016501-07

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

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)	
FL29P016-001	Castle Brewer							
	1460 Dwelling Structure (CONT.)							
	REPAIR OR REPLACE BRICK OR STUCCO			$0.00	$0.00	$0.00	$0.00	
	REPAIR OR REPLACE PLUMBING			$2,000.00	$2,000.00	$2,000.00	$2,000.00	
	REPLACE DOOR HARDWARE			$0.00	$0.00	$0.00	$0.00	
	EXTERIOR PAINTING			$0.00	$0.00	$0.00	$0.00	
	Total 1460			$0.00	$16,500.00	$0.00	$4,281.00	
	1465 Dwelling Equipment	1465						
	Replace Ranges			$3,000.00	$1,500.00	$1,500.00	$2,245.00	
	Replace Refrigerators			$3,000.00	$1,500.00	$1,500.00	$4,533.00	
				$0.00				
	Total 1465			$6,000.00	$3,000.00	$3,000.00	$6,778.00	
	1470 Non-Dwelling Structures	1470						
	DAY CARE CENTER RENOVATION AT 7th St.			$0.00	$0.00	$0.00	$0.00	
	RENOVATION OF COSMOTOLOGY BUILDING			$0.00	$0.00	$0.00	$0.00	
	PLUMBING REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	ELECTRICAL REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	HVAC REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	SECURITY SYSTEMS			$0.00	$0.00	$0.00	$0.00	
	WINDOW REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	DOOR REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	Total 1470			$0.00	$0.00	$0.00	$0.00	
	1475 Non-Dwelling Equipment	1475						
	OFFICE FURNITURE (CENTRAL OFFICE)			$0.00	$0.00	$0.00	$0.00	
	MAINTENANCE EQUIPMENT			$3,000.00	$0.00	$0.00	$0.00	
	COMMUNITY SPACE EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	COMPUTER EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	EXPENDABLE EQUIPMENT W/FORCE ACCOUNT			$500.00	$0.00	$0.00	$0.00	
	TRUCK				$0.00			
	Total 1475			$3,500.00	$0.00	$0.00	$0.00	
	1485 DEMOLITION COSTS	1485		$0.00	$0.00	$0.00	$0.00	
	1495 RELOCATION COST	1495		$0.00	$0.00	$0.00	$0.00	
	PAGE SUBTOTAL			$11,500.00	$5,000.00	$5,000.00	$8,778.00	
	Total Cost for FL29P016-001			$19,500.00	$29,500.00	$13,000.00	$12,670.30	

Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program: FL29P016501-07

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

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)	
FL29P016-002	William Clark							
	1450 Site Improvements	**1450**						
	504 COMPLIANCE INSTALL CURB CUTS AND RAMPS			$0.00	$0.00	$0.00	$0.00	
	REPAIR OR REPLACE CURBING			$0.00	$0.00	$0.00	$0.00	
	INSTALL RAILING AT EXTERIOR STEPS			$0.00	$0.00	$0.00	$0.00	
	REPAIR OR REPLACEMENT OF CONCRETE STEPS			$0.00	$0.00	$0.00	$0.00	
	GENERAL LANDSCAPING			$0.00	$0.00	$0.00	$0.00	
	GENERAL SIDEWALK REPAIR OR REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	PLAYGROUND EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	REPAIR OR REPLACE CLOTHES LINES AND POLES			$0.00	$0.00	$0.00	$0.00	
	GENERAL STREET REPAIR			$0.00	$0.00	$0.00	$0.00	
	ELECTRICAL OR GAS DISTRIBUTION LINES			$0.00	$0.00	$0.00	$0.00	
	SEWER LINES			$0.00	$0.00	$0.00	$0.00	
	WATER LINES			$0.00	$0.00	$0.00	$0.00	
	STORM SEWERS			$0.00	$0.00	$0.00	$0.00	
	REPAIR, REPLACE OR INSTALL RETAINING WALL			$0.00	$0.00	$0.00	$0.00	
	REPAIR, REPLACE OR INSTALL FENCE			$0.00	$0.00	$0.00	$0.00	
	INSTALL POLE MOUNTED SITE LIGHTING			$0.00	$0.00	$0.00	$0.00	
	MAIL BOXES			$0.00	$0.00	$0.00	$1,611.30	
	Subtotal 1450			$0.00	$0.00	$0.00	$1,611.30	
	1460 Dwelling Structure	**1460**						
	REPLACE WATER HEATERS			$2,800.00	$0.00	$0.00	$0.00	
	FA CREW VACANCY REDUCTION			$4,972.00	$0.00	$0.00	$0.00	
	INSTALL NEW VINYL FLOOR TILE			$0.00	$3,000.00	$3,000.00	$3,000.00	
	INSTALL NEW FA SYSTEM (HEATING & COOLING)			$0.00	$0.00	$0.00	$0.00	
	INSTALL NEW WALL OR SPACE HEATERS			$0.00	$0.00	$0.00	$0.00	
	ELECT. OR GAS SYSTEM IMPROVEMENTS TO UNITS			$0.00	$0.00	$0.00	$0.00	
	DRYWALL REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	INTERIOR PAINTING			$0.00	$2,000.00	$2,000.00	$2,000.00	
	REPLACE KITCHEN CABINETS			$0.00	$2,000.00	$2,000.00	$2,000.00	
	BATHROOM RENOVATION			$0.00	$2,000.00	$2,000.00	$2,000.00	
	REPLACE ROOF SHINGLES			$0.00	$0.00	$0.00	$0.00	
	REPLACE WINDOWS/WINDOW REPAIRS			$0.00	$0.00	$0.00	$0.00	
	REPLACE INTERIOR DOORS W/WO FRAMES			$0.00	$2,500.00	$2,500.00	$2,500.00	
	REPLACE EXTERIOR DOORS W/WO FRAMES			$0.00	$0.00	$0.00	$0.00	
	REPLACE OR INSTALL NEW SCREEN DOORS			$2,000.00	$2,000.00	$2,000.00	$0.00	
	WINDOW SECURITY SCREENS / SCREENS			$0.00	$0.00	$0.00	$0.00	
	REPLACE EXTERIOR VINYL/Aluminum FASCIA/SOFFIT			$0.00	$0.00	$0.00	$0.00	
	PAGE SUBTOTAL			$9,772.00	$13,500.00	$13,500.00	$13,111.30	

Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program: FL29P016501-07

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

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)	
FL29P016-002	William Clark							
	1460 Dwelling Structure (CONT.)							
	REPAIR OR REPLACE BRICK OR STUCCO			$0.00	$0.00	$0.00	$0.00	
	REPAIR OR REPLACE PLUMBING			$0.00	$2,000.00	$2,000.00	$2,000.00	
	REPLACE DOOR HARDWARE			$0.00	$0.00	$0.00	$0.00	
	EXTERIOR PAINTING			$0.00	$0.00	$0.00	$0.00	
	MISC UNIT TURN			$0.00	$0.00	$0.00	$26,602.35	
	Total 1460			$9,772.00	$15,500.00	$15,500.00	$40,102.35	
	1465 Dwelling Equipment	1465						
	Replace Ranges			$3,000.00	$3,000.00	$3,000.00	$1,172.00	
	Replace Refrigerators			$3,000.00	$3,000.00	$3,000.00	$4,533.00	
	Total 1465			$6,000.00	$6,000.00	$6,000.00	$5,705.00	
	1470 Non-Dwelling Structures	1470						
	DAY CARE CENTER CONSTRUCTION			$0.00	$0.00	$0.00	$0.00	
	COMMUNITY BUILDING CONSTRUCTION			$0.00	$0.00	$0.00	$0.00	
	PLUMBING REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	ELECTRICAL REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	HVAC REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	SECURITY SYSTEMS			$0.00	$0.00	$0.00	$0.00	
	WINDOW REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	DOOR REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	Total 1470			$0.00	$0.00	$0.00	$0.00	
	1475 Non-Dwelling Equipment	1475						
	OFFICE FURNITURE			$0.00	$0.00	$0.00	$0.00	
	MAINTENANCE EQUIPMENT			$1,000.00	$0.00	$0.00	$0.00	
	COMMUNITY SPACE EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	COMPUTER EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	EXPENDABLE EQUIPMENT W/FORCE ACCOUNT			$500.00	$0.00	$0.00	$0.00	
	Total 1475			$1,500.00	$0.00	$0.00	$0.00	
	1485 DEMOLITION COSTS	1485		$0.00	$0.00	$0.00	$0.00	
	1495 RELOCATION COST	1495		$0.00	$0.00	$0.00	$0.00	
	PAGE SUBTOTAL			$7,500.00	$8,000.00	$8,000.00	$7,705.00	
	Total Cost for FL29P016-002			$17,272.00	$21,500.00	$21,500.00	$47,418.65	

Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program: FL29P016501-07

U.S. Department of Housing
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OMB Approval 2577-0157 (Exp. 3/31/2002)

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)	
FL29P016-003	Edward Higgins							
	1450 Site Improvements	**1450**						
	504 COMPLIANCE INSTALL CURB CUTS AND RAMPS			$0.00	$0.00	$0.00	$0.00	
	REPAIR OR REPLACE CURBING/PARKING			$0.00	$0.00	$0.00	$0.00	
	INSTALL RAILING AT EXTERIOR STEPS			$0.00	$0.00	$0.00	$0.00	
	REPAIR OR REPLACEMENT OF CONCRETE STEPS			$0.00	$0.00	$0.00	$0.00	
	GENERAL LANDSCAPING			$0.00	$0.00	$0.00	$0.00	
	GENERAL SIDEWALK REPAIR OR REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	PLAYGROUND EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	REPAIR OR REPLACE CLOTHES LINES AND POLES			$0.00	$0.00	$0.00	$0.00	
	GENERAL STREET REPAIR			$0.00	$0.00	$0.00	$0.00	
	ELECTRICAL OR GAS DISTRIBUTION LINES			$0.00	$0.00	$0.00	$0.00	
	SEWER LINES			$0.00	$0.00	$0.00	$0.00	
	WATER LINES			$0.00	$0.00	$0.00	$0.00	
	STORM SEWERS			$0.00	$0.00	$0.00	$0.00	
	REPAIR, REPLACE OR INSTALL RETAINING WALL			$0.00	$0.00	$0.00	$0.00	
	REPAIR, REPLACE OR INSTALL FENCE			$0.00	$0.00	$0.00	$0.00	
	INSTALL POLE MOUNTED SITE LIGHTING			$0.00	$0.00	$0.00	$0.00	
	MAIL BOXES			$0.00	$0.00	$0.00	$1,611.30	
	Subtotal 1450			$0.00	$0.00	$0.00	$1,611.30	
	1460 Dwelling Structure	**1460**						
	REPLACE WATER HEATERS			$1,000.00	$0.00	$0.00	$0.00	
	FA CREW VACANCY REDUCTION			$2,340.00	$0.00	$0.00	$0.00	
	INSTALL NEW VINYL FLOOR TILE			$0.00	$2,200.40	$2,200.40	$500.00	
	INSTALL NEW FA SYSTEM (HEATING & COOLING)			$0.00	$0.00	$0.00	$0.00	
	INSTALL NEW WALL OR SPACE HEATERS			$0.00	$0.00	$0.00	$0.00	
	ELECT. OR GAS SYSTEM IMPROVEMENTS TO UNITS			$0.00	$0.00	$0.00	$0.00	
	DRYWALL REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	INTERIOR PAINTING			$0.00	$2,000.00	$2,000.00	$1,000.00	
	REPLACE KITCHEN CABINETS			$2,000.00	$2,050.00	$2,050.00	$0.00	
	BATHROOM RENOVATION			$0.00	$2,000.00	$2,000.00	$1,000.00	
	REPLACE ROOF SHINGLES			$0.00	$0.00	$0.00	$0.00	
	REPLACE WINDOWS			$0.00	$0.00	$0.00	$0.00	
	REPLACE INTERIOR DOORS W/WO FRAMES			$0.00	$2,000.00	$2,000.00	$1,399.25	
	REPLACE EXTERIOR DOORS W/WO FRAMES			$0.00	$0.00	$0.00	$0.00	
	REPLACE OR INSTALL NEW SCREEN DOORS			$0.00	$0.00	$0.00	$0.00	
	WINDOW SECURITY SCREENS / SCREENS			$0.00	$1,793.00	$1,793.00	$1,793.00	
	REPLACE EXTERIOR VINYL SIDING			$0.00	$0.00	$0.00	$0.00	
	PAGE SUBTOTAL			$5,340.00	$12,043.40	$12,043.40	$7,303.55	

Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program: FL29P016501-07

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

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)	
FL29P016-003	Edward Higgins							
	1460 Dwelling Structure (CONT.)							
	REPAIR OR REPLACE BRICK OR STUCCO			$0.00	$0.00	$0.00	$0.00	
	REPAIR OR REPLACE PLUMBING			$0.00	$2,000.00	$2,000.00	$0.00	
	REPLACE DOOR HARDWARE			$0.00	$0.00	$0.00	$0.00	
	EXTERIOR PAINTING			$0.00	$0.00	$0.00	$0.00	
	Total 1460			$5,340.00	$14,043.40	$14,043.40	$5,692.25	
	1465 Dwelling Equipment	1465						
	Replace Ranges			$1,000.00	$1,000.00	$1,000.00	$0.00	
	Replace Refrigerators			$1,000.00	$1,000.00	$1,000.00	$487.04	
	Total 1465			$2,000.00	$2,000.00	$2,000.00	$487.04	
	1470 Non-Dwelling Structures	1470						
	DAY CARE CENTER CONSTRUCTION			$0.00	$0.00	$0.00	$0.00	
	COMMUNITY BUILDING CONSTRUCTION			$0.00	$0.00	$0.00	$0.00	
	PLUMBING REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	ELECTRICAL REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	HVAC REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	SECURITY SYSTEMS			$0.00	$0.00	$0.00	$0.00	
	WINDOW REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	DOOR REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	MAINTENANCE BUILDING REPAIR			$0.00	$0.00			
	Total 1470			$0.00	$0.00	$0.00	$0.00	
	1475 Non-Dwelling Equipment	1475						
	OFFICE FURNITURE			$0.00	$0.00	$0.00	$0.00	
	MAINTENANCE EQUIPMENT			$1,000.00	$0.00	$0.00	$0.00	
	COMMUNITY SPACE EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	COMPUTER EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	EXPENDABLE EQUIPMENT W/FORCE ACCOUNT			$500.00	$0.00	$0.00	$0.00	
	Total 1475			$1,500.00	$0.00	$0.00	$0.00	
	1485 DEMOLITION COSTS	1485		$0.00	$0.00	$0.00	$0.00	
	1495 RELOCATION COST	1495		$0.00	$0.00	$0.00	$0.00	
	PAGE SUBTOTAL			$3,500.00	$4,000.00	$4,000.00	$487.04	
	Total Cost for FL29P016-003			$8,840.00	$16,043.40	$16,043.40	$7,790.59	

Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program: FL29P016501-07

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

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)	
FL29P016-004	Cowan Moughton							
	1450 Site Improvements	**1450**						
	504 COMPLIANCE INSTALL CURB CUTS AND RAMPS			$0.00	$0.00	$0.00	$0.00	
	REPAIR OR REPLACE CURBING			$0.00	$0.00	$0.00	$0.00	
	INSTALL RAILING AT EXTERIOR STEPS			$0.00	$0.00	$0.00	$0.00	
	REPAIR OR REPLACEMENT OF CONCRETE STEPS			$0.00	$0.00	$0.00	$0.00	
	GENERAL LANDSCAPING			$0.00	$0.00	$0.00	$0.00	
	GENERAL SIDEWALK REPAIR OR REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	PLAYGROUND EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	REPAIR OR REPLACE CLOTHES LINES AND POLES			$0.00	$0.00	$0.00	$0.00	
	GENERAL STREET REPAIR			$0.00	$0.00	$0.00	$0.00	
	ELECTRICAL OR GAS DISTRIBUTION LINES			$0.00	$0.00	$0.00	$0.00	
	SEWER LINES			$0.00	$0.00	$0.00	$5,775.00	
	WATER LINES			$0.00	$0.00	$0.00	$0.00	
	STORM SEWERS			$0.00	$0.00	$0.00	$0.00	
	REPAIR, REPLACE OR INSTALL RETAINING WALL			$0.00	$0.00	$0.00	$0.00	
	REPAIR, REPLACE OR INSTALL FENCE			$0.00	$0.00	$0.00	$0.00	
	INSTALL POLE MOUNTED SITE LIGHTING			$0.00	$0.00	$0.00	$0.00	
	MAIL BOXES			$0.00	$0.00	$0.00	$1,611.30	
	Subtotal 1450			$0.00	$0.00	$0.00	$7,386.30	
	1460 Dwelling Structure	**1460**						
	REPLACE WATER HEATERS			$0.00	$0.00	$0.00	$0.00	
	FA CREW VACANCY REDUCTION			$1,755.00	$0.00	$0.00	$0.00	
	INSTALL NEW VINYL FLOOR TILE			$0.00	$2,000.00	$2,000.00	$500.00	
	INSTALL NEW FA SYSTEM (HEATING & COOLING)			$0.00	$0.00	$0.00	$0.00	
	INSTALL NEW WALL OR SPACE HEATERS			$0.00	$0.00	$0.00	$0.00	
	ELECT. OR GAS SYSTEMS			$0.00	$0.00	$0.00	$0.00	
	DRYWALL REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	INTERIOR PAINTING			$0.00	$2,000.00	$2,000.00	$500.00	
	REPLACE KITCHEN CABINETS			$0.00	$2,000.00	$2,000.00	$500.00	
	BATHROOM RENOVATION			$0.00	$2,000.00	$2,000.00	$500.00	
	REPLACE ROOF SHINGLES & SOFFITS			$0.00	$0.00	$0.00	$0.00	
	REPLACE WINDOWS			$0.00	$0.00	$0.00	$0.00	
	REPLACE INTERIOR DOORS W/WO FRAMES			$0.00	$0.00	$0.00	$0.00	
	REPLACE EXTERIOR DOORS W/WO FRAMES			$0.00	$0.00	$0.00	$0.00	
	REPLACE OR INSTALL NEW SCREEN DOORS			$0.00	$0.00	$0.00	$0.00	
	WINDOW SECURITY SCREENS / SCREENS			$0.00	$2,000.00	$2,000.00	$500.00	
	REPLACE EXTERIOR VINYL SIDING			$0.00	$0.00	$0.00	$0.00	
	PAGE SUBTOTAL			$1,755.00	$10,000.00	$10,000.00	$9,886.30	

Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program: FL29P016501-07

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

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)	
FL29P016-004	Cowan Moughton							
	1460 Dwelling Structure (CONT.)							
	REPAIR OR REPLACE BRICK OR STUCCO			$0.00	$0.00	$0.00	$0.00	
	REPAIR OR REPLACE PLUMBING			$0.00	$2,000.00	$2,000.00	$1,090.60	
	REPLACE DOOR HARDWARE			$0.00	$0.00	$0.00	$0.00	
	VACANCY REDUCTION CONTRACT			$0.00	$0.00	$0.00	$0.00	
	Total 1460			$1,755.00	$12,000.00	$12,000.00	$3,590.60	
	1465 Dwelling Equipment	1465						
	Replace Ranges			$900.00	$900.00	$900.00	$0.00	
	Replace Refrigerators			$900.00	$900.00	$900.00	$487.04	
	Total 1465			$1,800.00	$1,800.00	$1,800.00	$487.04	
	1470 Non-Dwelling Structures	1470						
	DAY CARE CENTER CONSTRUCTION			$0.00	$0.00	$0.00	$0.00	
	COMMUNITY BUILDING CONSTRUCTION			$0.00	$0.00	$0.00	$0.00	
	PLUMBING REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	ELECTRICAL REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	HVAC REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	SECURITY SYSTEMS			$0.00	$0.00	$0.00	$0.00	
	WINDOW REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	DOOR REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	Total 1470			$0.00	$0.00	$0.00	$0.00	
	1475 Non-Dwelling Equipment	1475						
	OFFICE FURNITURE			$0.00	$0.00	$0.00	$0.00	
	MAINTENANCE EQUIPMENT			$1,000.00	$0.00	$0.00	$0.00	
	COMMUNITY SPACE EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	COMPUTER EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	EXPENDABLE EQUIPMENT W/FORCE ACCOUNT			$500.00	$0.00	$0.00	$0.00	
	Total 1475			$1,500.00	$0.00	$0.00	$0.00	
	1485 DEMOLITION COSTS	1485		$0.00	$0.00	$0.00	$0.00	
	1495 RELOCATION COST	1495		$0.00	$0.00	$0.00	$0.00	
	PAGE SUBTOTAL			$1,500.00	$0.00	$0.00	$0.00	
	Total Cost for FL29P016-004			$5,055.00	$13,800.00	$13,800.00	$11,463.94	

Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program: FL29P016501-07

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

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)	
FL29P016-005	Lake Monroe Terrace							
	1450 Site Improvements	**1450**						
	504 COMPLIANCE INSTALL CURB CUTS AND RAMPS			$0.00	$0.00	$0.00	$0.00	
	REPAIR OR REPLACE CURBING			$0.00	$0.00	$0.00	$0.00	
	INSTALL RAILING AT EXTERIOR STEPS			$0.00	$0.00	$0.00	$0.00	
	REPAIR OR REPLACEMENT OF CONCRETE STEPS			$0.00	$0.00	$0.00	$0.00	
	GENERAL LANDSCAPING			$0.00	$0.00	$0.00	$0.00	
	GENERAL SIDEWALK REPAIR OR REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	PLAYGROUND EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	GARBAGE DUMPSTER ENCLOSURE			$0.00	$0.00	$0.00	$0.00	
	GENERAL STREET REPAIR			$0.00	$0.00	$0.00	$0.00	
	ELECTRICAL OR GAS DISTRIBUTION LINES			$0.00	$0.00	$0.00	$0.00	
	SEWER LINES (repair / camara)			$4,000.00	$6,755.00	$6,755.00	$12,923.50	
	WATER LINES			$0.00	$3,000.00	$3,000.00	$0.00	
	STORM SEWERS			$0.00	$0.00	$0.00	$0.00	
	REPAIR, REPLACE OR INSTALL RETAINING WALL			$0.00	$0.00	$0.00	$0.00	
	REPAIR, REPLACE OR INSTALL FENCE			$0.00	$0.00	$0.00	$0.00	
	INSTALL POLE MOUNTED SITE LIGHTING			$0.00	$0.00	$0.00	$0.00	
	SIGNS			$0.00	$0.00	$0.00	$0.00	
	MAIL BOXES			$0.00	$0.00	$0.00	$1,611.30	
	Subtotal 1450			$4,000.00	$9,755.00	$9,755.00	$14,534.80	
	1460 Dwelling Structure	**1460**						
	REPLACE WATER HEATERS			$2,000.00	$0.00	$0.00	$0.00	
	FA CREW VACANCY REDUCTION			$5,850.00	$0.00	$0.00	$0.00	
	INSTALL NEW VINYL FLOOR TILE			$0.00	$2,000.00	$2,000.00	$0.00	
	INSTALL NEW FA SYSTEM (HEATING)			$0.00	$0.00	$0.00	$0.00	
	INSTALL NEW WALL OR SPACE HEATERS			$0.00	$0.00	$0.00	$0.00	
	ELECT. OR GAS SYSTEM IMPROVEMENTS TO UNITS			$0.00	$0.00	$0.00	$0.00	
	DRYWALL REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	INTERIOR PAINTING			$0.00	$2,000.00	$2,000.00	$0.00	
	REPLACE KITCHEN CABINETS			$0.00	$2,000.00	$2,000.00	$0.00	
	BATHROOM RENOVATION			$0.00	$2,000.00	$2,000.00	$0.00	
	REPLACE ROOF SHINGLES & SOFFITS			$0.00	$0.00	$0.00	$0.00	
	REPLACE WINDOWS			$0.00	$0.00	$0.00	$0.00	
	REPLACE INTERIOR DOORS W/WO FRAMES			$0.00	$0.00	$0.00	$0.00	
	REPLACE EXTERIOR DOORS W/WO FRAMES			$0.00	$0.00	$0.00	$0.00	
	REPLACE OR INSTALL NEW SCREEN DOORS			$0.00	$0.00	$0.00	$0.00	
	VACANCY REDUCTION CONTRACT			$0.00	$0.00	$0.00	$0.00	
	REPLACE EXTERIOR VINYL SIDING			$0.00	$0.00	$0.00	$0.00	
	PAGE SUBTOTAL			$11,850.00	$17,755.00	$17,755.00	$14,534.80	

Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program: FL29P016501-07

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

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)	
FL29P016-005	Lake Monroe Terrace							
	1460 Dwelling Structure (CONT.)							
	REPAIR OR REPLACE BRICK OR STUCCO			$0.00	$0.00	$0.00	$0.00	
	REPAIR OR REPLACE PLUMBING			$0.00	$2,000.00	$2,000.00	$0.00	
	REPLACE DOOR HARDWARE INCLUDING LOCKS			$0.00	$0.00	$0.00	$0.00	
	EXTERIOR PAINTING			$0.00	$0.00	$0.00	$0.00	
	Total 1460			$7,850.00	$10,000.00	$10,000.00	$0.00	
	1465 Dwelling Equipment	1465						
	Replace Ranges			$1,000.00	$1,000.00	$1,000.00	$0.00	
	Replace Refrigerators			$1,000.00	$1,000.00	$1,000.00	$487.04	
	Total 1465			$2,000.00	$2,000.00	$2,000.00	$487.04	
	1470 Non-Dwelling Structures	1470						
	DAY CARE CENTER CONSTRUCTION			$0.00	$0.00	$0.00	$0.00	
	COMMUNITY BUILDING CONSTRUCTION			$0.00	$0.00	$0.00	$0.00	
	PLUMBING REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	ELECTRICAL REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	HVAC REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	SECURITY SYSTEMS			$0.00	$0.00	$0.00	$0.00	
	WINDOW REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	DOOR REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	Total 1470			$0.00	$0.00	$0.00	$0.00	
	1475 Non-Dwelling Equipment	1475						
	OFFICE FURNITURE			$0.00	$0.00	$0.00	$0.00	
	MAINTENANCE EQUIPMENT			$1,500.00	$0.00	$0.00	$0.00	
	COMMUNITY SPACE EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	COMPUTER EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	EXPENDABLE EQUIPMENT W/FORCE ACCOUNT			$500.00	$0.00	$0.00	$0.00	
	Total 1475			$2,000.00	$0.00	$0.00	$0.00	
	1485 DEMOLITION COSTS	1485		$0.00	$0.00	$0.00	$0.00	
	1495 RELOCATION COST	1495		$0.00	$0.00	$0.00	$0.00	
	PAGE SUBTOTAL			$4,000.00	$4,000.00	$4,000.00	$487.04	
	Total Cost for FL29P016-005			$15,850.00	$21,755.00	$21,755.00	$15,021.84	

Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program: FL29P016501-07

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

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)	
FL29P016-006	Redding Gardens							
	1450 Site Improvements	**1450**						
	504 COMPLIANCE INSTALL CURB CUTS AND RAMPS			$0.00	$0.00	$0.00	$0.00	
	REPAIR OR REPLACE CURBING/RESURFACE			$0.00	$0.00	$0.00	$0.00	
	INSTALL RAILING AT EXTERIOR STEPS			$0.00	$0.00	$0.00	$0.00	
	REPAIR OR REPLACEMENT OF CONCRETE STEPS			$0.00	$0.00	$0.00	$0.00	
	GENERAL LANDSCAPING			$0.00	$0.00	$0.00	$0.00	
	GENERAL SIDEWALK REPAIR OR REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	PLAYGROUND EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	REPAIR OR REPLACE CLOTHES LINES AND POLES			$0.00	$0.00	$0.00	$0.00	
	GENERAL STREET REPAIR			$0.00	$0.00	$0.00	$0.00	
	ELECTRICAL OR GAS DISTRIBUTION LINES			$0.00	$0.00	$0.00	$0.00	
	SEWER LINES (repair / camara)			$7,000.00	$7,000.00	$7,000.00	$0.00	
	WATER LINES			$0.00	$0.00	$0.00	$0.00	
	STORM SEWERS			$0.00	$0.00	$0.00	$0.00	
	REPAIR, REPLACE OR INSTALL RETAINING WALL			$0.00	$0.00	$0.00	$0.00	
	REPAIR, REPLACE OR INSTALL FENCE			$0.00	$0.00	$0.00	$0.00	
	INSTALL POLE MOUNTED SITE LIGHTING			$0.00	$0.00	$0.00	$0.00	
	MAIL BOXES			$0.00	$0.00	$0.00	$0.00	
	Subtotal 1450			$7,000.00	$7,000.00	$7,000.00	$0.00	
	1460 Dwelling Structure	**1460**						
	REPLACE WATER HEATERS			$1,800.00	$0.00	$0.00	$0.00	
	FA CREW VACANCY REDUCTION			$5,850.00	$0.00	$0.00	$0.00	
	INSTALL NEW VINYL FLOOR TILE			$0.00	$2,000.00	$2,000.00	$3,000.00	
	INSTALL NEW FA SYSTEM (HEATING & COOLING)			$15,327.00	$15,327.00	$15,327.00	$14,292.22	
	INSTALL NEW WALL OR SPACE HEATERS			$0.00	$0.00	$0.00	$0.00	
	ELECT. OR GAS SYSTEM IMPROVEMENTS TO UNITS			$0.00	$0.00	$0.00	$0.00	
	DRYWALL REPLACEMENT			$0.00	$2,000.00	$2,000.00	$3,500.00	
	INTERIOR PAINTING			$0.00	$2,000.00	$2,000.00	$3,000.00	
	REPLACE KITCHEN CABINETS			$0.00	$2,000.00	$2,000.00	$5,753.00	
	BATHROOM RENOVATION			$0.00	$2,000.00	$2,000.00	$4,000.00	
	REPAIR / REPLACE EXTERIOR STAIRS / LANDINGS			$0.00	$0.00	$0.00	$0.00	
	REPLACE WINDOWS			$0.00	$0.00	$0.00	$0.00	
	REPLACE INTERIOR DOORS W/WO FRAMES			$0.00	$2,300.00	$2,300.00	$2,500.00	
	REPLACE EXTERIOR DOORS W/WO FRAMES			$0.00	$0.00	$0.00	$0.00	
	REPLACE OR INSTALL NEW SCREEN DOORS			$0.00	$0.00	$0.00	$0.00	
	WINDOW SECURITY SCREENS / SCREENS			$0.00	$2,000.00	$2,000.00	$2,500.00	
	REPLACE EXTERIOR VINYL SIDING			$0.00	$0.00	$0.00	$0.00	
	PAGE SUBTOTAL			**$29,977.00**	**$36,627.00**	**$36,627.00**	**$38,545.22**	

Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program: FL29P016501-07

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

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)	
FL29P016-006	Redding Gardens							
	1460 Dwelling Structure (CONT.)							
	REPAIR OR REPLACE BRICK OR STUCCO			$0.00	$0.00	$0.00	$0.00	
	REPAIR OR REPLACE PLUMBING			$0.00	$2,000.00	$2,000.00	$3,000.00	
	REPLACE DOOR HARDWARE			$0.00	$0.00	$0.00	$0.00	
	EXTERIOR PAINTING			$0.00	$0.00	$0.00	$0.00	
	Total 1460			$22,977.00	$31,627.00	$31,627.00	$41,545.22	
	1465 Dwelling Equipment	1465						
	Replace Ranges			$2,000.00	$1,000.00	$1,000.00	$1,936.00	
	Replace Refrigerators			$2,000.00	$1,000.00	$1,000.00	$0.00	
	Shed for Materials						$919.88	
	Total 1465			$4,000.00	$2,000.00	$2,000.00	$2,855.88	
	1470 Non-Dwelling Structures	1470						
	DAY CARE CENTER CONSTRUCTION			$0.00	$0.00	$0.00	$0.00	
	COMMUNITY BUILDING CONSTRUCTION			$0.00	$0.00	$0.00	$0.00	
	PLUMBING REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	ELECTRICAL REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	HVAC REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	SECURITY SYSTEMS			$0.00	$0.00	$0.00	$0.00	
	WINDOW REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	DOOR REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	Total 1470			$0.00	$0.00	$0.00	$0.00	
	1475 Non-Dwelling Equipment	1475						
	OFFICE FURNITURE			$0.00	$0.00	$0.00	$0.00	
	MAINTENANCE EQUIPMENT			$1,500.00	$0.00	$0.00	$0.00	
	COMMUNITY SPACE EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	COMPUTER EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	EXPENDABLE EQUIPMENT W/FORCE ACCOUNT			$500.00	$0.00	$0.00	$0.00	
	Total 1475			$2,000.00	$0.00	$0.00	$0.00	
	1485 DEMOLITION COSTS	1485		$0.00	$0.00	$0.00	$0.00	
	1495 RELOCATION COST	1495		$0.00	$0.00	$0.00	$0.00	
	PAGE SUBTOTAL			$6,000.00	$4,000.00	$4,000.00	$5,855.88	
	Total Cost for FL29P016-007			$35,977.00	$40,627.00	$40,627.00	$44,401.10	

Annual Statement /
Performance and Evaluation Report
Part III: Implementation Schedule
Capital Fund Program: FL29P016501-07

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

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

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)	
ALL	9/30/2009			9/30/2010			

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement /
Performance and Evaluation Report
Part I: Summary
Capital Funds Program (CFP)

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

HA Name	Capital Funds Project Number	FFY of Grant Approval
SANFORD HOUSING AUTHORITY	**FL29P016501-08**	**2008**

[X] 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 Revision #	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds					
2	1406	Operations (May not exceed 20% of line 20 for PHAs with 250 or more Units)	$159,724	$0	$159,724	$0
3	1408	Management Improvements (May not exceed 20% of line 20)	$39,222	$0	$39,222	$35,717
4	1410	Administration (May not exceed 10% of line 20)	$79,862	$0	$71,054	$13,310
5	1411	Audit	$0	$0	$0	$0
6	1415	Liquidated Damages		$0	$0	$0
7	1430	Fees and Costs	$8,000	$0	$8,000	$0
8	1440	Site Acquisition	$0	$0	$0	$0
9	1450	Site Improvement	$50,000	$0	$50,000	$50,000
10	1460	Dwelling Structures	$54,000	$0	$54,000	$48,663
11	1465.1	Dwelling Equipment - Nonexpendable	$18,000	$0	$18,000	$17,685
12	1470	Nondwelling Structures	$0	$0	$0	$0
13	1475	Nondwelling Equipment	$2,000	$0	$0	$0
14	1485	Demolition	$0	$0	$0	$0
15	1490	Replacement Reserve	$0	$0	$0	$0
16	1492	Moving to Work Demonstration	$0	$0	$0	$0
17	1495.1	Relocation Costs	$0	$0	$0	$0
18	1501	Loan Payment	$387,814	$0	$0	$0
19	1502	Contingency (may not exceed 8% of line 20)	$0	$0	$0	$0
20	Amount of Annual Grant (Sum of lines 2 - 19)		$798,622.00	$0.00	$400,000.00	$165,375.55
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					

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

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)	
1406 Operations	**1406**		**$159,724.00**	**$0.00**	**$0.00**	**$43,000.00**	
1408 Management Improvements	**1408**						
MANAGEMENT / COMMISSIONER STAFF TRAINING			**$4,000.00**	**$0.00**	**$0.00**	**$0.00**	
MAINTENANCE STAFF TRAINING			**$1,000.00**	**$0.00**	**$0.00**	**$0.00**	
RESIDENT JOB AND LEADERSHIP TRAINING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
COMPUTER SOFTWARE AND OR TRAINING			**$34,222.00**	**$0.00**	**$0.00**	**$4,386.00**	
ADDITIONAL STAFF FOR SOCIAL SERVICES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
SECURITY GUARD SERVICE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
GOLF CARTS FOR MAINTENANCE			**$0.00**	**$0.00**	**$0.00**	**$31,331.00**	
Total 1408			**$39,222.00**	**$0.00**	**$0.00**	**$35,717.00**	
1410 Administration	**1410**						
EXECUTIVE DIRECTOR (10% OF Salary)			**$10,000.00**	**$0.00**	**$0.00**	**$3,802.94**	
Purchasing Officer (30% OF Salary)			**$0.00**	**$0.00**	**$0.00**		
DIRECTOR OF AFFORDABLE & ASSISTED HSG. (30% OF Salary)			**$22,000.00**	**$0.00**	**$0.00**	**$3,802.95**	
FINANCE DIRECTOR (20% OF Salary)			**$15,000.00**	**$0.00**	**$0.00**	**$3,802.95**	
EXECUTIVE ADMINISTRATIVE ASSISTANT (20%)			**$7,668.00**	**$0.00**	**$0.00**	**$3,802.95**	
ASSISTANT MANAGER (30% OF Salary)			**$8,398.00**	**$0.00**	**$0.00**	**$3,802.95**	
ASSISTANT MANAGER (30% OF Salary)			**$8,398.00**	**$0.00**	**$0.00**	**$3,802.95**	
ASSISTANT MANAGER (30% OF Salary)			**$8,398.00**	**$0.00**	**$0.00**	**$3,802.95**	
			$0.00	**$0.00**	**$0.00**	**$0.00**	
			$0.00	**$0.00**	**$0.00**	**$0.00**	
Total 1410			**$79,862.00**	**$0.00**	**$0.00**	**$26,620.64**	
1411 Audits	**1411**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
ENERGY AUDIT				**$0.00**			
1415 Liquidated Damages	**1415**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
1430 Fees and Cost	**1430**						
CLERK OF WORKS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
A & E Fees			**$8,000.00**	**$0.00**	**$0.00**	**$8,000.00**	
Asbestos Testing / Lead Base Paint Testing			**$0.00**	**$0.00**			
Total 1430			**$8,000.00**	**$0.00**	**$0.00**	**$8,000.00**	
1440 SITE ACQUISITION	**1440**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
1501 LOAN PAYMENT	**1501**		**$387,813.60**	**$0.00**	**$0.00**	**$0.00**	
1499 MOD USED FOR DEVELOPMENT	**1499**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
PAGE SUBTOTAL			**$674,622**	**$0**	**$0**	**$113,338**	

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ıg Pages
ɔgram: FL29P016501-08

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

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)	
Castle Brewer							
1450 Site Improvements	**1450**						
HANDRAILS 504			$0.00	$0.00	$0.00	$0.00	
INSTALL RAMP			$0.00	$0.00	$0.00	$0.00	
INSTALL RAILING AT EXTERIOR STEPS/PLANS			$0.00	$0.00	$0.00	$6,599.34	
REPAIR OR REPLACEMENT OF CONCRETE STEPS			$0.00	$0.00	$0.00	$0.00	
GENERAL LANDSCAPING			$0.00	$0.00	$0.00	$4,336.83	
GENERAL SIDEWALK REPAIR OR REPLACEMENT			$0.00	$0.00	$0.00	$1,566.67	
PLAYGROUND EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
REPAIR OR REPLACE CLOTHES LINES AND POLES			$0.00	$0.00	$0.00	$0.00	
GENERAL STREET REPAIR			$0.00	$0.00	$0.00	$0.00	
ELECTRICAL OR GAS DISTRIBUTION LINES			$0.00	$0.00	$0.00	$0.00	
SEWER LINES (repair / camara)			$5,500.00	$0.00	$0.00	$0.00	
WATER LINES			$0.00	$0.00	$0.00	$0.00	
STORM SEWERS			$0.00	$0.00	$0.00	$0.00	
REPAIR, REPLACE OR INSTALL RETAINING WALL			$0.00	$0.00	$0.00	$0.00	
REPAIR, REPLACE OR INSTALL FENCE/GATE			$0.00	$0.00	$0.00	$0.00	
INSTALL POLE MOUNTED SITE LIGHTING			$0.00	$0.00	$0.00	$0.00	
MAIL BOXES			$3,000.00	$0.00	$0.00	$0.00	
Subtotal 1450			$8,500.00	$0.00	$0.00	$12,502.84	
1460 Dwelling Structure	**1460**						
REPLACE WATER HEATERS			$0.00	$0.00	$0.00	$0.00	
FA CREW VACANCY REDUCTION			$0.00	$0.00	$0.00	$0.00	
INSTALL NEW FLOOR TILE			$0.00	$0.00	$0.00	$0.00	
INSTALL NEW FA SYSTEM (HEATING & COOLING)			$2,000.00	$0.00	$0.00	$0.00	
INSTALL NEW WALL OR SPACE HEATERS			$0.00	$0.00	$0.00	$0.00	
ELECT. OR Gas SYSTEMS IN UNIT			$0.00	$0.00	$0.00	$0.00	
DRYWALL REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
INTERIOR PAINTING			$2,000.00	$0.00	$0.00	$11,025.00	
REPLACE KITCHEN CABINETS			$2,000.00	$0.00	$0.00	$0.00	
BATHROOM RENOVATION			$2,000.00	$0.00	$0.00	$0.00	
REPLACE ROOF SHINGLES			$0.00	$0.00	$0.00	$0.00	
REPLACE WINDOWS			$0.00	$0.00	$0.00	$0.00	
REPLACE INTERIOR DOORS W/WO FRAMES			$2,000.40	$0.00	$0.00	$0.00	
REPLACE EXTERIOR DOORS W/WO FRAMES			$0.00	$0.00	$0.00	$0.00	
REPLACE OR INSTALL NEW SCREEN DOORS			$0.00	$0.00	$0.00	$0.00	
WINDOW & SECURITY SCREENS			$0.00	$0.00	$0.00	$0.00	
RENOVATION FROM FIRE (37, 38, 39, 40)			$0.00	$0.00	$0.00	$0.00	
PAGE SUBTOTAL			$18,500.40	$0.00	$0.00	$23,527.84	

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ıg Pages
ɔgram: FL29P016501-08

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

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)	
Castle Brewer							
1460 Dwelling Structure (CONT.)							
REPAIR OR REPLACE BRICK OR STUCCO			$0.00	$0.00	$0.00	$1,180.00	
REPAIR OR REPLACE PLUMBING			$6,000.00	$0.00	$0.00	$0.00	
REPLACE DOOR HARDWARE			$0.00	$0.00	$0.00	$0.00	
EXTERIOR PAINTING			$0.00	$0.00	$0.00	$0.00	
Subtotal 1460			$16,000.40	$0.00	$0.00	$12,205.00	
1465 Dwelling Equipment	1465						
Replace Ranges			$3,000.00	$0.00	$0.00	$5,073.00	
Replace Refrigerators			$3,000.00	$0.00	$0.00	$5,073.00	
			$0.00				
Total 1465			$6,000.00	$0.00	$0.00	$10,146.00	
1470 Non-Dwelling Structures	1470						
DAY CARE CENTER RENOVATION AT 7th St.			$0.00	$0.00	$0.00	$0.00	
RENOVATION OF COSMOTOLOGY BUILDING			$0.00	$0.00	$0.00	$0.00	
PLUMBING REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
ELECTRICAL REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
HVAC REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
SECURITY SYSTEMS			$0.00	$0.00	$0.00	$0.00	
WINDOW REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
DOOR REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
Total 1470			$0.00	$0.00	$0.00	$0.00	
1475 Non-Dwelling Equipment	1475						
OFFICE FURNITURE (CENTRAL OFFICE)			$0.00	$0.00	$0.00	$0.00	
MAINTENANCE EQUIPMENT			$2,000.00	$0.00	$0.00	$0.00	
COMMUNITY SPACE EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
COMPUTER EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
EXPENDABLE EQUIPMENT W/FORCE ACCOUNT			$0.00	$0.00	$0.00	$0.00	
TRUCK				$0.00			
Total 1475			$2,000.00	$0.00	$0.00	$0.00	
1485 DEMOLITION COSTS	1485		$0.00	$0.00	$0.00	$0.00	
1495 RELOCATION COST	1495		$0.00	$0.00	$0.00	$0.00	
PAGE SUBTOTAL			$14,000.00	$0.00	$0.00	$11,326.00	
Total Cost for FL29P016-501-08			$32,500.40	$0.00	$0.00	$34,853.84	

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ɔgram: FL29P016501-08

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

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)	
William Clark							
1450 Site Improvements	**1450**						
504 COMPLIANCE INSTALL CURB CUTS AND RAMPS			$0.00	$0.00	$0.00	$6,599.34	
REPAIR OR REPLACE CURBING			$0.00	$0.00	$0.00	$0.00	
INSTALL RAILING AT EXTERIOR STEPS			$0.00	$0.00	$0.00	$0.00	
REPAIR OR REPLACEMENT OF CONCRETE STEPS			$0.00	$0.00	$0.00	$0.00	
GENERAL LANDSCAPING			$0.00	$0.00	$0.00	$4,336.83	
GENERAL SIDEWALK REPAIR OR REPLACEMENT			$0.00	$0.00	$0.00	$1,566.67	
PLAYGROUND EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
REPAIR OR REPLACE CLOTHES LINES AND POLES			$0.00	$0.00	$0.00	$0.00	
GENERAL STREET REPAIR			$0.00	$0.00	$0.00	$0.00	
ELECTRICAL OR GAS DISTRIBUTION LINES			$0.00	$0.00	$0.00	$0.00	
SEWER LINES			$2,000.00	$0.00	$0.00	$0.00	
WATER LINES			$0.00	$0.00	$0.00	$0.00	
STORM SEWERS			$0.00	$0.00	$0.00	$0.00	
REPAIR, REPLACE OR INSTALL RETAINING WALL			$0.00	$0.00	$0.00	$0.00	
REPAIR, REPLACE OR INSTALL FENCE			$0.00	$0.00	$0.00	$0.00	
INSTALL POLE MOUNTED SITE LIGHTING			$0.00	$0.00	$0.00	$0.00	
MAIL BOXES			$3,000.00	$0.00	$0.00	$0.00	
Subtotal 1450			$5,000.00	$0.00	$0.00	$12,502.84	
1460 Dwelling Structure	**1460**						
REPLACE WATER HEATERS			$0.00	$0.00	$0.00	$0.00	
FA CREW VACANCY REDUCTION			$0.00	$0.00	$0.00	$0.00	
INSTALL NEW VINYL FLOOR TILE			$0.00	$0.00	$0.00	$0.00	
INSTALL NEW FA SYSTEM (HEATING & COOLING)			$0.00	$0.00	$0.00	$0.00	
INSTALL NEW WALL OR SPACE HEATERS			$0.00	$0.00	$0.00	$0.00	
ELECT. OR GAS SYSTEM IMPROVEMENTS TO UNITS			$0.00	$0.00	$0.00	$0.00	
DRYWALL REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
INTERIOR PAINTING			$2,000.00	$0.00	$0.00	$13,152.09	
REPLACE KITCHEN CABINETS			$2,000.00	$0.00	$0.00	$3,461.35	
BATHROOM RENOVATION			$0.00	$0.00	$0.00	$1,334.26	
REPLACE ROOF SHINGLES			$0.00	$0.00	$0.00	$0.00	
REPLACE WINDOWS/WINDOW REPAIRS			$0.00	$0.00	$0.00	$0.00	
REPLACE INTERIOR DOORS W/WO FRAMES			$0.00	$0.00	$0.00	$0.00	
REPLACE EXTERIOR DOORS W/WO FRAMES			$0.00	$0.00	$0.00	$0.00	
REPLACE OR INSTALL NEW SCREEN DOORS			$2,000.00	$0.00	$0.00	$2,127.09	
WINDOW SECURITY SCREENS / SCREENS			$2,000.00	$0.00	$0.00	$2,127.08	
REPLACE EXTERIOR VINYL/Aluminum FASCIA/SOFFIT			$0.00	$0.00	$0.00	$0.00	
PAGE SUBTOTAL			$13,000.00	$0.00	$0.00	$34,704.71	

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ɔgram: FL29P016501-08

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

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)	
William Clark							
1460 Dwelling Structure (CONT.)							
REPAIR OR REPLACE BRICK OR STUCCO			$0.00	$0.00	$0.00	$1,180.00	
REPAIR OR REPLACE PLUMBING			$0.00	$0.00	$0.00	$0.00	
REPLACE DOOR HARDWARE			$0.00	$0.00	$0.00	$0.00	
EXTERIOR PAINTING			$0.00	$0.00	$0.00	$0.00	
Total 1460			$8,000.00	$0.00	$0.00	$23,381.87	
1465 Dwelling Equipment	1465						
Replace Ranges			$3,000.00	$0.00	$0.00	$0.00	
Replace Refrigerators			$3,000.00	$0.00	$0.00	$0.00	
Total 1465			$6,000.00	$0.00	$0.00	$0.00	
1470 Non-Dwelling Structures	1470						
DAY CARE CENTER CONSTRUCTION			$0.00	$0.00	$0.00	$0.00	
COMMUNITY BUILDING CONSTRUCTION			$0.00	$0.00	$0.00	$0.00	
PLUMBING REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
ELECTRICAL REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
HVAC REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
SECURITY SYSTEMS			$0.00	$0.00	$0.00	$0.00	
WINDOW REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
DOOR REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
Total 1470			$0.00	$0.00	$0.00	$0.00	
1475 Non-Dwelling Equipment	1475						
OFFICE FURNITURE			$0.00	$0.00	$0.00	$0.00	
MAINTENANCE EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
COMMUNITY SPACE EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
COMPUTER EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
EXPENDABLE EQUIPMENT W/FORCE ACCOUNT			$0.00	$0.00	$0.00	$0.00	
Total 1475			$0.00	$0.00	$0.00	$0.00	
1485 DEMOLITION COSTS	1485		$0.00	$0.00	$0.00	$0.00	
1495 RELOCATION COST	1495		$0.00	$0.00	$0.00	$0.00	
PAGE SUBTOTAL			$6,000.00	$0.00	$0.00	$1,180.00	
Total Cost for FL29P016-501-08			$19,000.00	$0.00	$0.00	$35,884.71	

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ıg Pages
ɔgram: FL29P016501-08

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

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)	
Edward Higgins							
1450 Site Improvements	**1450**						
504 COMPLIANCE INSTALL CURB CUTS AND RAMPS			$0.00	$0.00	$0.00	$0.00	
REPAIR OR REPLACE CURBING/PARKING			$0.00	$0.00	$0.00	$0.00	
INSTALL RAILING AT EXTERIOR STEPS			$0.00	$0.00	$0.00	$0.00	
REPAIR OR REPLACEMENT OF CONCRETE STEPS			$0.00	$0.00	$0.00	$0.00	
GENERAL LANDSCAPING			$0.00	$0.00	$0.00	$4,336.84	
GENERAL SIDEWALK REPAIR OR REPLACEMENT			$0.00	$0.00	$0.00	$1,566.67	
PLAYGROUND EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
REPAIR OR REPLACE CLOTHES LINES AND POLES			$0.00	$0.00	$0.00	$0.00	
GENERAL STREET REPAIR			$0.00	$0.00	$0.00	$0.00	
ELECTRICAL OR GAS DISTRIBUTION LINES			$0.00	$0.00	$0.00	$0.00	
SEWER LINES			$2,000.00	$0.00	$0.00	$0.00	
WATER LINES			$0.00	$0.00	$0.00	$0.00	
STORM SEWERS			$0.00	$0.00	$0.00	$0.00	
REPAIR, REPLACE OR INSTALL RETAINING WALL			$0.00	$0.00	$0.00	$0.00	
REPAIR, REPLACE OR INSTALL FENCE			$0.00	$0.00	$0.00	$0.00	
INSTALL POLE MOUNTED SITE LIGHTING			$0.00	$0.00	$0.00	$0.00	
MAIL BOXES			$3,000.00	$0.00	$0.00	$0.00	
Subtotal 1450			$5,000.00	$0.00	$0.00	$5,903.51	
1460 Dwelling Structure	**1460**						
REPLACE WATER HEATERS			$0.00	$0.00	$0.00	$0.00	
FA CREW VACANCY REDUCTION			$0.00	$0.00	$0.00	$0.00	
INSTALL NEW VINYL FLOOR TILE			$2,000.00	$0.00	$0.00	$0.00	
INSTALL NEW FA SYSTEM (HEATING & COOLING)			$0.00	$0.00	$0.00	$0.00	
INSTALL NEW WALL OR SPACE HEATERS			$0.00	$0.00	$0.00	$0.00	
ELECT. OR GAS SYSTEM IMPROVEMENTS TO UNITS			$0.00	$0.00	$0.00	$0.00	
DRYWALL REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
INTERIOR PAINTING			$2,000.00	$0.00	$0.00	$0.00	
REPLACE KITCHEN CABINETS			$2,000.00	$0.00	$0.00	$0.00	
BATHROOM RENOVATION			$0.00	$0.00	$0.00	$0.00	
REPLACE ROOF SHINGLES			$0.00	$0.00	$0.00	$0.00	
REPLACE WINDOWS			$0.00	$0.00	$0.00	$0.00	
REPLACE INTERIOR DOORS W/WO FRAMES			$2,000.00	$0.00	$0.00	$0.00	
REPLACE EXTERIOR DOORS W/WO FRAMES			$0.00	$0.00	$0.00	$0.00	
REPLACE OR INSTALL NEW SCREEN DOORS			$0.00	$0.00	$0.00	$0.00	
WINDOW SECURITY SCREENS / SCREENS			$2,000.00	$0.00	$0.00	$0.00	
REPLACE EXTERIOR VINYL SIDING			$0.00	$0.00	$0.00	$0.00	
PAGE SUBTOTAL			$15,000.00	$0.00	$0.00	$5,903.51	

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d Evaluation Report
ıg Pages
ɔgram: FL29P016501-08

U.S. Department of Housing and Urban Development
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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)	
Edward Higgins							
1460 Dwelling Structure (CONT.)							
REPAIR OR REPLACE BRICK OR STUCCO			$0.00	$0.00	$0.00	$1,180.00	
REPAIR OR REPLACE PLUMBING			$0.00	$0.00	$0.00	$0.00	
REPLACE DOOR HARDWARE			$0.00	$0.00	$0.00	$0.00	
EXTERIOR PAINTING			$0.00	$0.00	$0.00	$0.00	
Total 1460			$10,000.00	$0.00	$0.00	$1,180.00	
1465 Dwelling Equipment	1465						
Replace Ranges			$1,000.00	$0.00	$0.00	$146.29	
Replace Refrigerators			$1,000.00	$0.00	$0.00	$0.00	
Total 1465			$2,000.00	$0.00	$0.00	$146.29	
1470 Non-Dwelling Structures	1470						
DAY CARE CENTER CONSTRUCTION			$0.00	$0.00	$0.00	$0.00	
COMMUNITY BUILDING CONSTRUCTION			$0.00	$0.00	$0.00	$0.00	
PLUMBING REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
ELECTRICAL REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
HVAC REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
SECURITY SYSTEMS			$0.00	$0.00	$0.00	$0.00	
WINDOW REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
DOOR REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
MAINTENANCE BUILDING REPAIR			$0.00	$0.00			
Total 1470			$0.00	$0.00	$0.00	$0.00	
1475 Non-Dwelling Equipment	1475						
OFFICE FURNITURE			$0.00	$0.00	$0.00	$0.00	
MAINTENANCE EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
COMMUNITY SPACE EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
COMPUTER EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
EXPENDABLE EQUIPMENT W/FORCE ACCOUNT			$0.00	$0.00	$0.00	$0.00	
Total 1475			$0.00	$0.00	$0.00	$0.00	
1485 DEMOLITION COSTS	1485		$0.00	$0.00	$0.00	$0.00	
1495 RELOCATION COST	1495		$0.00	$0.00	$0.00	$0.00	
PAGE SUBTOTAL			$2,000.00	$0.00	$0.00	$1,326.29	
Total Cost for FL29P016-501-08			$17,000.00	$0.00	$0.00	$7,229.80	

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ıg Pages
ɔgram: FL29P016501-08

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

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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)	
Cowan Moughton							
1450 Site Improvements	**1450**						
504 COMPLIANCE INSTALL CURB CUTS AND RAMPS			$0.00	$0.00	$0.00	$0.00	
REPAIR OR REPLACE CURBING			$0.00	$0.00	$0.00	$0.00	
INSTALL RAILING AT EXTERIOR STEPS			$0.00	$0.00	$0.00	$0.00	
REPAIR OR REPLACEMENT OF CONCRETE STEPS			$0.00	$0.00	$0.00	$0.00	
GENERAL LANDSCAPING			$0.00	$0.00	$0.00	$4,336.83	
GENERAL SIDEWALK REPAIR OR REPLACEMENT			$0.00	$0.00	$0.00	$1,566.67	
PLAYGROUND EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
REPAIR OR REPLACE CLOTHES LINES AND POLES			$0.00	$0.00	$0.00	$0.00	
GENERAL STREET REPAIR			$0.00	$0.00	$0.00	$0.00	
ELECTRICAL OR GAS DISTRIBUTION LINES			$0.00	$0.00	$0.00	$0.00	
SEWER LINES			$2,500.00	$0.00	$0.00	$0.00	
WATER LINES			$0.00	$0.00	$0.00	$0.00	
STORM SEWERS			$0.00	$0.00	$0.00	$0.00	
REPAIR, REPLACE OR INSTALL RETAINING WALL			$0.00	$0.00	$0.00	$0.00	
REPAIR, REPLACE OR INSTALL FENCE			$0.00	$0.00	$0.00	$0.00	
INSTALL POLE MOUNTED SITE LIGHTING			$0.00	$0.00	$0.00	$0.00	
MAIL BOXES			$3,000.00	$0.00	$0.00	$0.00	
Subtotal 1450			$5,500.00	$0.00	$0.00	$5,903.50	
1460 Dwelling Structure	**1460**						
REPLACE WATER HEATERS			$0.00	$0.00	$0.00	$0.00	
FA CREW VACANCY REDUCTION			$0.00	$0.00	$0.00	$0.00	
INSTALL NEW VINYL FLOOR TILE			$2,000.00	$0.00	$0.00	$533.70	
INSTALL NEW FA SYSTEM (HEATING & COOLING)			$0.00	$0.00	$0.00	$0.00	
INSTALL NEW WALL OR SPACE HEATERS			$0.00	$0.00	$0.00	$0.00	
ELECT. OR GAS SYSTEMS			$0.00	$0.00	$0.00	$0.00	
DRYWALL REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
INTERIOR PAINTING			$2,000.00	$0.00	$0.00	$533.70	
REPLACE KITCHEN CABINETS			$2,000.00	$0.00	$0.00	$533.70	
BATHROOM RENOVATION			$2,000.00	$0.00	$0.00	$533.70	
REPLACE ROOF SHINGLES & SOFFITS			$0.00	$0.00	$0.00	$0.00	
REPLACE WINDOWS			$0.00	$0.00	$0.00	$0.00	
REPLACE INTERIOR DOORS W/WO FRAMES			$2,000.00	$0.00	$0.00	$533.70	
REPLACE EXTERIOR DOORS W/WO FRAMES			$0.00	$0.00	$0.00	$0.00	
REPLACE OR INSTALL NEW SCREEN DOORS			$0.00	$0.00	$0.00	$0.00	
WINDOW SECURITY SCREENS / SCREENS			$0.00	$0.00	$0.00	$0.00	
REPLACE EXTERIOR VINYL SIDING			$0.00	$0.00	$0.00	$0.00	
PAGE SUBTOTAL			$15,500.00	$0.00	$0.00	$8,572.00	

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ıg Pages
ɔgram: FL29P016501-08

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

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)	
Cowan Moughton							
1460 Dwelling Structure (CONT.)							
REPAIR OR REPLACE BRICK OR STUCCO			$0.00	$0.00	$0.00	$1,180.01	
REPAIR OR REPLACE PLUMBING			$0.00	$0.00	$0.00	$0.00	
REPLACE DOOR HARDWARE			$0.00	$0.00	$0.00	$0.00	
VACANCY REDUCTION CONTRACT			$0.00	$0.00	$0.00	$0.00	
Total 1460			$10,000.00	$0.00	$0.00	$3,848.51	
1465 Dwelling Equipment	1465						
Replace Ranges			$0.00	$0.00	$0.00	$146.29	
Replace Refrigerators			$0.00	$0.00	$0.00	$0.00	
Total 1465			$0.00	$0.00	$0.00	$146.29	
1470 Non-Dwelling Structures	1470						
DAY CARE CENTER CONSTRUCTION			$0.00	$0.00	$0.00	$0.00	
COMMUNITY BUILDING CONSTRUCTION			$0.00	$0.00	$0.00	$0.00	
PLUMBING REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
ELECTRICAL REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
HVAC REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
SECURITY SYSTEMS			$0.00	$0.00	$0.00	$0.00	
WINDOW REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
DOOR REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
Total 1470			$0.00	$0.00	$0.00	$0.00	
1475 Non-Dwelling Equipment	1475						
OFFICE FURNITURE			$0.00	$0.00	$0.00	$0.00	
MAINTENANCE EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
COMMUNITY SPACE EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
COMPUTER EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
EXPENDABLE EQUIPMENT W/FORCE ACCOUNT			$0.00	$0.00	$0.00	$0.00	
Total 1475			$0.00	$0.00	$0.00	$0.00	
1485 DEMOLITION COSTS	1485		$0.00	$0.00	$0.00	$0.00	
1495 RELOCATION COST	1495		$0.00	$0.00	$0.00	$0.00	
PAGE SUBTOTAL			$0.00	$0.00	$0.00	$0.00	
Total Cost for FL29P016-501-08			$15,500.00	$0.00	$0.00	$9,898.30	

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ıg Pages
ɔgram: FL29P016501-08

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

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)	
Lake Monroe Terrace							
1450 Site Improvements	**1450**						
504 COMPLIANCE INSTALL CURB CUTS AND RAMPS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
REPAIR OR REPLACE CURBING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
INSTALL RAILING AT EXTERIOR STEPS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
REPAIR OR REPLACEMENT OF CONCRETE STEPS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
GENERAL LANDSCAPING			**$0.00**	**$0.00**	**$0.00**	**$4,336.84**	
GENERAL SIDEWALK REPAIR OR REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$1,566.67**	
PLAYGROUND EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
GARBAGE DUMPSTER ENCLOSURE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
GENERAL STREET REPAIR			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
ELECTRICAL OR GAS DISTRIBUTION LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
SEWER LINES (repair / camara)			**$6,000.00**	**$0.00**	**$0.00**	**$1,380.31**	
WATER LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
STORM SEWERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
REPAIR, REPLACE OR INSTALL RETAINING WALL			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
REPAIR, REPLACE OR INSTALL FENCE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
INSTALL POLE MOUNTED SITE LIGHTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
MAIL BOXES			**$3,000.00**	**$0.00**	**$0.00**	**$0.00**	
Subtotal 1450			**$9,000.00**	**$0.00**	**$0.00**	**$7,283.82**	
1460 Dwelling Structure	**1460**						
REPLACE WATER HEATERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
FA CREW VACANCY REDUCTION			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
INSTALL NEW VINYL FLOOR TILE			**$2,000.00**	**$0.00**	**$0.00**	**$0.00**	
INSTALL NEW FA SYSTEM (HEATING)			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
INSTALL NEW WALL OR SPACE HEATERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
ELECT. OR GAS SYSTEM IMPROVEMENTS TO UNITS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
DRYWALL REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
INTERIOR PAINTING			**$2,000.00**	**$0.00**	**$0.00**	**$0.00**	
REPLACE KITCHEN CABINETS			**$2,000.00**	**$0.00**	**$0.00**	**$0.00**	
BATHROOM RENOVATION			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
REPLACE ROOF SHINGLES & SOFFITS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
REPLACE WINDOWS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
REPLACE INTERIOR DOORS W/WO FRAMES			**$2,000.00**	**$0.00**	**$0.00**	**$0.00**	
REPLACE EXTERIOR DOORS W/WO FRAMES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
REPLACE OR INSTALL NEW SCREEN DOORS			**$2,000.00**	**$0.00**	**$0.00**	**$0.00**	
VACANCY REDUCTION CONTRACT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
REPLACE EXTERIOR VINYL SIDING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
PAGE SUBTOTAL			**$19,000.00**	**$0.00**	**$0.00**	**$7,283.82**	

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ɔgram: FL29P016501-08

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

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)	
Lake Monroe Terrace							
1460 Dwelling Structure (CONT.)							
REPAIR OR REPLACE BRICK OR STUCCO			$0.00	$0.00	$0.00	$1,180.01	
REPAIR OR REPLACE PLUMBING			$0.00	$0.00	$0.00	$0.00	
REPLACE DOOR HARDWARE INCLUDING LOCKS			$6,000.00	$0.00	$0.00	$0.00	
EXTERIOR PAINTING			$0.00	$0.00	$0.00	$0.00	
Total 1460			$16,000.00	$0.00	$0.00	$1,180.01	
1465 Dwelling Equipment	1465						
Replace Ranges			$1,000.00	$0.00	$0.00	$146.29	
Replace Refrigerators			$1,000.00	$0.00	$0.00	$0.00	
Total 1465			$2,000.00	$0.00	$0.00	$146.29	
1470 Non-Dwelling Structures	1470						
DAY CARE CENTER CONSTRUCTION			$0.00	$0.00	$0.00	$0.00	
COMMUNITY BUILDING CONSTRUCTION			$0.00	$0.00	$0.00	$0.00	
PLUMBING REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
ELECTRICAL REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
HVAC REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
SECURITY SYSTEMS			$0.00	$0.00	$0.00	$0.00	
WINDOW REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
DOOR REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
Total 1470			$0.00	$0.00	$0.00	$0.00	
1475 Non-Dwelling Equipment	1475						
OFFICE FURNITURE			$0.00	$0.00	$0.00	$0.00	
MAINTENANCE EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
COMMUNITY SPACE EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
COMPUTER EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
EXPENDABLE EQUIPMENT W/FORCE ACCOUNT			$0.00	$0.00	$0.00	$0.00	
Total 1475			$0.00	$0.00	$0.00	$0.00	
1485 DEMOLITION COSTS	1485		$0.00	$0.00	$0.00	$0.00	
1495 RELOCATION COST	1495		$0.00	$0.00	$0.00	$0.00	
PAGE SUBTOTAL			$8,000.00	$0.00	$0.00	$1,326.30	
Total Cost for FL29P016-501-08			$27,000.00	$0.00	$0.00	$8,610.12	

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ıg Pages
ɔgram: FL29P016501-08

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

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)	
Redding Gardens							
1450 Site Improvements	**1450**						
504 COMPLIANCE INSTALL CURB CUTS AND RAMPS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
REPAIR OR REPLACE CURBING/RESURFACE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
INSTALL RAILING AT EXTERIOR STEPS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
REPAIR OR REPLACEMENT OF CONCRETE STEPS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
GENERAL LANDSCAPING			**$0.00**	**$0.00**	**$0.00**	**$4,336.83**	
GENERAL SIDEWALK REPAIR OR REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$1,566.66**	
PLAYGROUND EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
REPAIR OR REPLACE CLOTHES LINES AND POLES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
GENERAL STREET REPAIR			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
ELECTRICAL OR GAS DISTRIBUTION LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
SEWER LINES (repair / camara)			**$12,000.00**	**$0.00**	**$0.00**	**$0.00**	
WATER LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
STORM SEWERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
REPAIR, REPLACE OR INSTALL RETAINING WALL			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
REPAIR, REPLACE OR INSTALL FENCE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
INSTALL POLE MOUNTED SITE LIGHTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
MAIL BOXES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
WASHERS & DRYERS			**$5,000.00**	**$0.00**	**$0.00**	**$0.00**	
Subtotal 1450			**$17,000.00**	**$0.00**	**$0.00**	**$5,903.49**	
1460 Dwelling Structure	**1460**						
REPLACE WATER HEATERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
FA CREW VACANCY REDUCTION			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
INSTALL NEW VINYL FLOOR TILE			**$2,000.00**	**$0.00**	**$0.00**	**$0.00**	
INSTALL NEW FA SYSTEM (HEATING & COOLING)			**$2,000.00**	**$0.00**	**$0.00**	**$0.00**	
INSTALL NEW WALL OR SPACE HEATERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
ELECT. OR GAS SYSTEM IMPROVEMENTS TO UNITS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
DRYWALL REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
INTERIOR PAINTING			**$2,000.00**	**$0.00**	**$0.00**	**$11,025.00**	
REPLACE KITCHEN CABINETS			**$2,000.00**	**$0.00**	**$0.00**	**$0.00**	
BATHROOM RENOVATION			**$2,000.00**	**$0.00**	**$0.00**	**$0.00**	
REPAIR / REPLACE EXTERIOR STAIRS / LANDINGS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
REPLACE WINDOWS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
REPLACE INTERIOR DOORS W/WO FRAMES			**$2,000.00**	**$0.00**	**$0.00**	**$0.00**	
REPLACE EXTERIOR DOORS W/WO FRAMES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
REPLACE OR INSTALL NEW SCREEN DOORS			**$2,000.00**	**$0.00**	**$0.00**	**$0.00**	
WINDOW SECURITY SCREENS / SCREENS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
REPLACE EXTERIOR VINYL SIDING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
PAGE SUBTOTAL			**$31,000.00**	**$0.00**	**$0.00**	**$16,928.49**	

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ɔgram: FL29P016501-08

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

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)	
Redding Gardens							
1460 Dwelling Structure (CONT.)							
REPAIR OR REPLACE BRICK OR STUCCO			$0.00	$0.00	$0.00	$1,180.01	
REPAIR OR REPLACE PLUMBING			$0.00	$0.00	$0.00	$0.00	
REPLACE DOOR HARDWARE			$0.00	$0.00	$0.00	$0.00	
EXTERIOR PAINTING			$0.00	$0.00	$0.00	$0.00	
Total 1460			$14,000.00	$0.00	$0.00	$12,205.01	
1465 Dwelling Equipment	1465						
Replace Ranges			$1,000.00	$0.00	$0.00	$3,550.00	
Replace Refrigerators			$1,000.00	$0.00	$0.00	$3,550.01	
Total 1465			$2,000.00	$0.00	$0.00	$7,100.01	
1470 Non-Dwelling Structures	1470						
DAY CARE CENTER CONSTRUCTION			$0.00	$0.00	$0.00	$0.00	
COMMUNITY BUILDING CONSTRUCTION			$0.00	$0.00	$0.00	$0.00	
PLUMBING REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
ELECTRICAL REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
HVAC REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
SECURITY SYSTEMS			$0.00	$0.00	$0.00	$0.00	
WINDOW REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
DOOR REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
Total 1470			$0.00	$0.00	$0.00	$0.00	
1475 Non-Dwelling Equipment	1475						
OFFICE FURNITURE			$0.00	$0.00	$0.00	$0.00	
MAINTENANCE EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
COMMUNITY SPACE EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
COMPUTER EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
EXPENDABLE EQUIPMENT W/FORCE ACCOUNT			$0.00	$0.00	$0.00	$0.00	
Total 1475			$0.00	$0.00	$0.00	$0.00	
1485 DEMOLITION COSTS	1485		$0.00	$0.00	$0.00	$0.00	
1495 RELOCATION COST	1495		$0.00	$0.00	$0.00	$0.00	
PAGE SUBTOTAL			$2,000.00	$0.00	$0.00	$8,280.02	
Total Cost for FL29P016-501-08			$33,000.00	$0.00	$0.00	$25,208.51	

	Authorized	Disbursed	Pmts in process	Balance
1406	$159,724.00	$0.00	$43,000.00	$159,724.00
1408	$39,222.00	$35,717.00		$3,505.00
1410	$79,862.00	$13,310.32	$13,310.32	$53,241.36

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ɔgram: FL29P016501-08

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

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)	
			1430	$8,000.00	$0.00	8000	$0.00
			1450	$50,000.00	$50,000.00		$0.00
			1460	$54,000.40	$48,663.35	5337.05	$0.00
			1465.1	$18,000.00	$17,684.88		$315.12
			1475	$2,000.00	$0.00		$2,000.00
			1501	$387,813.60	$0.00		$387,813.60
				$798,622.00	**$165,375.55**	**$69,647.37**	**$606,599.08**

Annual Statement /
Performance and Evaluation Report
Part III: Implementation Schedule
Capital Fund Program: FL29P016501-08

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

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

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)	
ALL	9/30/2010			9/30/2011			

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval 2577-0226 (Exp. 4/30/2011)

Part I: Summary

PHA Name:	**Grant Type and Number**		**FFY of Grant: 2009**
	CFP Grant No:FL29P016501-09	**RHF Grant No:**	**FFY of Grant Approval:**
SANFORD HOUSING AUTHORITY	**Date of CFFP:**		**2009**

TYPE of Grant:
[x] Original Annual Statement **[ ] Reserve for Disasters/Emergencies** **[ ] Revised Annual Statement/Revision Number #**
[ ] Performance and Evaluation Report for Period Ending **[ ] Final Performance and Evaluation Report**

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost (1)	
			Original	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds					
2	1406	Operations (May not exceed 20% of line 20)(See Note(3))	$159,724	$0	$0.00	$0.00
3	1408	Management Improvements	$39,222	$0	$0.00	$0.00
4	1410	Administration (May not exceed 10% of line 20)	$79,862	$0	$0.00	$0.00
5	1411	Audit	$0	$0	$0.00	$0.00
6	1415	Liquidated Damages	$0	$0	$0.00	$0.00
7	1430	Fees and Costs	$8,000	$0	$0.00	$0.00
8	1440	Site Acquisition	$0	$0	$0.00	$0.00
9	1450	Site Improvement	$32,000	$0	$0.00	$0.00
10	1460	Dwelling Structures	$67,000	$0	$0.00	$0.00
11	1465.1	Dwelling Equipment - Nonexpendable	$23,000	$0	$0.00	$0.00
12	1470	Nondwelling Structures	$0	$0	$0.00	$0.00
13	1475	Nondwelling Equipment	$2,000	$0	$0.00	$0.00
14	1485	Demolition	$0	$0	$0.00	$0.00
15	1492	Moving to Work Demonstration	$0	$0	$0.00	$0.00
16	1495.1	Relocation Costs	$0	$0	$0.00	$0.00
17	1499	Development Activities (See Note (4))	$0	$0	$0.00	$0.00
18a	1501	Collateralization or Debt Service paid by the PHA	$0	$0	$0.00	$0.00
18b	9000	Collateralization or Debt Service paid VIA System of Direct Payment	$387,814	$0	$0.00	$0.00
19	1502	Contigency (may not exceed 8% of line 20	$0	$0	$0.00	
20	Amount of Annual Grant (Sum of lines 2 - 19)		$798,622.00	$0.00	$0.00	$0.00
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date

1) To be completed for the Performance and Evaluation Report (P&E)
2) To be completed for the P&E Report or a Revised Annual Statement
3)PHAs under 250 units may use 100% of CFP for operations.
4)RHF funds shall be included here.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016501-09** **CFFP (YES/NO):NO** **RHF Grant No:**	**2009**

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)	
COCC	**1406 Operations**	1406		$159,724.00	$0.00	$0.00	$0.00	
COCC	**1408 Management Improvements**	1408						
	MANAGEMENT / COMMISSIONER STAFF TRAINING			$4,000.00	$0.00	$0.00	$0.00	
	MAINTENANCE STAFF TRAINING			$1,000.00	$0.00	$0.00	$0.00	
	RESIDENT JOB AND LEADERSHIP TRAINING			$0.00	$0.00	$0.00	$0.00	
	COMPUTER SOFTWARE AND OR TRAINING			$34,222.00	$0.00	$0.00	$0.00	
	ADDITIONAL STAFF FOR SOCIAL SERVICES			$0.00	$0.00	$0.00	$0.00	
	SECURITY GUARD SERVICE			$0.00	$0.00	$0.00	$0.00	
	GOLF CARTS FOR MAINTENANCE			$0.00	$0.00	$0.00	$0.00	
	Total 1408			$39,222.00	$0.00	$0.00	$0.00	
COCC	**1410 Administration**	1410						
	EXECUTIVE DIRECTOR (10% OF Salary)			$10,000.00	$0.00	$0.00	$0.00	
	Purchasing Officer (30% OF Salary)			$0.00	$0.00	$0.00	$0.00	
	DIRECTOR OF AFFORDABLE & ASSISTED HSG. (30% OF Salary)			$22,000.00	$0.00	$0.00	$0.00	
	FINANCE DIRECTOR (20% OF Salary)			$15,000.00	$0.00	$0.00	$0.00	
	EXECUTIVE ADMINISTRATIVE ASSISTANT (20%)			$7,668.00	$0.00	$0.00	$0.00	
	ASSISTANT MANAGER (30% OF Salary)			$8,398.00	$0.00	$0.00	$0.00	
	ASSISTANT MANAGER (30% OF Salary)			$8,398.00	$0.00	$0.00	$0.00	
	ASSISTANT MANAGER (30% OF Salary)			$8,398.00	$0.00	$0.00	$0.00	
	Total 1410			$79,862.00	$0.00	$0.00	$0.00	
COCC	**1411 Audits**	1411		$0.00	$0.00	$0.00	$0.00	
COCC	**1415 Liquidated Damages**	1415		$0.00	$0.00	$0.00	$0.00	
COCC	**1430 Fees and Cost**	1430						
	CONSULTANT FEES- Asbestos Abatement, OTHERS			$0.00	$0.00	$0.00	$0.00	
	A & E Fees			$8,000.00	$0.00	$0.00	$0.00	
	Total 1430			$8,000.00	$0.00	$0.00	$0.00	
COCC	**1440 SITE ACQUISITION**	1440		$0.00	$0.00	$0.00	$0.00	
COCC	**1499 DEVELOPMENT ACTIVITIES**	1490		$0.00	$0.00	$0.00	$0.00	
COCC	**1501 Collateralization or Debt Service paid by the PHA**			$0.00	$0.00	$0.00	$0.00	
COCC	**9000 Collateralization or Debt Service paid VIA System of Direct Payment**			$387,814.00	$0.00	$0.00	$0.00	
	PAGE SUBTOTAL			$674,622	$0	$0	$0	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016501-09** **CFFP (YES/NO):NO** **RHF Grant No:**	**2009**

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)	
AMP FL016-000001P	Castle Brewer & William Clark							
	1406 Operations	**1406**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1408 Management Improvements	**1408**						
				$0.00	**$0.00**	**$0.00**	**$0.00**	
	1410 Administration	**1410**						
	Project Manager			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Modernization Cooredinator			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1430 Fees and Cost	**1430**						
	CONSULTANT FEES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	A & E Fees			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1450 Site Improvements	**1450**						
	INSTALL RAILING AT EXTERIOR STEPS/PLANS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL SIDEWALK REPAIR OR REPLACEMENT			**$2,000.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL LANDSCAPING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PLAYGROUND EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL STREET REPAIR			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECTRICAL OR GAS DISTRIBUTION LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	SEWER LINES (Repair/Camera)			**$5,500.00**	**$0.00**	**$0.00**	**$0.00**	
	WATER LINES			**$5,000.00**	**$0.00**	**$0.00**	**$0.00**	
	STORM SEWERS			**$2,000.00**	**$0.00**	**$0.00**	**$0.00**	
	REPAIR, REPLACE OR INSTALL FENCE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL POLE MOUNTED SITE LIGHTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	MAIL BOXES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Subtotal 1450			**$14,500.00**	**$0.00**	**$0.00**	**$0.00**	
	1460 Dwelling Structure	**1460**						
	REPLACE WATER HEATERS			**$1,000.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL NEW VINYL FLOOR TILE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL NEW FA SYSTEM (HEATING & COOLING)			**$5,000.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECT. OR GAS SYSTEM IMPROVEMENTS TO UNITS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	DRYWALL REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INTERIOR PAINTING			**$5,000.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE KITCHEN CABINETS			**$5,000.00**	**$0.00**	**$0.00**	**$0.00**	
	BATHROOM RENOVATION			**$4,000.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE ROOF SHINGLES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE WINDOWS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE INTERIOR DOORS W/WO FRAMES			**$3,000.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE EXTERIOR DOORS W/WO FRAMES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE OR INSTALL NEW SCREEN DOORS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	WINDOW SECURITY SCREENS / SCREENS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PAGE SUBTOTAL			**$37,500.00**	**$0.00**	**$0.00**	**$0.00**	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016501-09** **CFFP (YES/NO):NO** **RHF Grant No:**	**2009**

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)	
AMP FL016-000001P	Castle Brewer & William Clark							
	1460 Dwelling Structure (CONT.)							
	REPAIR OR REPLACE BRICK OR STUCCO			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPAIR OR REPLACE PLUMBING			**$10,000.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE DOOR HARDWARE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	EXTERIOR PAINTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Total 1460			**$33,000.00**	**$0.00**	**$0.00**	**$0.00**	
	1465 Dwelling Equipment	**1465**						
	Replace Ranges			**$5,500.00**	**$0.00**	**$0.00**	**$0.00**	
	Replace Refrigerators			**$5,500.00**	**$0.00**	**$0.00**	**$0.00**	
	Total 1465			**$11,000.00**	**$0.00**	**$0.00**	**$0.00**	
	1470 Non-Dwelling Structures	**1470**						
	DAY CARE CENTER RENOVATION AT 7th St.			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	RENOVATION OF COSMOTOLOGY BUILDING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PLUMBING REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECTRICAL REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	HVAC REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	SECURITY SYSTEMS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	WINDOW REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	DOOR REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Total 1470			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1475 Non-Dwelling Equipment	**1475**						
	OFFICE FURNITURE (CENTRAL OFFICE)			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	MAINTENANCE EQUIPMENT			**$2,000.00**	**$0.00**	**$0.00**	**$0.00**	
	COMMUNITY SPACE EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	COMPUTER EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	EXPENDABLE EQUIPMENT W/FORCE ACCOUNT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	TRUCK			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Total 1475			**$2,000.00**	**$0.00**	**$0.00**	**$0.00**	
	1485 DEMOLITION COSTS	**1485**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1495.1 RELOCATION COST	**1495**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PAGE SUBTOTAL			**$23,000.00**	**$0.00**	**$0.00**	**$0.00**	
	Total Cost for AMP FL016-000001P			**$60,500.00**	**$0.00**	**$0.00**	**$0.00**	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016501-09** **CFFP (YES/NO):NO** **RHF Grant No:**	**2009**

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)	
AMP FL016-000002P	Edward Higgins and Cowan Moughton							
	1406 Operations	**1406**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1408 Management Improvements	**1408**						
				$0.00	**$0.00**	**$0.00**	**$0.00**	
				$0.00	**$0.00**	**$0.00**	**$0.00**	
	1410 Administration	**1410**						
	Project Manager			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Modernization Cooredinator			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1430 Fees and Cost	**1430**						
	CONSULTANT FEES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	A & E Fees			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1450 Site Improvements	**1450**						
	504 COMPLIANCE INSTALL CURB CUTS AND RAMPS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL RAILING AT EXTERIOR STEPS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL LANDSCAPING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PLAYGROUND EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL STREET REPAIR			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECTRICAL OR GAS DISTRIBUTION LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	SEWER LINES			**$2,000.00**	**$0.00**	**$0.00**	**$0.00**	
	WATER LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	STORM SEWERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPAIR, REPLACE OR INSTALL FENCE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL POLE MOUNTED SITE LIGHTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	MAIL BOXES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Subtotal 1450			**$2,000.00**	**$0.00**	**$0.00**	**$0.00**	
	1460 Dwelling Structure	**1460**						
	REPLACE WATER HEATERS			**$1,000.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL NEW VINYL FLOOR TILE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL NEW FA SYSTEM (HEATING & COOLING)			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECT. OR GAS SYSTEM IMPROVEMENTS TO UNITS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	DRYWALL REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INTERIOR PAINTING			**$3,000.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE KITCHEN CABINETS			**$3,000.00**	**$0.00**	**$0.00**	**$0.00**	
	BATHROOM RENOVATION			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE ROOF SHINGLES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE WINDOWS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE INTERIOR DOORS W/WO FRAMES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE EXTERIOR DOORS W/WO FRAMES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE OR INSTALL NEW SCREEN DOORS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	WINDOW SECURITY SCREENS / SCREENS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PAGE SUBTOTAL			**$9,000.00**	**$0.00**	**$0.00**	**$0.00**	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016501-09** **CFFP (YES/NO):NO** **RHF Grant No:**	2009

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)	
AMP FL016-000002P	Edward Higgins and Cowan Moughton							
	1460 Dwelling Structure (CONT.)							
	REPAIR OR REPLACE BRICK OR STUCCO			$0.00	$0.00	$0.00	$0.00	
	REPAIR OR REPLACE PLUMBING			$0.00	$0.00	$0.00	$0.00	
	REPLACE DOOR HARDWARE			$0.00	$0.00	$0.00	$0.00	
	EXTERIOR PAINTING			$0.00	$0.00	$0.00	$0.00	
	Total 1460			$7,000.00	$0.00	$0.00	$0.00	
	1465 Dwelling Equipment	1465						
	Replace Ranges			$4,000.00	$0.00	$0.00	$0.00	
	Replace Refrigerators			$4,000.00	$0.00	$0.00	$0.00	
	Total 1465			$8,000.00	$0.00	$0.00	$0.00	
	1470 Non-Dwelling Structures	1470						
	DAY CARE CENTER CONSTRUCTION			$0.00	$0.00	$0.00	$0.00	
	COMMUNITY BUILDING CONSTRUCTION			$0.00	$0.00	$0.00	$0.00	
	PLUMBING REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	ELECTRICAL REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	HVAC REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	SECURITY SYSTEMS			$0.00	$0.00	$0.00	$0.00	
	WINDOW REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	DOOR REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	Total 1470			$0.00	$0.00	$0.00	$0.00	
	1475 Non-Dwelling Equipment	1475						
	OFFICE FURNITURE			$0.00	$0.00	$0.00	$0.00	
	MAINTENANCE EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	COMMUNITY SPACE EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	COMPUTER EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	EXPENDABLE EQUIPMENT W/FORCE ACCOUNT			$0.00	$0.00	$0.00	$0.00	
	Total 1475			$0.00	$0.00	$0.00	$0.00	
	1485 DEMOLITION COSTS	1485		$0.00	$0.00	$0.00	$0.00	
	1495.1 RELOCATION COST	1495		$0.00	$0.00	$0.00	$0.00	
	PAGE SUBTOTAL			$8,000.00	$0.00	$0.00	$0.00	
	Total Cost for AMP FL016-000002P			$17,000.00	$0.00	$0.00	$0.00	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016501-09** **CFFP (YES/NO):NO** **RHF Grant No:**	**2009**

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)	
AMP FL016-000003P	Redding Gardens							
	1406 Operations	**1406**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1408 Management Improvements	**1408**						
				$0.00	**$0.00**	**$0.00**	**$0.00**	
				$0.00	**$0.00**	**$0.00**	**$0.00**	
	1410 Administration	**1410**						
	Project Manager			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Modernization Cooredinator			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1430 Fees and Cost	**1430**						
	CONSULTANT FEES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	A & E Fees			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1450 Site Improvements	**1450**						
	504 COMPLIANCE INSTALL CURB CUTS AND RAMPS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL RAILING AT EXTERIOR STEPS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL LANDSCAPING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL SIDEWALK REPAIR OR REPLACEMENT			**$2,500.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL STREET REPAIR			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECTRICAL OR GAS DISTRIBUTION LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	SEWER LINES			**$8,000.00**	**$0.00**	**$0.00**	**$0.00**	
	WATER LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	STORM SEWERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPAIR, REPLACE OR INSTALL FENCE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL POLE MOUNTED SITE LIGHTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	MAIL BOXES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Subtotal 1450			**$10,500.00**	**$0.00**	**$0.00**	**$0.00**	
	1460 Dwelling Structure	**1460**						
	REPLACE WATER HEATERS			**$1,000.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL NEW VINYL FLOOR TILE			**$2,000.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL NEW FA SYSTEM (HEATING & COOLING)			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECT. OR GAS SYSTEM IMPROVEMENTS TO UNITS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	DRYWALL REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INTERIOR PAINTING			**$3,000.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE KITCHEN CABINETS			**$3,000.00**	**$0.00**	**$0.00**	**$0.00**	
	BATHROOM RENOVATION			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE ROOF SHINGLES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE WINDOWS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE INTERIOR DOORS W/WO FRAMES			**$2,000.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE EXTERIOR DOORS W/WO FRAMES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE OR INSTALL NEW SCREEN DOORS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	WINDOW SECURITY SCREENS / SCREENS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PAGE SUBTOTAL			**$21,500.00**	**$0.00**	**$0.00**	**$0.00**	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016501-09** **CFFP (YES/NO):NO** **RHF Grant No:**	**2009**

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)	
AMP FL016-000003P	Redding Gardens							
	1460 Dwelling Structure (CONT.)							
	REPAIR OR REPLACE BRICK OR STUCCO			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPAIR OR REPLACE PLUMBING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE DOOR HARDWARE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	EXTERIOR PAINTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Total 1460			**$11,000.00**	**$0.00**	**$0.00**	**$0.00**	
	1465 Dwelling Equipment	**1465**						
	Replace Ranges			**$2,000.00**	**$0.00**	**$0.00**	**$0.00**	
	Replace Refrigerators			**$2,000.00**	**$0.00**	**$0.00**	**$0.00**	
	Total 1465			**$4,000.00**	**$0.00**	**$0.00**	**$0.00**	
	1470 Non-Dwelling Structures	**1470**						
	DAY CARE CENTER CONSTRUCTION			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	COMMUNITY BUILDING CONSTRUCTION			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PLUMBING REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECTRICAL REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	HVAC REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	SECURITY SYSTEMS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	WINDOW REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	DOOR REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Total 1470			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1475 Non-Dwelling Equipment	**1475**						
	OFFICE FURNITURE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	MAINTENANCE EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	COMMUNITY SPACE EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	COMPUTER EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	EXPENDABLE EQUIPMENT W/FORCE ACCOUNT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Total 1475			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1485 DEMOLITION COSTS	**1485**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1495.1 RELOCATION COST	**1495**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PAGE SUBTOTAL			**$4,000.00**	**$0.00**	**$0.00**	**$0.00**	
	Total Cost for AMP FL016-000003P			**$25,500.00**	**$0.00**	**$0.00**	**$0.00**	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016501-09** **CFFP (YES/NO):NO** **RHF Grant No:**	2009

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)	
AMP FL016-000004P	Lake Monroe Terrace							
	1406 Operations	**1406**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1408 Management Improvements	**1408**						
				$0.00	**$0.00**	**$0.00**	**$0.00**	
				$0.00	**$0.00**	**$0.00**	**$0.00**	
	1410 Administration	**1410**						
	Project Manager			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Modernization Cooredinator			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1430 Fees and Cost	**1430**						
	CONSULTANT FEES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	A & E Fees			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1450 Site Improvements	**1450**						
	504 COMPLIANCE INSTALL CURB CUTS AND RAMPS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL RAILING AT EXTERIOR STEPS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL LANDSCAPING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL SIDEWALK REPAIR OR REPLACEMENT			**$1,000.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL STREET REPAIR			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECTRICAL OR GAS DISTRIBUTION LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	SEWER LINES			**$4,000.00**	**$0.00**	**$0.00**	**$0.00**	
	WATER LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	STORM SEWERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPAIR, REPLACE OR INSTALL FENCE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL POLE MOUNTED SITE LIGHTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	MAIL BOXES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Subtotal 1450			**$5,000.00**	**$0.00**	**$0.00**	**$0.00**	
	1460 Dwelling Structure	**1460**						
	REPLACE WATER HEATERS			**$1,000.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL NEW VINYL FLOOR TILE			**$3,000.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL NEW FA SYSTEM (HEATING & COOLING)			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECT. OR GAS SYSTEM IMPROVEMENTS TO UNITS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	DRYWALL REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INTERIOR PAINTING			**$3,000.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE KITCHEN CABINETS			**$3,000.00**	**$0.00**	**$0.00**	**$0.00**	
	BATHROOM RENOVATION			**$3,000.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE ROOF SHINGLES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE WINDOWS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE INTERIOR DOORS W/WO FRAMES			**$3,000.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE EXTERIOR DOORS W/WO FRAMES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE OR INSTALL NEW SCREEN DOORS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	WINDOW SECURITY SCREENS / SCREENS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PAGE SUBTOTAL			**$21,000.00**	**$0.00**	**$0.00**	**$0.00**	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016501-09** **CFFP (YES/NO):NO** **RHF Grant No:**	**2009**

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)	
AMP FL016-000004P	Lake Monroe Terrace							
	1460 Dwelling Structure (CONT.)							
	REPAIR OR REPLACE BRICK OR STUCCO			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPAIR OR REPLACE PLUMBING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE DOOR HARDWARE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	EXTERIOR PAINTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Total 1460			**$16,000.00**	**$0.00**	**$0.00**	**$0.00**	
	1465 Dwelling Equipment	**1465**						
	Replace Ranges			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Replace Refrigerators			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Total 1465			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1470 Non-Dwelling Structures	**1470**						
	DAY CARE CENTER CONSTRUCTION			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	COMMUNITY BUILDING CONSTRUCTION			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PLUMBING REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECTRICAL REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	HVAC REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	SECURITY SYSTEMS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	WINDOW REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	DOOR REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Total 1470			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1475 Non-Dwelling Equipment	**1475**						
	OFFICE FURNITURE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	MAINTENANCE EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	COMMUNITY SPACE EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	COMPUTER EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	EXPENDABLE EQUIPMENT W/FORCE ACCOUNT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Total 1475			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1485 DEMOLITION COSTS	**1485**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1495.1 RELOCATION COST	**1495**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PAGE SUBTOTAL			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Total Cost for AMP FL016-000004P			**$21,000.00**	**$0.00**	**$0.00**	**$0.00**	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016501-09** **CFFP (YES/NO):NO** **RHF Grant No:**	**2009**

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)	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016501-09** **CFFP (YES/NO):NO** **RHF Grant No:**	**2009**

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)	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016501-09** **CFFP (YES/NO):NO** **RHF Grant No:**	**2009**

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)	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016501-09** **CFFP (YES/NO):NO** **RHF Grant No:**	**2009**

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)	

Annual Statement /
Performance and Evaluation Report
Part III: Implementation Schedule
Capital Fund Program

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

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

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)	
ALL	6/1/2011			6/1/2013			

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

DRAW DOWN LOG

Project #	Project Name	Vendor / Contractor	Payment Amount	1408	1410	1411	1415	1430	1440	1450	1460	1465	1470	1475	1485	1490	1492	1495	TOTAL OF ACCOUNTS

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval 2577-0226 (Exp. 4/30/2011)

Part I: Summary

PHA Name:	**Grant Type and Number**		**FFY of Grant: 2009**
	CFP Grant No:FL29S016501-09	**RHF Grant No:**	**FFY of Grant Approval:**
SANFORD HOUSING AUTHORITY	**Date of CFFP:**		**2009**

TYPE of Grant:
[x] Original Annual Statement **[ ] Reserve for Disasters/Emergencies** **[ ] Revised Annual Statement/Revision Number #**
[ ] Performance and Evaluation Report for Period Ending **[ ] Final Performance and Evaluation Report**

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost (1)	
			Original	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds (Insurance Proceeds from Fire Damage)		$300,000			
2	1406	Operations (May not exceed 20% of line 20)(See Note(3))	$0	$0	$0.00	$0.00
3	1408	Management Improvements	$0	$0	$0.00	$0.00
4	1410	Administration (May not exceed 10% of line 20)	$11,000	$0	$0.00	$0.00
5	1411	Audit	$0	$0	$0.00	$0.00
6	1415	Liquidated Damages	$0	$0	$0.00	$0.00
7	1430	Fees and Costs	$120,000	$0	$0.00	$0.00
8	1440	Site Acquisition	$0	$0	$0.00	$0.00
9	1450	Site Improvement	$109,897	$0	$0.00	$0.00
10	1460	Dwelling Structures	$685,000	$0	$0.00	$0.00
11	1465.1	Dwelling Equipment - Nonexpendable	$0	$0	$0.00	$0.00
12	1470	Nondwelling Structures	$0	$0	$0.00	$0.00
13	1475	Nondwelling Equipment	$0	$0	$0.00	$0.00
14	1485	Demolition	$0	$0	$0.00	$0.00
15	1492	Moving to Work Demonstration	$0	$0	$0.00	$0.00
16	1495.1	Relocation Costs	$85,000	$0	$0	$0
17	1499	Development Activities (See Note (4))	$0	$0	$0.00	$0.00
18a	1501	Collateralization or Debt Service paid by the PHA	$0	$0	$0.00	$0.00
18b	9000	Collateralization or Debt Service paid VIA System of Direct Payment	$0	$0	$0.00	$0.00
19	1502	Contigency (may not exceed 8% of line 20	$0	$0	$0.00	
20	Amount of Annual Grant (Sum of lines 2 - 19)		$1,010,897.00	$0.00	$0.00	$0.00
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date

1) To be completed for the Performance and Evaluation Report (P&E)
2) To be completed for the P&E Report or a Revised Annual Statement
3)PHAs under 250 units may use 100% of CFP for operations.
4)RHF funds shall be included here.

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing
Factor and Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing OMB
Approval 2577-0226 (Exp. 4/30/2011)

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016501-09** **CFFP (YES/NO):NO** **RHF Grant No:**	**2009**

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)	
COCC	**1406 Operations**	1406		$0.00	$0.00	$0.00	$0.00	
COCC	**1408 Management Improvements**	1408						
	MANAGEMENT / COMMISSIONER STAFF TRAINING			$0.00	$0.00	$0.00	$0.00	
	MAINTENANCE STAFF TRAINING			$0.00	$0.00	$0.00	$0.00	
	RESIDENT JOB AND LEADERSHIP TRAINING			$0.00	$0.00	$0.00	$0.00	
	COMPUTER SOFTWARE AND OR TRAINING			$0.00	$0.00	$0.00	$0.00	
	ADDITIONAL STAFF FOR SOCIAL SERVICES			$0.00	$0.00	$0.00	$0.00	
	SECURITY GUARD SERVICE			$0.00	$0.00	$0.00	$0.00	
	GOLF CARTS FOR MAINTENANCE			$0.00	$0.00	$0.00	$0.00	
	Total 1408			$0.00	$0.00	$0.00	$0.00	
COCC	**1410 Administration**	1410						
	EXECUTIVE DIRECTOR (10% OF Salary)			$5,000.00	$0.00	$0.00	$0.00	
	Purchasing Officer (30% OF Salary)			$0.00	$0.00	$0.00	$0.00	
	DIRECTOR OF AFFORDABLE & ASSISTED HSG. (30% OF Salary)			$2,000.00	$0.00	$0.00	$0.00	
	FINANCE DIRECTOR (20% OF Salary)			$2,000.00	$0.00	$0.00	$0.00	
	EXECUTIVE ADMINISTRATIVE ASSISTANT (20%)			$0.00	$0.00	$0.00	$0.00	
	ASSISTANT MANAGER (30% OF Salary)			$0.00	$0.00	$0.00	$0.00	
	ASSISTANT MANAGER (30% OF Salary)			$0.00	$0.00	$0.00	$0.00	
	ASSISTANT MANAGER (30% OF Salary)			$0.00	$0.00	$0.00	$0.00	
	Total 1410			$9,000.00	$0.00	$0.00	$0.00	
COCC	**1411 Audits**	1411		$0.00	$0.00	$0.00	$0.00	
COCC	**1415 Liquidated Damages**	1415		$0.00	$0.00	$0.00	$0.00	
COCC	**1430 Fees and Cost**	1430						
	CONSULTANT FEES- Asbestos Abatement, OTHERS			$20,000.00	$0.00	$0.00	$0.00	
	A & E Fees			$100,000.00	$0.00	$0.00	$0.00	
	Total 1430			$120,000.00	$0.00	$0.00	$0.00	
COCC	**1440 SITE ACQUISITION**	1440		$0.00	$0.00	$0.00	$0.00	
COCC	**1499 DEVELOPMENT ACTIVITIES**	1490		$0.00	$0.00	$0.00	$0.00	
COCC	**1501 Collateralization or Debt Service paid by the PHA**			$0.00	$0.00	$0.00	$0.00	
COCC	**9000 Collateralization or Debt Service paid VIA System of Direct Payment**			$0.00	$0.00	$0.00	$0.00	
	PAGE SUBTOTAL			$129,000	$0	$0	$0	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016501-09** **CFFP (YES/NO):NO** **RHF Grant No:**	2009

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)	
AMP FL016-000001P	Castle Brewer & William Clark							
	1406 Operations	**1406**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1408 Management Improvements	**1408**						
				$0.00	**$0.00**	**$0.00**	**$0.00**	
	1410 Administration	**1410**						
	Project Manager			**$2,000.00**	**$0.00**	**$0.00**	**$0.00**	
	Modernization Cooredinator			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1430 Fees and Cost	**1430**						
	CONSULTANT FEES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	A & E Fees			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1450 Site Improvements	**1450**						
	INSTALL RAILING AT EXTERIOR STEPS/PLANS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL SIDEWALK REPAIR OR REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL LANDSCAPING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PLAYGROUND EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL STREET REPAIR			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECTRICAL OR GAS DISTRIBUTION LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	SEWER LINES (Repair/Camera)			**$33,897.00**	**$0.00**	**$0.00**	**$0.00**	
	WATER METERS			**$36,000.00**	**$0.00**	**$0.00**	**$0.00**	
	STORM SEWERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPAIR, REPLACE OR INSTALL FENCE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL POLE MOUNTED SITE LIGHTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	MAIL BOXES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Subtotal 1450			**$69,897.00**	**$0.00**	**$0.00**	**$0.00**	
	1460 Dwelling Structure	**1460**						
	COMPLETE RENOVATION OF			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	TWO BEDROOM BUILDING		2.00	**$135,000.00**	**$0.00**	**$0.00**	**$0.00**	
	THREE BEDROOM BUILDING		2.00	**$175,000.00**	**$0.00**	**$0.00**	**$0.00**	
	FOUR BEDROOM BUILDING		2.00	**$225,000.00**	**$0.00**	**$0.00**	**$0.00**	
	Special Note The Other Non-Capital funds are added			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	to this fund to provide a Total of $815,000 for the			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	renovation including new bathrooms, kitchens, HVAC			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	and a new exterior appearance.			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
				$0.00	**$0.00**	**$0.00**	**$0.00**	
				$0.00	**$0.00**	**$0.00**	**$0.00**	
				$0.00	**$0.00**	**$0.00**	**$0.00**	
				$0.00	**$0.00**	**$0.00**	**$0.00**	
				$0.00	**$0.00**	**$0.00**	**$0.00**	
				$0.00	**$0.00**	**$0.00**	**$0.00**	
	PAGE SUBTOTAL			**$604,897.00**	**$0.00**	**$0.00**	**$0.00**	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016501-09** **CFFP (YES/NO):NO** **RHF Grant No:**	**2009**

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)	
AMP FL016-000001P	Castle Brewer & William Clark							
	1460 Dwelling Structure (CONT.)							
	REPAIR OR REPLACE BRICK OR STUCCO			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPAIR OR REPLACE PLUMBING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE DOOR HARDWARE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	EXTERIOR PAINTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Total 1460			**$535,000.00**	**$0.00**	**$0.00**	**$0.00**	
	1465 Dwelling Equipment	**1465**						
	Replace Ranges			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Replace Refrigerators			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Total 1465			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1470 Non-Dwelling Structures	**1470**						
	DAY CARE CENTER RENOVATION AT 7th St.			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	RENOVATION OF COSMOTOLOGY BUILDING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PLUMBING REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECTRICAL REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	HVAC REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	SECURITY SYSTEMS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	WINDOW REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	DOOR REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Total 1470			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1475 Non-Dwelling Equipment	**1475**						
	OFFICE FURNITURE (CENTRAL OFFICE)			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	MAINTENANCE EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	COMMUNITY SPACE EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	COMPUTER EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	EXPENDABLE EQUIPMENT W/FORCE ACCOUNT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	TRUCK			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Total 1475			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1485 DEMOLITION COSTS	**1485**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1495.1 RELOCATION COST	**1495**		**$85,000.00**	**$0.00**	**$0.00**	**$0.00**	
	PAGE SUBTOTAL			**$85,000.00**	**$0.00**	**$0.00**	**$0.00**	
	Total Cost for AMP FL016-000001P			**$689,897.00**	**$0.00**	**$0.00**	**$0.00**	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016501-09** **CFFP (YES/NO):NO** **RHF Grant No:**	**2009**

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)	
AMP FL016-000002P	Edward Higgins and Cowan Moughton							
	1406 Operations	**1406**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1408 Management Improvements	**1408**						
				$0.00	**$0.00**	**$0.00**	**$0.00**	
				$0.00	**$0.00**	**$0.00**	**$0.00**	
	1410 Administration	**1410**						
	Project Manager			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Modernization Cooredinator			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1430 Fees and Cost	**1430**						
	CONSULTANT FEES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	A & E Fees			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1450 Site Improvements	**1450**						
	504 COMPLIANCE INSTALL CURB CUTS AND RAMPS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL RAILING AT EXTERIOR STEPS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL LANDSCAPING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PLAYGROUND EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL STREET REPAIR			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECTRICAL OR GAS DISTRIBUTION LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	SEWER LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	WATER LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	STORM SEWERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPAIR, REPLACE OR INSTALL FENCE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL POLE MOUNTED SITE LIGHTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	MAIL BOXES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Subtotal 1450			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1460 Dwelling Structure	**1460**						
	REPLACE WATER HEATERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL NEW VINYL FLOOR TILE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL NEW FA SYSTEM (HEATING & COOLING)			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECT. OR GAS SYSTEM IMPROVEMENTS TO UNITS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	DRYWALL REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INTERIOR PAINTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE KITCHEN CABINETS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	BATHROOM RENOVATION			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE ROOF SHINGLES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE WINDOWS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE INTERIOR DOORS W/WO FRAMES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE EXTERIOR DOORS W/WO FRAMES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE OR INSTALL NEW SCREEN DOORS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	WINDOW SECURITY SCREENS / SCREENS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PAGE SUBTOTAL			**$0.00**	**$0.00**	**$0.00**	**$0.00**	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016501-09** **CFFP (YES/NO):NO** **RHF Grant No:**	2009

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)	
AMP FL016-000002P	Edward Higgins and Cowan Moughton							
	1460 Dwelling Structure (CONT.)							
	REPAIR OR REPLACE BRICK OR STUCCO			$0.00	$0.00	$0.00	$0.00	
	REPAIR OR REPLACE PLUMBING			$0.00	$0.00	$0.00	$0.00	
	REPLACE DOOR HARDWARE			$0.00	$0.00	$0.00	$0.00	
	EXTERIOR PAINTING			$0.00	$0.00	$0.00	$0.00	
	Total 1460			$0.00	$0.00	$0.00	$0.00	
	1465 Dwelling Equipment	1465						
	Replace Ranges			$0.00	$0.00	$0.00	$0.00	
	Replace Refrigerators			$0.00	$0.00	$0.00	$0.00	
	Total 1465			$0.00	$0.00	$0.00	$0.00	
	1470 Non-Dwelling Structures	1470						
	DAY CARE CENTER CONSTRUCTION			$0.00	$0.00	$0.00	$0.00	
	COMMUNITY BUILDING CONSTRUCTION			$0.00	$0.00	$0.00	$0.00	
	PLUMBING REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	ELECTRICAL REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	HVAC REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	SECURITY SYSTEMS			$0.00	$0.00	$0.00	$0.00	
	WINDOW REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	DOOR REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	Total 1470			$0.00	$0.00	$0.00	$0.00	
	1475 Non-Dwelling Equipment	1475						
	OFFICE FURNITURE			$0.00	$0.00	$0.00	$0.00	
	MAINTENANCE EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	COMMUNITY SPACE EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	COMPUTER EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	EXPENDABLE EQUIPMENT W/FORCE ACCOUNT			$0.00	$0.00	$0.00	$0.00	
	Total 1475			$0.00	$0.00	$0.00	$0.00	
	1485 DEMOLITION COSTS	1485		$0.00	$0.00	$0.00	$0.00	
	1495.1 RELOCATION COST	1495		$0.00	$0.00	$0.00	$0.00	
	PAGE SUBTOTAL			$0.00	$0.00	$0.00	$0.00	
	Total Cost for AMP FL016-000002P			$0.00	$0.00	$0.00	$0.00	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016501-09** **CFFP (YES/NO):NO** **RHF Grant No:**	**2009**

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)	
AMP FL016-000003P	Redding Gardens							
	1406 Operations	**1406**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1408 Management Improvements	**1408**						
				$0.00	**$0.00**	**$0.00**	**$0.00**	
				$0.00	**$0.00**	**$0.00**	**$0.00**	
	1410 Administration	**1410**						
	Project Manager			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Modernization Cooredinator			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1430 Fees and Cost	**1430**						
	CONSULTANT FEES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	A & E Fees			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1450 Site Improvements	**1450**						
	504 COMPLIANCE INSTALL CURB CUTS AND RAMPS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL RAILING AT EXTERIOR STEPS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL LANDSCAPING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL SIDEWALK REPAIR OR REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL STREET REPAIR			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECTRICAL OR GAS DISTRIBUTION LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	SEWER LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	WATER LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	STORM SEWERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPAIR, REPLACE OR INSTALL FENCE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL SITE LIGHTING			**$40,000.00**	**$0.00**	**$0.00**	**$0.00**	
	MAIL BOXES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Subtotal 1450			**$40,000.00**	**$0.00**	**$0.00**	**$0.00**	
	1460 Dwelling Structure	**1460**						
	REPLACE WATER HEATERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL NEW VINYL FLOOR TILE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL NEW FA SYSTEM (HEATING & COOLING)			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECT. OR GAS SYSTEM IMPROVEMENTS TO UNITS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	NEW METAL STAIRS			**$150,000.00**	**$0.00**	**$0.00**	**$0.00**	
	INTERIOR PAINTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE KITCHEN CABINETS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	BATHROOM RENOVATION			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE ROOF SHINGLES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE WINDOWS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE INTERIOR DOORS W/WO FRAMES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE EXTERIOR DOORS W/WO FRAMES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE OR INSTALL NEW SCREEN DOORS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	WINDOW SECURITY SCREENS / SCREENS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PAGE SUBTOTAL			**$190,000.00**	**$0.00**	**$0.00**	**$0.00**	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016501-09** **CFFP (YES/NO):NO** **RHF Grant No:**	**2009**

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)	
AMP FL016-000003P	Redding Gardens							
	1460 Dwelling Structure (CONT.)							
	REPAIR OR REPLACE BRICK OR STUCCO			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPAIR OR REPLACE PLUMBING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE DOOR HARDWARE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	EXTERIOR PAINTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Total 1460			**$150,000.00**	**$0.00**	**$0.00**	**$0.00**	
	1465 Dwelling Equipment	**1465**						
	Replace Ranges			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Replace Refrigerators			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Total 1465			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1470 Non-Dwelling Structures	**1470**						
	DAY CARE CENTER CONSTRUCTION			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	COMMUNITY BUILDING CONSTRUCTION			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PLUMBING REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECTRICAL REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	HVAC REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	SECURITY SYSTEMS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	WINDOW REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	DOOR REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Total 1470			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1475 Non-Dwelling Equipment	**1475**						
	OFFICE FURNITURE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	MAINTENANCE EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	COMMUNITY SPACE EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	COMPUTER EQUIPMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	EXPENDABLE EQUIPMENT W/FORCE ACCOUNT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Total 1475			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1485 DEMOLITION COSTS	**1485**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1495.1 RELOCATION COST	**1495**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PAGE SUBTOTAL			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Total Cost for AMP FL016-000003P			**$190,000.00**	**$0.00**	**$0.00**	**$0.00**	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016501-09** **CFFP (YES/NO):NO** **RHF Grant No:**	2009

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)	
AMP FL016-000004P	Lake Monroe Terrace							
	1406 Operations	**1406**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1408 Management Improvements	**1408**						
				$0.00	**$0.00**	**$0.00**	**$0.00**	
				$0.00	**$0.00**	**$0.00**	**$0.00**	
	1410 Administration	**1410**						
	Project Manager			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Modernization Cooredinator			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1430 Fees and Cost	**1430**						
	CONSULTANT FEES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	A & E Fees			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1450 Site Improvements	**1450**						
	504 COMPLIANCE INSTALL CURB CUTS AND RAMPS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL RAILING AT EXTERIOR STEPS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL LANDSCAPING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL SIDEWALK REPAIR OR REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	GENERAL STREET REPAIR			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECTRICAL OR GAS DISTRIBUTION LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	SEWER LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	WATER LINES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	STORM SEWERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPAIR, REPLACE OR INSTALL FENCE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL POLE MOUNTED SITE LIGHTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	MAIL BOXES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	Subtotal 1450			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	1460 Dwelling Structure	**1460**						
	REPLACE WATER HEATERS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL NEW VINYL FLOOR TILE			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INSTALL NEW FA SYSTEM (HEATING & COOLING)			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	ELECT. OR GAS SYSTEM IMPROVEMENTS TO UNITS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	DRYWALL REPLACEMENT			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	INTERIOR PAINTING			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE KITCHEN CABINETS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	BATHROOM RENOVATION			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE ROOF SHINGLES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE WINDOWS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE INTERIOR DOORS W/WO FRAMES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE EXTERIOR DOORS W/WO FRAMES			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	REPLACE OR INSTALL NEW SCREEN DOORS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	WINDOW SECURITY SCREENS / SCREENS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	PAGE SUBTOTAL			**$0.00**	**$0.00**	**$0.00**	**$0.00**	

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
SANFORD HOUSING AUTHORITY	**CFP Grant No: FL39P016501-09** **CFFP (YES/NO):NO** **RHF Grant No:**	**2009**

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)	
AMP FL016-000004P	Lake Monroe Terrace							
	1460 Dwelling Structure (CONT.)							
	REPAIR OR REPLACE BRICK OR STUCCO			$0.00	$0.00	$0.00	$0.00	
	REPAIR OR REPLACE PLUMBING			$0.00	$0.00	$0.00	$0.00	
	REPLACE DOOR HARDWARE			$0.00	$0.00	$0.00	$0.00	
	EXTERIOR PAINTING			$0.00	$0.00	$0.00	$0.00	
	Total 1460			$0.00	$0.00	$0.00	$0.00	
	1465 Dwelling Equipment	1465						
	Replace Ranges			$0.00	$0.00	$0.00	$0.00	
	Replace Refrigerators			$0.00	$0.00	$0.00	$0.00	
	Total 1465			$0.00	$0.00	$0.00	$0.00	
	1470 Non-Dwelling Structures	1470						
	DAY CARE CENTER CONSTRUCTION			$0.00	$0.00	$0.00	$0.00	
	COMMUNITY BUILDING CONSTRUCTION			$0.00	$0.00	$0.00	$0.00	
	PLUMBING REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	ELECTRICAL REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	HVAC REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	SECURITY SYSTEMS			$0.00	$0.00	$0.00	$0.00	
	WINDOW REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	DOOR REPLACEMENT			$0.00	$0.00	$0.00	$0.00	
	Total 1470			$0.00	$0.00	$0.00	$0.00	
	1475 Non-Dwelling Equipment	1475						
	OFFICE FURNITURE			$0.00	$0.00	$0.00	$0.00	
	MAINTENANCE EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	COMMUNITY SPACE EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	COMPUTER EQUIPMENT			$0.00	$0.00	$0.00	$0.00	
	EXPENDABLE EQUIPMENT W/FORCE ACCOUNT			$0.00	$0.00	$0.00	$0.00	
	Total 1475			$0.00	$0.00	$0.00	$0.00	
	1485 DEMOLITION COSTS	1485		$0.00	$0.00	$0.00	$0.00	
	1495.1 RELOCATION COST	1495		$0.00	$0.00	$0.00	$0.00	
	PAGE SUBTOTAL			$0.00	$0.00	$0.00	$0.00	
	Total Cost for AMP FL016-000004P			$0.00	$0.00	$0.00	$0.00	

Annual Statement /
Performance and Evaluation Report
Part III: Implementation Schedule
Capital Fund Program

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

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

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)	
ALL							

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

DRAW DOWN LOG

Project #	Project Name	Vendor / Contractor	Payment Amount	1408	1410	1411	1415	1430	1440	1450	1460	1465	1470	1475	1485	1490	1492	1495	TOTAL OF ACCOUNTS

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval 2577-0226 (Exp. 4/30/2011)

Part I: Summary

PHA Name:	**Grant Type and Number**		**FFY of Grant: 2009**
	CFP Grant No:FL29S016501-09	**RHF Grant No:**	**FFY of Grant Approval:**
SANFORD HOUSING AUTHORITY	**Date of CFFP:**		**2009**

TYPE of Grant:
[ ] Original Annual Statement **[ ] Reserve for Disasters/Emergencies** **[x] Revised Annual Statement/Revision Number #2**
[ ] Performance and Evaluation Report for Period Ending **[ ] Final Performance and Evaluation Report**

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost (1)	
			Original	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds (Insurance Proceeds from Fire Damage)		$300,000	$0	$0	$0
2	1406	Operations (May not exceed 20% of line 20)(See Note(3))	$0	$0	$0	$0
3	1408	Management Improvements	$0	$202,179	$0	$0
4	1410	Administration (May not exceed 10% of line 20)	$62,600	$101,089	$0	$0
5	1411	Audit	$0	$0	$0	$0
6	1415	Liquidated Damages	$0	$0	$0	$0
7	1430	Fees and Costs	$70,000	$145,000	$0	$0
8	1440	Site Acquisition	$0	$0	$0	$0
9	1450	Site Improvement	$186,473	$20,897	$0	$0
10	1460	Dwelling Structures	$581,824	$541,732	$0	$0
11	1465.1	Dwelling Equipment - Nonexpendable	$0	$0	$0	$0
12	1470	Nondwelling Structures	$25,000	$0	$0	$0
13	1475	Nondwelling Equipment	$0	$0	$0	$0
14	1485	Demolition	$0	$0	$0	$0
15	1492	Moving to Work Demonstration	$0	$0	$0	$0
16	1495.1	Relocation Costs	$85,000	$0	$0	$0
17	1499	Development Activities (See Note (4))	$0	$0	$0	$0
18a	1501	Collateralization or Debt Service paid by the PHA	$0	$0	$0	$0
18b	9000	Collateralization or Debt Service paid VIA System of Direct Payment	$0	$0	$0	$0
19	1502	Contigency (may not exceed 8% of line 20	$0	$0	$0	
20	Amount of Annual Grant (Sum of lines 2 - 19)		$1,010,897.00	$1,010,897.00	$0.00	$0.00
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date

1) To be completed for the Performance and Evaluation Report (P&E)
2) To be completed for the P&E Report or a Revised Annual Statement
3)PHAs under 250 units may use 100% of CFP for operations.
4)RHF funds shall be included here.

Part II: Supporting Pages

PHA Name: SANFORD HOUSING AUTHORITY	**Grant Type and Number** CFP Grant No: FL39S016501-09 CFFP (YES/NO):NO RHF Grant No:	**Federal FFY of Grant:** 2009

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 (2)	Funds Obligated (2)	Funds Expended (2)	
COCC	**1410 Administration**	**1410**						
	Section 3 Training			**$52,600.00**	**$0.00**	**$0.00**	**$0.00**	
	Stipends & other expenses			**$10,000.00**	**$0.00**	**$0.00**	**$0.00**	
	Total 1410			**$62,600.00**	**$0.00**	**$0.00**	**$0.00**	
COCC	**1430 Fees and Cost**	**1430**						
	CONSULTANT FEES- Asbestos Abatement, OTHERS			**$20,000.00**	**$0.00**	**$0.00**	**$0.00**	
	A & E Fees			**$50,000.00**	**$0.00**	**$0.00**	**$0.00**	
	Total 1430			**$70,000.00**	**$0.00**	**$0.00**	**$0.00**	
	PAGE SUBTOTAL			**$132,600**	**$0**	**$0**	**$0**	
	Total Cost for COCC			**$132,600.00**	**$0.00**	**$0.00**	**$0.00**	

Part II: Supporting Pages

PHA Name: SANFORD HOUSING AUTHORITY

Grant Type and Number
CFP Grant No: FL39S016501-09 CFFP (YES/NO):NO
RHF Grant No:

Federal FFY of Grant: 2009

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised (2)	Total Actual Cost Funds Obligated (2)	Total Actual Cost Funds Expended (2)	Status of Proposed Work (2)
AMP FL016-000001P	Castle Brewer & William Clark							
	1408 Management Improvements	**1408**						
	Residents with the necessary tools to find employment during the construction period. This training eill also include OSHA Cerification a requirement in the State of Florida for any one before working at the consturction site.			**$0.00**	**$28,044.62**	**$0.00**	**$0.00**	
	Develop, design and Instatllation of a security system. This will protect the construction sites and properties from acts of vandalism; also will ensure safety of our residents at WCC.				**$20,000.00**			
	Consultant for Security System: Verifying lightning posts, lights, electrical wiring perform assessment to determine best course of action fro security camera at WCC.				**$10,000.00**			
	Subtotal 1408				**$58,044.62**	**$0.00**	**$0.00**	
	1410 Administration	**1410**						
	COORDINATOR-WIll be used for the costs associated with implemenatation and oversight of the Grant by the procurement, maintenance, finance, resident services and executives office			**$0.00**	**$25,272.25**	**$0.00**	**$0.00**	
	Subtotal 1410				**$25,272.25**	**$0.00**	**$0.00**	
	1430 Fees and Cost	**1430**						
	CONSULTANT FEES			**$0.00**	**$45,000.00**	**$0.00**	**$0.00**	
	A & E Fees			**$0.00**	**$100,000.00**	**$0.00**	**$0.00**	
	Subtotal 1430				**$145,000.00**	**$0.00**	**$0.00**	
	1450 Site Improvements	**1450**						
	GENERAL STREET REPAIR			**$100,000.00**	**$0.00**	**$0.00**	**$0.00**	
	SEWER LINES (Repair/Camera)			**$31,473.00**	**$0.00**	**$0.00**	**$0.00**	
	WATER METERS			**$30,000.00**	**$0.00**	**$0.00**	**$0.00**	
	Subtotal 1450			**$161,473.00**	**$0.00**	**$0.00**	**$0.00**	
	1460 Dwelling Structure	**1460**						
	RENOVATION OF FIRE DAMAGED UNITS			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	TWO BEDROOM BUILDING		2.00	**$135,000.00**	**$71,305.33**	**$0.00**	**$0.00**	
	THREE BEDROOM BUILDING		2.00	**$172,000.00**	**$81,305.33**	**$0.00**	**$0.00**	
	FOUR BEDROOM BUILDING		2.00	**$143,913.00**	**$101,305.33**	**$0.00**	**$0.00**	
	Total 1460			**$450,913.00**	**$253,915.99**	**$0.00**	**$0.00**	
	1495.1 RELOCATION COST	**1495**		**$85,000.00**	**$0.00**	**$0.00**	**$0.00**	
	PAGE SUBTOTAL			**$697,386.00**	**$482,232.86**	**$0.00**	**$0.00**	
	Total Cost for AMP FL016-000001P			**$697,386.00**	**$482,232.86**	**$0.00**	**$0.00**	

Part II: Supporting Pages

PHA Name: SANFORD HOUSING AUTHORITY	**Grant Type and Number** CFP Grant No: FL39S016501-09 CFFP (YES/NO):NO RHF Grant No:	**Federal FFY of Grant:** 2009

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 (2)	Funds Obligated (2)	Funds Expended (2)	
AMP FL016-000002P	Edward Higgins and Cowan Moughton							
	1408 Management Improvements	**1408**						
	Section 3 Training will provide Edward Higgins Terrace & Cowan Moughton Terrace Residents with the necessary tools to find employment during the construction period. This training eill also include OSHA Cerification a requirement in the State of Florida for any one before working at the consturction site.			**$0.00**	**$28,044.75**	**$0.00**	**$0.00**	
	Subtotal 1408				**$28,044.75**	**$0.00**	**$0.00**	
	1410 Administration	**1410**						
	EXECUTIVE DIRECTOR-FINANCE DIRECTOR-SECTION 3 COORDINATOR-WIll be used for the costs associated with implemenatation and oversight of the Grant by the procurement, maintenance, finance, resident services and executives office			**$0.00**	**$25,272.25**	**$0.00**	**$0.00**	
	Subtotal 1410				**$25,272.25**	**$0.00**	**$0.00**	
	PAGE SUBTOTAL				**$53,317.00**	**$0.00**	**$0.00**	
	Total Cost for AMP FL016-000002P			**$0.00**	**$53,317.00**	**$0.00**	**$0.00**	

Part II: Supporting Pages

PHA Name: SANFORD HOUSING AUTHORITY	**Grant Type and Number** CFP Grant No: FL39S016501-09 CFFP (YES/NO):NO RHF Grant No:	**Federal FFY of Grant:** 2009

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised (2)	Total Actual Cost Funds Obligated (2)	Total Actual Cost Funds Expended (2)	Status of Proposed Work (2)
AMP FL016-000003P	Redding Gardens							
	1408 Management Improvements	**1408**						
	Section 3 Training will provide Redding Gardens Residents with the necessary tools to find employment during the construction period. This training eill also include OSHA Cerification a requirement in the State of Florida for any one before working at the consturction site.			**$0.00**	**$28,044.67**	**$0.00**	**$0.00**	
	Subtotal 1408			**$0.00**	**$28,044.67**	**$0.00**	**$0.00**	
	1410 Administration	**1410**						
	EXECUTIVE DIRECTOR-FINANCE DIRECTOR-SECTION 3 COORDINATOR-WIll be used for the costs associated with implemenatation and oversight of the Grant by the procurement, maintenance, finance, resident services and executives office			**$0.00**	**$25,272.25**	**$0.00**	**$0.00**	
	Subtotal 1410			**$0.00**	**$25,272.25**			
	1450 Site Improvements	**1450**						
	INSTALL SITE LIGHTING			**$25,000.00**	**$20,897.00**	**$0.00**	**$0.00**	
	Subtotal 1450			**$25,000.00**	**$20,897.00**	**$0.00**	**$0.00**	
	1460 Dwelling Structure	**1460**						
	NEW METAL STAIRS			**$130,911.00**	**$287,816.00**	**$0.00**	**$0.00**	
	Subtotal 1460			**$130,911.00**	**$287,816.00**	**$0.00**	**$0.00**	
	1470 Non-Dwelling Structures	**1470**						
	ILLUMINARIES			**$25,000.00**	**$0.00**			
	Subtotal 1470			**$25,000.00**	**$0.00**	**$0.00**	**$0.00**	
	PAGE SUBTOTAL			**$155,911.00**	**$362,029.92**	**$0.00**	**$0.00**	
	Total Cost for AMP FL016-000003P			**$180,911.00**	**$362,029.92**	**$0.00**	**$0.00**	

Part II: Supporting Pages

PHA Name: SANFORD HOUSING AUTHORITY	**Grant Type and Number** CFP Grant No: FL39S016501-09 CFFP (YES/NO):NO RHF Grant No:	**Federal FFY of Grant:** 2009

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 (2)	Funds Obligated (2)	Funds Expended (2)	
AMP FL016-000004P	Lake Monroe Terrace							
	1408 Management Improvements	**1408**						
	Section 3 Training will provide Lake Monroe Terrace Residents with the necessary tools to find employment during the construction period. This training eill also include OSHA Cerification a requirement in the State of Florida for any one before working at the consturction site.			**$0.00**	**$28,044.67**	**$0.00**	**$0.00**	
	Develop, design and Instatllation of a security system. This will protect the construction sites and properties from acts of vandalism; also will ensure safety of our residents at LMT.			**$0.00**	**$50,000.00**			
	Consultant for Security System: Verifying lightning posts, lights, electrical wiring perform assessment to determine best course of action fro security camera at LMT.				**$10,000.00**			
	Subtotal 1408			**$0.00**	**$88,044.67**	**$0.00**	**$0.00**	
	1410 Administration	**1410**						
	EXECUTIVE DIRECTOR-FINANCE DIRECTOR-SECTION 3 COORDINATOR-WIll be used for the costs associated with implemenatation and oversight of the Grant by the procurement, maintenance, finance, resident services and executives office			**$0.00**	**$25,272.55**	**$0.00**	**$0.00**	
	Subtotal 1410			**$0.00**	**$25,272.55**			
	PAGE SUBTOTAL			**$0.00**	**$113,317.22**	**$0.00**	**$0.00**	
	Total Cost for AMP FL016-000004P			**$0.00**	**$113,317.22**	**$0.00**	**$0.00**	

Annual Statement /
Performance and Evaluation Report
Part III: Implementation Schedule
Capital Fund Program

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

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

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)	
ALL							

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

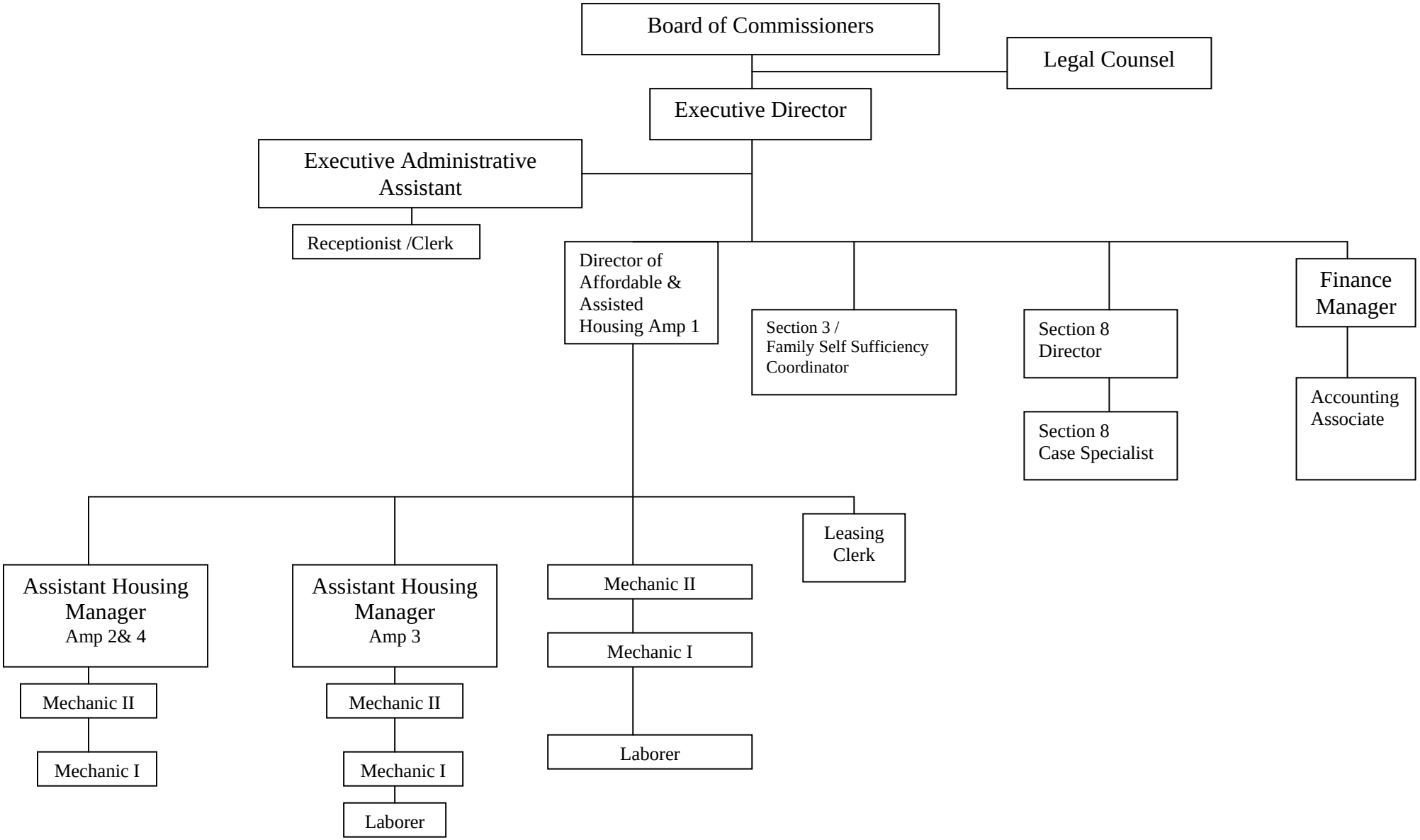
Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

DRAW DOWN LOG

Project #	Project Name	Vendor / Contractor	Payment Amount	1408	1410	1411	1415	1430	1440	1450	1460	1465	1470	1475	1485	1490	1492	1495	TOTAL OF ACCOUNTS

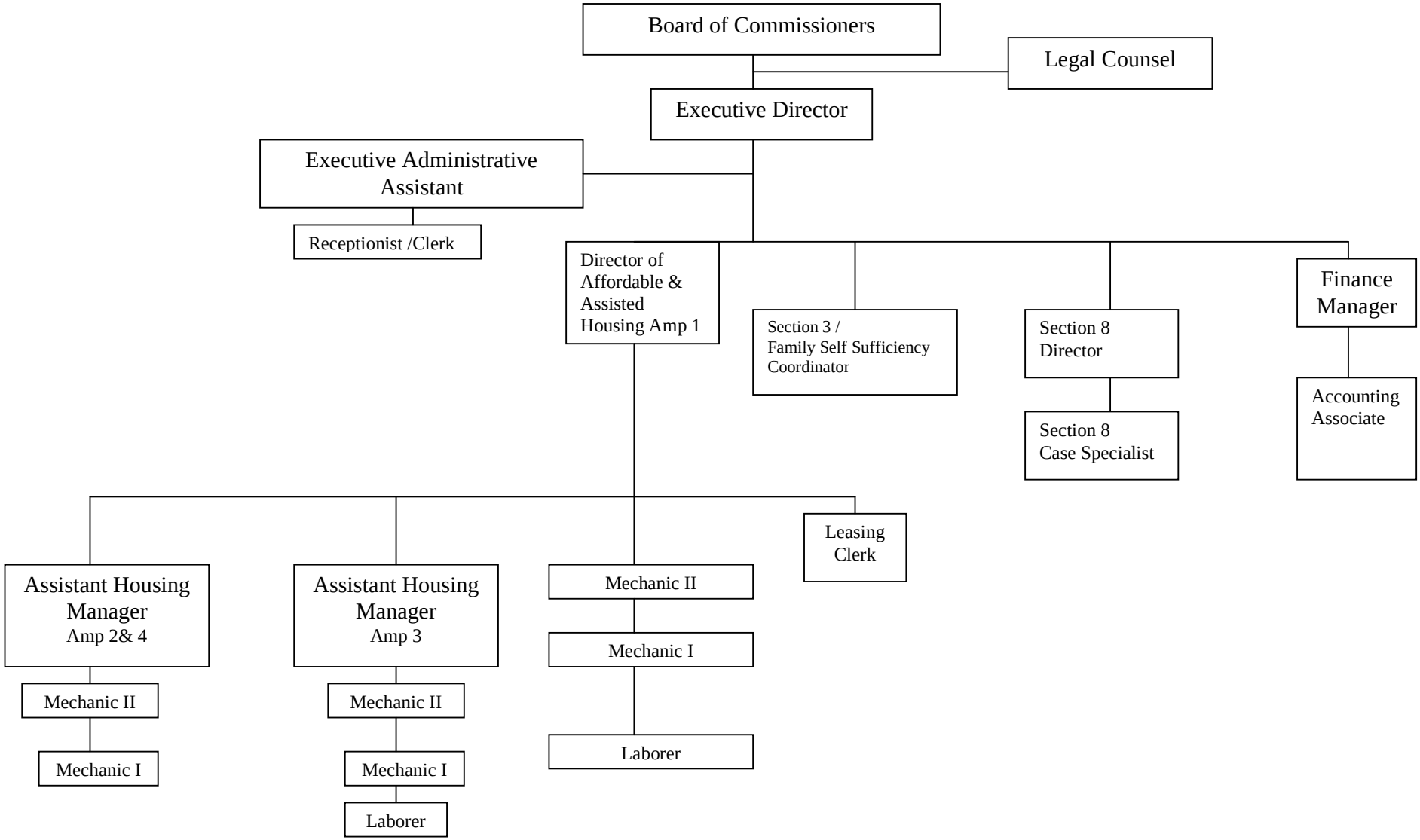
SANFORD HOUSING AUTHORITY
ORGANIZATIONAL CHART



Revised by SHA/Board of Commissioners

04/01/2008

SANFORD HOUSING AUTHORITY
ORGANIZATIONAL CHART



Revised by SHA/Board of Commissioners

04/01/2008

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval 2577-0226 (Exp. 4/30/2011)

Part I: Summary

PHA Name:	Grant Type and Number		FFY of Grant: 2006
SANFORD HOUSING AUTHORITY	CFP Grant No:FL29P016501-06 Date of CFFP:	RHF Grant No:	FFY of Grant Approval: 2006

TYPE of Grant:
[x] Original Annual Statement [ ] Reserve for Disasters/Emergencies [ ] Revised Annual Statement/Revision Number #
[x] Performance and Evaluation Report for Period Ending 12/31/2008 [X] Final Performance and Evaluation Report

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost (1)	
			Original	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds					
2	1406	Operations (May not exceed 20% of line 20)(See Note(3))	$159,382	$151,365	$151,365.00	$151,365.40
3	1408	Management Improvements	$4,000	$4,797	$4,797.00	$4,797.00
4	1410	Administration (May not exceed 10% of line 20)	$48,300	$73,391	$73,391.00	$73,390.64
5	1411	Audit	$0	$0	$0.00	$0.00
6	1415	Liquidated Damages	$0	$0	$0.00	$0.00
7	1430	Fees and Costs	$1,000	$0	$0.00	$0.00
8	1440	Site Acquisition	$0	$0	$0.00	$0.00
9	1450	Site Improvement	$51,600	$57,483	$57,483.00	$57,483.37
10	1460	Dwelling Structures	$108,817	$42,866	$42,866.00	$42,865.65
11	1465.1	Dwelling Equipment - Nonexpendable	$18,000	$18,135	$18,135.00	$18,135.34
12	1470	Nondwelling Structures	$8,000	$9,100	$9,100.00	$9,100.00
13	1475	Nondwelling Equipment	$10,000	$11,878	$11,878.00	$11,878.00
14	1485	Demolition	$0	$0	$0.00	$0.00
15	1492	Moving to Work Demonstration	$0	$0	$0.00	$0.00
16	1495.1	Relocation Costs	$0	$0	$0.00	$0.00
17	1499	Development Activities (See Note (4))	$0	$0	$0.00	$0.00
18a	1501	Collateralization or Debt Service paid by the PHA	$0	$0	$0.00	$0.00
18b	9000	Collateralization or Debt Service paid VIA System of Direct Payment	$387,814	$387,814	$387,814.00	$387,813.60
19	1502	Contigency (may not exceed 8% of line 20	$0	$0	$0.00	$0.00
20	Amount of Annual Grant (Sum of lines 2 - 19)		$796,913.00	$756,829.00	$756,829.00	$756,829.00
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date
	4/3/05	

1) To be completed for the Performance and Evaluation Report (P&E)
2) To be completed for the P&E Report or a Revised Annual Statement
3)PHAs under 250 units may use 100% of CFP for operations.
4)RHF funds shall be included here.

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval 2577-0226 (Exp. 4/30/2011)

Part I: Summary

PHA Name:	Grant Type and Number		FFY of Grant: 2006
SANFORD HOUSING AUTHORITY	CFP Grant No:FL29P016502-06 Date of CFFP:	RHF Grant No:	FFY of Grant Approval: 2006

TYPE of Grant:
[x] Original Annual Statement [ ] Reserve for Disasters/Emergencies [ ] Revised Annual Statement/Revision Number #
[x] Performance and Evaluation Report for Period Ending 12/31/2008 [X] Final Performance and Evaluation Report

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost (1)	
			Original	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds					
2	1406	Operations (May not exceed 20% of line 20)(See Note(3))	$0	$0	$0.00	$0.00
3	1408	Management Improvements	$2,092	$2,092	$2,092.00	$2,092.00
4	1410	Administration (May not exceed 10% of line 20)	$2,236	$2,236	$2,236.00	$2,236.00
5	1411	Audit	$0	$0	$0.00	$0.00
6	1415	Liquidated Damages	$0	$0	$0.00	$0.00
7	1430	Fees and Costs	$0	$0	$0.00	$0.00
8	1440	Site Acquisition	$0	$0	$0.00	$0.00
9	1450	Site Improvement	$2,100	$2,390	$2,390.00	$2,390.00
10	1460	Dwelling Structures	$12,380	$12,090	$12,090.00	$12,090.00
11	1465.1	Dwelling Equipment - Nonexpendable	$0	$850	$850.00	$850.00
12	1470	Nondwelling Structures	$0	$0	$0.00	$0.00
13	1475	Nondwelling Equipment	$3,552	$2,702	$2,702.00	$2,702.00
14	1485	Demolition	$0	$0	$0.00	$0.00
15	1492	Moving to Work Demonstration	$0	$0	$0.00	$0.00
16	1495.1	Relocation Costs	$0	$0	$0.00	$0.00
17	1499	Development Activities (See Note (4))	$0	$0	$0.00	$0.00
18a	1501	Collateralization or Debt Service paid by the PHA	$0	$0	$0.00	$0.00
18b	9000	Collateralization or Debt Service paid VIA System of Direct Payment	$0	$0	$0.00	$0.00
19	1502	Contigency (may not exceed 8% of line 20	$0	$0	$0.00	$0.00
20	Amount of Annual Grant (Sum of lines 2 - 19)		$22,360.00	$22,360.00	$22,360.00	$22,360.00
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date
	6/3/09	

1) To be completed for the Performance and Evaluation Report (P&E)
2) To be completed for the P&E Report or a Revised Annual Statement
3)PHAs under 250 units may use 100% of CFP for operations.
4)RHF funds shall be included here.

Annual Statement /
Performance and Evaluation Report
Part I: Summary
Capital Funds Program (CFP)

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

HA Name	Capital Funds Project Number	FFY of Grant Approval
SANFORD HOUSING AUTHORITY	FL29P016501-07	2007

[X] 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 Revision #	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds					
2	1406	Operations (May not exceed 20% of line 20 for PHAs with 250 or more Units)	$155,365	$152,897	$152,897	$98,449
3	1408	Management Improvements (May not exceed 20% of line 20)	$7,000	$6,000	$6,000	$10,015
4	1410	Administration (May not exceed 10% of line 20)	$75,414	$68,550	$68,550	$68,550
5	1411	Audit	$0	$0	$0	$0
6	1415	Liquidated Damages	$0	$0	$0	$0
7	1430	Fees and Costs	$6,000	$6,000	$6,000	$6,000
8	1440	Site Acquisition	$0	$0	$0	$0
9	1450	Site Improvement	$21,000	$26,755	$26,755	$26,755
10	1460	Dwelling Structures	$90,436	$99,670	$99,670	$95,211
11	1465.1	Dwelling Equipment - Nonexpendable	$21,800	$16,800	$16,800	$16,800
12	1470	Nondwelling Structures	$0	$0	$0	$0
13	1475	Nondwelling Equipment	$12,000	$0	$0	$0
14	1485	Demolition	$0	$0	$0	$0
15	1490	Replacement Reserve	$0	$0	$0	$0
16	1492	Moving to Work Demonstration	$0	$0	$0	$0
17	1495.1	Relocation Costs	$0	$0	$0	$0
18	1501	Loan Payment	$387,814	$387,814	$387,814	$259,270
19	1502	Contingency (may not exceed 8% of line 20)	$0	$0	$0	$0
20	Amount of Annual Grant (Sum of lines 2 - 19)		$776,829.00	$764,486.00	$764,486.00	$581,049.52
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					

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date 6/3/09

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement /
Performance and Evaluation Report
Part I: Summary
Capital Funds Program (CFP)

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

HA Name	Capital Funds Project Number	FFY of Grant Approval
SANFORD HOUSING AUTHORITY	FL29P016501-08	2008

[X] 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 Revision #	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds					
2	1406	Operations (May not exceed 20% of line 20 for PHAs with 250 or more Units)	$159,724	$0	$159,724	$0
3	1408	Management Improvements (May not exceed 20% of line 20)	$39,222	$0	$39,222	$35,717
4	1410	Administration (May not exceed 10% of line 20)	$79,862	$0	$71,054	$13,310
5	1411	Audit	$0	$0	$0	$0
6	1415	Liquidated Damages		$0	$0	$0
7	1430	Fees and Costs	$8,000	$0	$8,000	$0
8	1440	Site Acquisition	$0	$0	$0	$0
9	1450	Site Improvement	$50,000	$0	$50,000	$50,000
10	1460	Dwelling Structures	$54,000	$0	$54,000	$48,663
11	1465.1	Dwelling Equipment - Nonexpendable	$18,000	$0	$18,000	$17,685
12	1470	Nondwelling Structures	$0	$0	$0	$0
13	1475	Nondwelling Equipment	$2,000	$0	$0	$0
14	1485	Demolition	$0	$0	$0	$0
15	1490	Replacement Reserve	$0	$0	$0	$0
16	1492	Moving to Work Demonstration	$0	$0	$0	$0
17	1495.1	Relocation Costs	$0	$0	$0	$0
18	1501	Loan Payment	$387,814	$0	$0	$0
19	1502	Contingency (may not exceed 8% of line 20)	$0	$0	$0	$0
20	Amount of Annual Grant (Sum of lines 2 - 19)		$798,622.00	$0.00	$400,000.00	$165,375.55
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					

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date 6/3/09

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval 2577-0226 (Exp. 4/30/2011)

Part I: Summary

PHA Name:	Grant Type and Number		FFY of Grant: 2009
SANFORD HOUSING AUTHORITY	CFP Grant No:FL29P016501-09 Date of CFFP:	RHF Grant No:	FFY of Grant Approval: 2009

TYPE of Grant:
[x] Original Annual Statement [ ] Reserve for Disasters/Emergencies [ ] Revised Annual Statement/Revision Number #
[ ] Performance and Evaluation Report for Period Ending [ ] Final Performance and Evaluation Report

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost (1)	
			Original	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds					
2	1406	Operations (May not exceed 20% of line 20)(See Note(3))	$159,724	$0	$0.00	$0.00
3	1408	Management Improvements	$39,222	$0	$0.00	$0.00
4	1410	Administration (May not exceed 10% of line 20)	$79,862	$0	$0.00	$0.00
5	1411	Audit	$0	$0	$0.00	$0.00
6	1415	Liquidated Damages	$0	$0	$0.00	$0.00
7	1430	Fees and Costs	$8,000	$0	$0.00	$0.00
8	1440	Site Acquisition	$0	$0	$0.00	$0.00
9	1450	Site Improvement	$32,000	$0	$0.00	$0.00
10	1460	Dwelling Structures	$67,000	$0	$0.00	$0.00
11	1465.1	Dwelling Equipment - Nonexpendable	$23,000	$0	$0.00	$0.00
12	1470	Nondwelling Structures	$0	$0	$0.00	$0.00
13	1475	Nondwelling Equipment	$2,000	$0	$0.00	$0.00
14	1485	Demolition	$0	$0	$0.00	$0.00
15	1492	Moving to Work Demonstration	$0	$0	$0.00	$0.00
16	1495.1	Relocation Costs	$0	$0	$0.00	$0.00
17	1499	Development Activities (See Note (4))	$0	$0	$0.00	$0.00
18a	1501	Collateralization or Debt Service paid by the PHA	$0	$0	$0.00	$0.00
18b	9000	Collateralization or Debt Service paid VIA System of Direct Payment	$387,814	$0	$0.00	$0.00
19	1502	Contigency (may not exceed 8% of line 20	$0	$0	$0.00	
20	Amount of Annual Grant (Sum of lines 2 - 19)		$798,622.00	$0.00	$0.00	$0.00
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date
	6/3/09	

1) To be completed for the Performance and Evaluation Report (P&E)
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3)PHAs under 250 units may use 100% of CFP for operations.
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Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program
Replacement Housing Factor and Capital Fund

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval 2577-0226 (Exp. 4/30/2011)

Part I: Summary

PHA Name:	Grant Type and Number		FFY of Grant: 2009
SANFORD HOUSING AUTHORITY	CFP Grant No:FL29S016501-09 Date of CFFP:	RHF Grant No:	FFY of Grant Approval: 2009

TYPE of Grant:
[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies [x] Revised Annual Statement/Revision Number #2
[ ] Performance and Evaluation Report for Period Ending [ ] Final Performance and Evaluation Report

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost (1)	
			Original	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds (Insurance Proceeds from Fire Damage)		$300,000	$0	$0	$0
2	1406	Operations (May not exceed 20% of line 20)(See Note(3))	$0	$0	$0	$0
3	1408	Management Improvements	$0	$202,179	$0	$0
4	1410	Administration (May not exceed 10% of line 20)	$62,600	$101,089	$0	$0
5	1411	Audit	$0	$0	$0	$0
6	1415	Liquidated Damages	$0	$0	$0	$0
7	1430	Fees and Costs	$70,000	$145,000	$0	$0
8	1440	Site Acquisition	$0	$0	$0	$0
9	1450	Site Improvement	$186,473	$20,897	$0	$0
10	1460	Dwelling Structures	$581,824	$541,732	$0	$0
11	1465.1	Dwelling Equipment - Nonexpendable	$0	$0	$0	$0
12	1470	Nondwelling Structures	$25,000	$0	$0	$0
13	1475	Nondwelling Equipment	$0	$0	$0	$0
14	1485	Demolition	$0	$0	$0	$0
15	1492	Moving to Work Demonstration	$0	$0	$0	$0
16	1495.1	Relocation Costs	$85,000	$0	$0	$0
17	1499	Development Activities (See Note (4))	$0	$0	$0	$0
18a	1501	Collateralization or Debt Service paid by the PHA	$0	$0	$0	$0
18b	9000	Collateralization or Debt Service paid VIA System of Direct Payment	$0	$0	$0	$0
19	1502	Contigency (may not exceed 8% of line 20	$0	$0	$0	
20	Amount of Annual Grant (Sum of lines 2 - 19)		$1,010,897.00	$1,010,897.00	$0.00	$0.00
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

Signature of Executive Director and Date 6/3/09

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

1) To be completed for the Performance and Evaluation Report (P&E)
2) To be completed for the P&E Report or a Revised Annual Statement
3)PHAs under 250 units may use 100% of CFP for operations.
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