

<b>1.0</b>	<b>PHA Information Please Note: This information was previously submitted on 1/15/09 on form HUD 50075, as formally approved by the HACFM Board after requisite Resident and Public Comment.</b> PHA Name: <u>Housing Authority of the City of Fort Myers</u> PHA Code: <u>FL047</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/2009</u>																										
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>557</u> Number of HCV units: <u>1755</u>																										
<b>3.0</b>	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 35%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width: 20%;">Programs Not in the Consortia</th> <th colspan="2" style="width: 15%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 5%;">PH</th> <th style="width: 5%;">HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
<b>5.1</b>	<b>Mission.</b> 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:																										
<b>5.2</b>	<b>Goals and Objectives.</b> 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.																										
<b>6.0</b>	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: 2, 6 (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 Plan elements, see Section 6.0 of the instructions. MAIN BUSINESS OFFICE & WEB SITE																										
<b>7.0</b>	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i>  (1) Development name: <b>ROYAL PALM TOWERS – FL047 004 – DISPOSITION – ENTIRE DEVELOPMENT of 101 UNITS</b> Actual or projected start date of activity: 01/09 -Projected end date of activity: 01/10. Considering undertaking an updated cost analysis to determine feasibility of demolition and/or disposition due to current condition of property.  (2) Development name: <b>Michigan Court / Flossie Riley Garden Apts. - .</b> Development (project) number: FL 047-006 <i>Approved application for demolition – total development – 470 units – Actual start date of activity: 07/07 (MC) &amp; 12/09 (FR)</i> Projected end date of activity: 06/10. Conversion in conjunction with HOPE VI project to revitalize old, outdated and unsafe property.																										
<b>8.0</b>	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.																										
<b>8.1</b>	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. See attachments fl041a01 through fl047g01																										
<b>8.2</b>	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , 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. <b>See attachment fl047b01</b>																										
<b>8.3</b>	<b>Capital Fund Financing Program (CFFP).</b> <input type="checkbox"/> 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.																										

<b>9.0</b>	<b>Housing Needs.</b> 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.							
	<b>Housing Needs of Families in the Jurisdiction by Family Type – City of Fort Myers, Florida</b>							
	Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
	Income <= 30% of AMI	2098	5	5	N/A	N/A	N/A	N/A
	Income >30% but <=50% of AMI	1506	5	5	N/A	N/A	N/A	N/A
	Income >50% but <80% of AMI	1459	4	4	N/A	N/A	N/A	N/A
	Elderly	665	5	5	N/A	N/A	N/A	N/A
	Disabled	586			N/A	N/A	N/A	N/A
	White/Non Hispanic	2772	5	5	N/a	N/A	N/A	N/A
	Black/Non Hispanic	1844	5	5	N/A	N/A	N/A	N/A
Hispanic	955	5	5	N/A	N/A	N/A	N/A	

<b>9.1</b>	<p><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p>Expand the supply of assisted housing</p> <p>Objectives:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Apply for additional rental vouchers:</li> <li><input checked="" type="checkbox"/> Reduce public housing vacancies:</li> <li><input checked="" type="checkbox"/> Leverage private or other public funds to create additional housing opportunities:</li> <li><input checked="" type="checkbox"/> Acquire or build units or developments</li> <li><input checked="" type="checkbox"/> Other (list below) Increase Home Ownership Participation by five annually</li> </ul> <p>Increase assisted housing choices</p> <p>Objectives:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Provide voucher mobility counseling:</li> <li><input checked="" type="checkbox"/> Conduct outreach efforts to potential voucher landlords</li> <li><input type="checkbox"/> Increase voucher payment standards</li> <li><input checked="" type="checkbox"/> Implement voucher homeownership program</li> <li><input checked="" type="checkbox"/> Implement public housing or other homeownership programs:</li> <li><input checked="" type="checkbox"/> Implement public housing site-based waiting lists:</li> <li><input checked="" type="checkbox"/> Convert public housing to vouchers:</li> <li><input checked="" type="checkbox"/> Other: (list below)</li> </ul> <p>Expand Homeownership Program</p> <p>Provide Housing Counseling to assist Public Housing and Section 8 residents to purchase and maintain homes and rentals.</p> <p>Objectives:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Become a HUD Certified Housing Counseling Agency.</li> <li><input checked="" type="checkbox"/> Offer Housing Counseling on site to Public Housing and Section 8 families to address pre and post purchase and rental.</li> <li><input checked="" type="checkbox"/> Provide or attract supportive services to increase the availability of housing counseling programs for interested families.</li> </ul> <p>Implement Mixed Finance development plans for replacing aging obsolete public housing units.</p> <p>Objectives:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Implement HOPE VI PHASE I plan with developer to build 120 units under Low Income Housing Tax Credit restrictions with 96 units under ACC Public Housing and 24 LIHTC only units</li> <li><input checked="" type="checkbox"/> Finalize and implement permanent financing for PHASE I</li> <li><input checked="" type="checkbox"/> Construct high quality buildings</li> <li><input checked="" type="checkbox"/> Other: (list below) <ul style="list-style-type: none"> <li>• HOPE VI Relocation of Flossie Riley residents</li> <li>• Include Replacement Housing Factor Funds in the project</li> <li>• Continue planning next phases of HOPE VI plan, including: <ul style="list-style-type: none"> <li>• Southward Village Community Center major renovation</li> <li>• New Administration Building</li> </ul> </li> </ul> </li> </ul>
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**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.

**I. Increase the availability of decent, safe, and affordable housing.**

- Continue to implement the \$20 Million HUD HOPE VI grant to revitalize Public Housing that was awarded as follows:
  - Formalized contract with developer Norstar with Renaissance Preserve as co-developer
  - Devised a limited liability partnership
  - Relocated Michigan Court residents
  - Completed Demolition of Michigan Court
  - Determined the site of Phase I will be built on will be leased from HACFM to partnership under long-term ground lease
  - Formalized permanent financing for Phase I
- Continue developing public/private partnerships for HOPE VI project
- Continue to inspect P H units to develop costs & extent of needed renovations
- Renovated P H w/ upgraded flooring, carpeting & vinyl: Southward & Palmetto
- Undertook Asset Management reevaluation of all developments
- Began site based wait lists for P H developments as part of Asset Management functions in conjunction with the HOPE VI plan
- Continue operating Horizons, purchased in Oct 2000 for fair market rental, providing 180 units.
- Maintained a High Occupancy Rate of Rental Units by:
  - Evaluating the success of using outside maintenance service contractors to supplement in-house efforts.
    - Continued active marketing of vacancies.
    - Revised Intake procedures to develop a Pre-App
    - Developed automated system for processing applications
    - Implemented flat rents
    - Developed a Vacancy Reduction Plan to earmark funding for repairs for units damaged beyond normal and cyclical painting
- Continue to administer Sec 8 program taken over from City in 2006 w/ 1533 vouchers and now w/ 1755 vouchers, a 15% increase
- Utilized 300 relocation vouchers for HOPE VI program to relocate residents of Michigan Court and Flossie Riley units.
- Became a HUD Certified Housing Counseling Agency in March, 2008
- Provided Housing Counseling to Public Housing and Sec 8 residents on pre and post purchase and rental
- Developed a network of supportive service agencies to also provide Housing Counseling to PH & Sec 8 residents on site

**II. Improve community quality of life and economic vitality**

- **Community Service:** Continue providing residents information on the program as mandatory. Held meetings posted notices throughout HACFM developments notifying residents of HUD regulations. Provided for the Resident Initiatives Coordinator of FMHA to attend all Resident Council Meetings and interact with residents to provide follow up and explain service requirements. Maintain records of resident service.
- **Neighborhood Appearance:** As in 2006, the Housing Authority continued City Trash pick up, providing larger containers for trash in an effort to improve neighborhood appearance. Stepped up enforcement of lease violations having to do with littering; improved perimeter lighting; and painted Public Housing development exteriors to improve curb-appeal of properties.
- **Safety:** The HACFM continued to vigorously enforce evictions and stepped up lease violations to continue to ensure safety and security of residents.
- **Quality of Life:** Submitted and received HOPE VI grant. Also implemented Section 8 Homeownership Program. HACFM also became a Certified Housing Counseling Agency in 3/08.

**III. Promote self-sufficiency and asset development of families and individuals**

- Awarded both HUD PH & HCV Family Self Sufficiency grants in 2008
- HACFM approved as HUD Certified Housing Counseling agency March 08
- Continue to link residents to services provided by outside agencies through Elderly Service Coordinator & Family ROSS grant & Neighborhood Network Center programs
- Improved residents transportation needs by meeting with local transportation provider to tailor routes for Public Housing residents
- Continued to provide opportunities for adult and juvenile education and development towards self-sufficiency for families through:
  - ROSS Elderly Service Coordinator (2001, 2002, 2003 & 2004 & FY 2005 & 2006, 07 & 08)
  - ROSS Neighborhood Networks Grant – awarded two HUD NN Center grants – one in FY 2003 and one in FY 2006 for \$300,000 for an additional 3 years of operation.
  - Awarded a Neighborhood Network Center Grant for Palmetto Court in 2008
  - ROSS Family Grant – awarded two HUD Ross Family Grants, one in FY 2004 and one for FY 2006 Family Homeownership Grant in the amount of \$250,000. Awarded HUD FY 2007 grant in the amount of \$250,000.
- Maintain successful HUD certified Public Housing FSS Program with 11 families enrolled currently
- Maintain successful HUD certified HCV FSS Program with 65 families enrolled currently
- Applied for and received FSS Coordinator Grants in 2005, 2006 & 2007 and applied for P H FSS Coordinator Grant in FY 2008
- Implemented Section 8 FSS Program that currently has 76 clients participating.
- Developed active FSS Task Force of Local Service Providers
- Continue to maintain information on file on local programs that promote resident self-sufficiency & link programs with residents
- Partnered with Boys & Girls Club to implement an after-school program at Palmetto Court Neighborhood Network Center.
- Partnered with Next Level Church to provide backpacks to youth and Thanksgiving groceries for families in Palmetto Court.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" **See Answer Below #11.0**

10.0

<b>11.0</b>	<p><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)-mailed in to HUD</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)Mailed in to HUD</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)Mailed in to HUD</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)Mailed in to HUD</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) Mailed in to HUD</p> <p>(f) 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.</p> <p><b>Bonair Towers Annual Plan input concerning this property:</b>  Replace windows: Already included in our five year and annual plan is money for the new window installation at Bonair Towers, however there is a process that has to be followed. Funds were allocated by Lee County and the Department of Community Affairs for the window project. The other items of discussion did not pertain to the annual plan.</p> <p><b>Flossie Riley Garden Apartments Annual Plan input concerning this property:</b>  There were no items presented. The items Mrs. Hall questioned did not pertain to the five year or annual plan.</p> <p><b>Palmetto Court Annual Plan input concerning this property: None.</b></p> <p><b>Royal Palm Towers Annual Plan input concerning this property: None.</b></p> <p><b>Southward Village Annual plan input concerning this property Items requested:</b>  This development site has received new windows, a new roof on each unit. Additionally, all units have been painted. There were no other matters regarding the annual plan.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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**ANSWER TO 10.0**

**1. Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

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

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

The Housing Authority of the City of Fort Myers' definition of "substantial deviation" of Annual Plans from the 5-Year Plan and "significant amendment or modification" of the Annual Plan will consider the following to be significant amendments or modifications:

**CRITERIA FOR DETERMINING SUBSTANTIAL DEVIATION AND SIGNIFICANT AMENDMENT OR MODIFICATION:**

**Substantial Deviation:**

The Housing Authority of the City of Fort Myers, after submitting its Annual Plan to HUD, may modify, amend or change any policy, rule, regulation or other aspect of its plan. If any modifications, amendments or changes in any policy, rule, regulation or other aspect of the plan are not inconsistent with the Housing Authority of the City of Fort Myers' Mission Statement, its Goals and Objectives, or HUD regulations, then these shall not be deemed significant amendments or modifications to the Annual and 5-Year Plan. If new program activities are required or adopted to reflect changes in HUD regulations or as a result of national or local emergencies, these activities are exempted actions and will not be considered as Substantial Deviation from the 5-year Plan.

- If any new program activities undertaken do not otherwise further the Housing Authority of the City of Fort Myers's Mission Statement and Goals and Objectives, then such activities may be considered a substantial deviation from the 5-Year Plan.
- If there is insufficient budget authority from HUD necessitating the need to alter, reduce or terminate any specific program activity, this change in activity may be considered a Substantial Deviation, depending upon whether the change in activity reflects an overall change in the direction of the Housing Authority's goals and objectives.

**Significant Amendment/Modification:**

- A change in policy pertaining to the operation of the Housing Authority relating to major strategies to address housing needs and to major policies governing eligibility, selection or admissions and rent determination will be considered Significant Amendments or Modifications. All significant modifications require full public process.
- New program activities that are required or adopted to reflect changes in HUD regulations or are implemented due to national or local emergencies are Exempted actions and will not be considered Substantial Amendments or Modifications to the 5 year or Annual Plan.
- The HA may set funds in a line item where there were none. New work items (excluding Emergency Work items) that are not included in the CFP and that cumulatively exceed 10% of the fiscal year's CFP (\$150,000), may be considered Significant Amendments or Modifications.
- Changes in use of the replacement reserve under the CFP may be considered Significant Amendments or modifications.

- Demolition and or/disposition activities, new or amended development plans, designation or conversion actions not currently identified in the 5-year plan may be considered Significant Amendments or Modifications.

**Significant Amendment/Modification**

- **In FY 2009 the HACFM intends to implement a major renovation of Southward Village Community Center. \$700,000 is included in the 5-yr CFP.**
- **In 2009, the HACFM intends to construct a New Administration Building. \$1,000,000 of the cost is included in the 5 yr CFP.**
- **In 2009, the elevator will be modernized an new Fire Sprinkler System installed at Royal Palm Towers**
- **In 2009 The Bonair Towers elevator modernization project will be delayed**

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

## Instructions form HUD-50075

**Applicability.** This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

### 1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

### 2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

### 3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

### 4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

### 5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

**5.1 Mission.** A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

**5.2 Goals and Objectives.** Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

**6.0 PHA Plan Update.** In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

#### PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

**7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers**

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm)  
**Note:** This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

**8.0 Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

**8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

**8.2 Capital Fund Program Five-Year Action Plan**

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

**8.3 Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

**9.0 Housing Needs.** Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**9.1 Strategy for Addressing Housing Needs.** Provide a 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: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**10.0 Additional Information.** Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

**11.0 Required Submission for HUD Field Office Review.** In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

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 No. 2577-0226  
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2009 FFY of Grant Approval:	
PHA Name: The Housing Authority of the City of Fort Myers		Grant Type and Number Capital Fund Program Grant No: FL14P04750109 Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost Revised <sup>2</sup>	Total Actual Cost <sup>1</sup> Expended
		Original	Obligated
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	220,000	
3	1408 Management Improvements	91,500	
4	1410 Administration (may not exceed 10% of line 21)	90,000	
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	5,000	
8	1440 Site Acquisition		
9	1450 Site Improvement	40,000	
10	1460 Dwelling Structures	194,500	
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures	459,000	
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities <sup>4</sup>		

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> 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 No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		FFY of Grant: 2009	
<b>PHA Name:</b> The Housing Authority of the City of Fort Myrs	<b>Grant Type and Number</b> Capital Fund Program Grant No: FL14P04750109 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant Approval:</b>	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
<b>Type of Grant</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>	<b>Total Actual Cost<sup>1</sup></b>
<b>Line</b>	<b>Original</b>	<b>Revised<sup>2</sup></b>	<b>Obligated</b>
18a	1501 Collateralization or Debt Service paid by the PHA		Expended
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)	1,100,000	
20	Amount of Annual Grant: (sum of lines 2 - 19)		
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
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		
<b>Signature of Executive Director</b> <i>[Signature]</i>		<b>Date</b> 3/2/09	<b>Signature of Public Housing Director</b>
			<b>Date</b>

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
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U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part II: Supporting Pages		Federal FFY of Grant: 2009					
PHA Name: The Housing Authority of the City of Fort Myers		Grant Type and Number Capital Fund Program Grant No: FL14P04750109 CFPP (Yes/ No): Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
Southward Village FL047000001	Landscaping	1450		10,000			
FL047000001	Security & Lighting	1450		10,000			
FL047000001	Resident Common Areas	1470		3,500			
Bonair Towers FL047000002	Architectural and Engineering	1430		5,000			
FL047000002	Landscaping	1450		5,000			
FL047000002	Exterior Painting- 11 Story Developmnet	1460	Building	130,000			
FL047000002	ADA/504 Compliance	1460		15,000			
FL047000002	Resident Common Areas	1470		4,000			
Palmetto Court FL047000003	Landscaping	1450		5,000			
FL047000003	Security and Lighting	1450		5,000			
FL047000003	Dryer Outlets and Vents	1460	100 Units	4,500			
FL047000003	Concrete Clothesline Pads	1460		40,000			
FL047000003	Resident Common Areas	1470		3,000			
Royal Palm Towers FL047000004	Landscaping	1450		5,000			
FL047000004	ADA/504 Compliance	1460		5,000			
FL047000004	Resident Common Areas	1470		3,500			

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup>To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
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U.S. Department of Housing and Urban Development  
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Part II: Supporting Pages		Federal FFY of Grant: 2009						
PHA Name: The Housing Authority of the City of Fort Myers		Grant Type and Number Capital Fund Program Grant No: FL14P04750109 CFPP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
Michigan Court FL047000006	Construction of new Administration Bldg on HOPE VI site	1470		445,000				
FL047000001	Operations	1406		50,000				
FL047000002	Operations	1406		70,000				
FL047000003	Operations	1406		30,000				
FL047000004	Operations	1406		70,000				
FL047000001	Computer Software and Support	1408		6,000				
FL047000002	Computer Software and Support	1408		4,000				
FL047000003	Computer Software and Support	1408		4,000				
FL047000004	Computer Software and Support	1408		4,000				
FL047000006	Computer Software and Support	1408		2,000				
FL047000001	Resident Initiatives	1408		5,000				
FL047000002	Resident Initiatives	1408		2,500				
FL047000003	Resident Initiatives	1408		2,500				
FL047000004	Resident Initiatives	1408		2,500				
	Resident Initiatives	1408		2,500				
FL047000001	Operational Improvements	1408		5,000				
FL047000002	Operational Improvements	1408		5,000				
FL047000003	Operational Improvements	1408		5,000				
FL047000004	Operational Improvements	1408		5,000				
	Operational Improvements	1408		5,000				
FL047000001	Training	1408		5,000				
FL047000002	Training	1408		4,000				







**Capital Fund Program—Five-Year Action Plan**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/20011

**Part I: Summary**

PHA Name/Number	Development Number and Name	Work Statement for Year 1 FFY 2009	Locality (City/County & State)			Original 5-Year Plan		Revision No:	
			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	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013	
B.	Physical Improvements Subtotal	Annual Statement	553,500	553,500	553,500	553,500	553,500	553,500	
C.	Management Improvements		101,500	101,500	101,500	101,500	101,500	101,500	
D.	PHA-Wide Non-dwelling Structures and Equipment								
E.	Administration		90,000	90,000	90,000	90,000	90,000	90,000	
F.	Other								
G.	Operations		170,000	170,000	170,000	170,000	170,000	170,000	
H.	Demolition								
I.	Development								
J.	Capital Fund Financing – Debt Service								
K.	Total CFP Funds								
L.	Total Non-CFP Funds								
M.	Grand Total		915,000	915,000	915,000	915,000	915,000	915,000	















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U.S. Department of Housing and Urban Development  
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Part I: Summary		Grant Type and Number		FFY of Grant: 2009	
PHA Name: The Housing Authority of the City of Fort Myers		Capital Fund Program Grant No: FL14R04750109		FFY of Grant Approval:	
Date of CFFP:		Replacement Housing Factor Grant No: FL14R04750109			
Type of Grant	Original	Revised <sup>1</sup>	Obligated	Total Estimated Cost	Total Actual Cost <sup>1</sup>
<input checked="" type="checkbox"/> Original Annual Statement and Evaluation Report for Period Ending:					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:					
Summary by Development Account					
1 Total non-CFFP Funds					
2 1406 Operations (may not exceed 20% of line 21) <sup>3</sup>					
3 1408 Management Improvements					
4 1410 Administration (may not exceed 10% of line 21)					
5 1411 Audit					
6 1415 Liquidated Damages					
7 1430 Fees and Costs					
8 1440 Site Acquisition					
9 1450 Site Improvement					
10 1460 Dwelling Structures					
11 1465.1 Dwelling Equipment—Nonexpendable					
12 1470 Non-dwelling Structures					
13 1475 Non-dwelling Equipment					
14 1485 Demolition					
15 1492 Moving to Work Demonstration					
16 1495.1 Relocation Costs					
17 1499 Development Activities <sup>4</sup>	91,200				

<sup>1</sup> To be completed for the Performance and Evaluation Report  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

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<b>Part I: Summary</b>		FFY of Grant: 2009 FFY of Grant Approval:	
PHA Name: The Housing Authority of the City of Fort Myers	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL14R04750109 Date of CFFP:		
Type of Grant		<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report	
Summary by Development Account		Total Estimated Cost	Total Actual Cost <sup>1</sup>
Line		Original	Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	91,200	
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
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		Signature of Public Housing Director	
Date 3/2/09		Date	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.









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U.S. Department of Housing and Urban Development  
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**Part I: Summary**

PHA Name: The Housing Authority of the City of Fort Myers

Grant Type and Number  
 Capital Fund Program Grant No: FL14P04750108  
 Replacement Housing Factor Grant No:  
 Date of CFFP:

FFY of Grant: 2008  
 FFY of Grant Approval:

Line	Type of Grant <input type="checkbox"/> Original Annual Statement and Evaluation Report for Period Ending: 12-31-08 <input checked="" type="checkbox"/> Performance by Development Account	Reserve for Disasters/Emergencies Performance Report for Period Ending: 12-31-08	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
			Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>		350,000		350,000	350,000
3	1408 Management Improvements		110,000			
4	1410 Administration (may not exceed 10% of line 21)		100,000		100,000	100,000
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement		47,500			
10	1460 Dwelling Structures		1,126,178			
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures		20,000			
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities <sup>4</sup>					

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
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 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
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 Expires 4/30/2011

<b>Part I: Summary</b>		FFY of Grant: 2008	
PHA Name: The Housing Authority of the City of Fort Myers		FFY of Grant Approval:	
Grant Type and Number Capital Fund Program Grant No: FL14P04750108 Replacement Housing Factor Grant No: Date of CFFP:			
Type of Grant			
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report	
Summary by Development Account		Total Actual Cost <sup>1</sup>	
Line		Original	Revised <sup>2</sup>
18a	1501 Collateralization or Debt Service paid by the PHA		Obligated
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		Expended
19	1502 Contingency (may not exceed 8% of line 20)	1,753,678	450,000
20	Amount of Annual Grant: (sum of lines 2 - 19)		
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
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		Signature of Public Housing Director	
Date 3/2/09		Date 3-2-09	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Part II: Supporting Pages		Federal FFY of Grant: 2008					
PHA Name: The Housing Authority of the City of Fort Myers		Grant Type and Number Capital Fund Program Grant No: FL14P04750108 CFFP (Yes/No): NO Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
FL047-01 SWV	Operations	1406		50,000		50,000	50,000
FL047-02 BAT	Operations	1406		140,000		140,000	140,000
FL047-03 PC	Operations	1406		50,000		50,000	50,000
FL047-04 RPT	Operations	1406		110,000		110,000	110,000
FL047-01 SWV	Computer Software and Support	1408		5,000			
FL047-02 BAT	Computer Software and Support	1408		2,500			
FL047-03 PC	Computer Software and Support	1408		2,500			
FL047-04 RPT	Computer Software and Support	1408		2,500			
FL047-06 FR	Computer Software and Support	1408		2,500			
FL047-01 SWV	Resident Initiatives	1408		5,000			
FL047-02 BAT	Resident Initiatives	1408		2,500			
FL047-03 PC	Resident Initiatives	1408		2,500			
FL047-04 RPT	Resident Initiatives	1408		2,500			
FL047-06 FR	Resident Initiatives	1408		2,500			
FL047-01 SWV	Operational Improvements	1408		17,500			
FL047-02 BAT	Operational Improvements	1408		7,500			
FL047-03 PC	Operational Improvements	1408		7,500			
FL047-04 RPT	Operational Improvements	1408		7,500			
FL047-06 FR	Operational Improvements	1408		7,500			
FL047-01 SWV	Staff Training	1408		7,000			
FL047-02 BAT	Staff Training	1408		3,250			
FL047-03 PC	Staff Training	1408		3,250			
FL047-04 RPT	Staff Training	1408		3,250			
FL047-06 FR	Staff Training	1408		3,250			
FL047-01 SWV	Community/Internal Safety Program	1408		3,500			
FL047-02 BAT	Community/Internal Safety Program	1408		1,625			
FL047-03 PC	Community/Internal Safety Program	1408		1,625			

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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  
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 Expires 4/30/2011

Part II: Supporting Pages		Federal FFY of Grant: 2008						
PHA Name: The Housing Authority of the City of Fort Myers		Grant Type and Number Capital Fund Program Grant No: FL14P04750108 CFFP (Yes/ No): NO Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
FL047-04 RPT	Community/Internal Safety Program	1408		1,625				
FL047-06 FR	Community/Internal Safety Program	1408		1,625				
FL047-01 SWV	HTVN	1408		500				
FL047-02 BAT	HTVN	1408		500				
FL047-03 PC	HTVN	1408		500				
FL047-04 RPT	HTVN	1408		500				
FL047-06 FR	HTVN	1408		500				
COCC	Administration	1410		100,000		100,000	100,000	
FL047-01 Southward Village	Landscaping	1450		25,000				
FL047-01	Resident Common Areas	1470		5,000				
FL047-02 Bonair Tow.	Landscaping	1450		5,000				
FL047-02	Elevator Modernization/Code Upgrades	1460	2 Elevator	981,178				
FL047-02	Resident Common Areas	1470		5,000				
FL047-03 Palmetto Ct	Landscaping	1450		5,000				
FL047-03	Security & Lighting	1450		12,500				
FL047-03	Resident Common Areas	1470		5,000				
FL047-04 Royal Palm	Exterior Paint	1460	11Fl Bldg	120,000				
FL047-04	Replace Bathroom Lavatories	1460	100 Units	25,000				
FL047-04	Reesident Common Areas	1470		5,000				







Annual Statement/Performance and Evaluation Report  
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 Capital Fund Financing Program

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2007	
PHA Name: The Housing Authority of the City of Fort Myers		Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2007	
Type of Grant		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report			
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-08		Reserve for Disasters/Emergencies			
Summary by Development Account		Total Estimated Cost		Total Actual Cost <sup>1</sup>	
Line		Original	Obligated	Revised <sup>2</sup>	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	333,000.00	333,000.00		333,000.00
3	1408 Management Improvements	139,500.00	24,318.68		24,318.68
4	1410 Administration (may not exceed 10% of line 21)	80,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	32,000.00	2,126.19		2,126.19
8	1440 Site Acquisition				
9	1450 Site Improvement	628,000.00			
10	1460 Dwelling Structures	452,519.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

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 Capital Fund Financing Program

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

<b>Part I: Summary</b>		FFY of Grant: 2007 FFY of Grant Approval: 2007	
<b>PHA Name:</b> The Housing Authority of the City of Fort Myers	<b>Grant Type and Number</b> Capital Fund Program Grant No: FL14P04750107 Replacement Housing Factor Grant No: Date of CFFP:		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-08 <input type="checkbox"/> Final Performance and Evaluation Report			
<b>Type of Grant</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>	<b>Total Actual Cost<sup>1</sup></b>
		<b>Original</b>	<b>Obligated</b> <b>Expended</b>
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,665,019.00	359,444.87
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
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		
<b>Signature of Executive Director</b> <i>[Signature]</i>		<b>Signature of Public Housing Director</b> <i>[Signature]</i>	<b>Date</b> 3-2-09

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFF Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Part II: Supporting Pages									
PHA Name: The Housing Authority of the City of Fort Myers			Grant Type and Number Capital Fund Program Grant No: FL14P04750107 CFFP (Yes/ No): NO Replacement Housing Factor Grant No:				Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
PHA Wide	Operations	1406				333,000.00	333,000.00	Completed	
PHA Wide	Administrations	1410				80,000.00			
FL047-001	Landscaping	1450				5,000.00			
Southward Village	Computer Software and Support	1408				11,000.00	1,636.35	1,636.35	
	Resident Initiatives	1408				9,000.00	4,000.03	4,000.03	
	Operational Improvements	1408				10,000.00	2,308.50	2,308.50	
	Staff Training	1408				7,000.00	1,740.35	1,740.35	
	Community/Internal Safety Program	1408				9,000.00			
	HTVN	1408				500.00	94.88	94.88	
FL047-002	Project Costs - Plans	1430				1,000.00			
Bonair Towers	Architect and Engineering	1430				15,000.00	1,735.35	1,735.35	
	Landscaping	1450				10,000.00			
	Security and Lighting	1450				12,500.00			
	Replace Windows	1460				408,519.00			
	Computer Software and Support	1408				6,000.00	753.62	753.62	
	Resident Initiatives	1408				4,500.00	333.33	333.33	
	Operational Improvements	1408				5,000.00	864.50	864.50	
	Staff Training	1408				3,250.00	1,409.25	1,409.25	
	Community/Internal Safety Program	1408				4,000.00			
	HTVN	1408				500.00	94.88	94.88	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part II: Supporting Pages</b>		<b>Grant Type and Number</b>		<b>Federal FFY of Grant: 2007</b>				
PHA Name: The Housing Authority of the City of Fort Myers		Capital Fund Program Grant No: FL14P04750107						
Development Number Name/PHA-Wide Activities		CFPP (Yes/No): NO		Replacement Housing Factor Grant No:				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
FL047003	Project Costs-Plans	1430		1,000.00		390.84	390.84	
Palmetto Court	Architect and Engineering	1430		15,000.00				
	Landscaping	1450		10,000.00				
	Resurface Basketball Court	1450		3,000.00				
	Site Drainage	1450		565,000.00				
	Replace Bathroom Cabinet/Lavatories	1460		44,000.00				
	Computer Software and Support	1408		6,000.00	753.62	753.62	753.62	
	Resident Initiatives	1408		4,500.00	2,166.63	2,166.63	2,166.63	
	Operational Improvements	1408		5,000.00	364.50	364.50	364.50	
	Staff Training	1408		3,250.00	902.08	902.08	902.08	
	Community/Internal Safety Program	1408		4,000.00				
	HTVN	1408		500.00	94.88	94.88	94.88	
FL047004	Security and Lighting	1450		12,500.00				
Royal Palm Towers	Landscaping	1450		10,000.00				
	Computer Software and Support	1408		6,000.00		753.62	753.62	
	Resident Initiatives	1408		4,500.00		333.33	333.33	
	Operational Improvements	1408		5,000.00		864.50	864.50	
	Staff Training	1408		3,250.00		1,362.85	1,362.85	
	Community/Internal Safety Program	1408		4,000.00				
	HTVN	1408		500.00		94.87	94.87	
FL047006	Computer Software and Support	1408		6,000.00		753.62	753.62	
Michigan Court	Resident Initiatives	1408		4,500.00		333.33	333.33	
	Operational Improvements	1408		5,000.00		1,836.50	1,836.50	
	Staff Training	1408		3,250.00		373.79	373.79	
	Community/Internal Safety Program	1408		4,000.00				
	HTVN	1408		500.00		94.87	94.87	







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Part I: Summary		Grant Type and Number		FFY of Grant: 2006	
PHA Name: The Housing Authority of the City of Fort Myers		Capital Fund Program Grant No: FL14P047501-06		FFY of Grant Approval: 2006	
Replacement Housing Factor Grant No:		Date of CFFP:			
Type of Grant	<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-2008	<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-2008		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
		Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>	Obligated
Line		Original	Revised <sup>2</sup>		
1	Total non-CFFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	333,580.00	333,580.00	333,580.00	333,580.00
3	1408 Management Improvements	98,492.54	98,492.54	98,492.54	98,492.54
4	1410 Administration (may not exceed 10% of line 21)	54,598.46	54,598.46	54,598.46	54,598.46
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition	36,500.00	36,500.00	36,500.00	34,860.92
9	1450 Site Improvement				
10	1460 Dwelling Structures	24,750.00	24,750.00	24,750.00	22,525.50
11	1465.1 Dwelling Equipment—Nonexpendable	1,096,992.00	1,096,992.00	1,096,992.00	1,087,582.74
12	1470 Non-dwelling Structures	23,000.00	23,000.00	23,000.00	23,000.00
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

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U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
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<b>Part I: Summary</b>		FFY of Grant: 2006 FFY of Grant Approval: 2006	
PHA Name: The Housing Authority of the City of Fort Myers	Grant Type and Number Capital Fund Program Grant No: FL14P047501-06 Replacement Housing Factor Grant No: Date of CFFP:		
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-2008 <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Revised <sup>2</sup>
18a	1501 Collateralization or Debt Service paid by the PHA		Obligated
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,667,913.00	1,667,913.00
21	Amount of line 20 Related to LBP Activities		1,654,640.16
22	Amount of line 20 Related to Section 504 Activities		
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		Date	Signature of Public Housing Director
<i>[Signature]</i>		3/2/09	<i>[Signature]</i>
			Manu Director
			Date 3-2-09

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFF Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Part II: Supporting Pages										
PHA Name: The Housing Authority of the City of Fort Myers		Grant Type and Number Capital Fund Program Grant No: FL14P047501-06 CFPP (Yes/No): NO Replacement Housing Factor Grant No:				Federal FFY of Grant: 2006				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work		
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>			
FL047-001 Southward Village (SWV)	Window Replacement - Hurricane Resistant	1460	103 bldgs.	1,065,000.00		1,065,000.00	1,065,000.00	Completed		
FL047-001 SWV	Flooring	1460	17 units	5,000.00		5,000.00	0.00	Contracted		
FL047-001 SWV	Sewer Rejuvenation	1460		26,992.00		26,992.00	22,582.74	Contracted		
FL047-001 SWV	Architect & Engineering Fees	1430		30,000.00	10,165.00	10,165.00	10,165.00	Complete- funded to SWV, BAT, PC Proj fees/costs		
FL047-001 SWV	Project Costs - Plans	1430		6,000.00	12,795.50	12,795.50	11,183.00	Contracted funded from SWV A&E		
FL047-001 SWV	Appliances - Ranges	1465	92 units	21,225.00		21,225.00	21,225.00	Completed		
FL047-002 Bonair Towers (BAT)	Appliances (completion of py project)	1465	2 units	575.00		575.00	575.00	Completed		
FL047-002 BAT	Security & Lighting	1450		12,375.00	9,437.50	9,437.50	7,213.00	Contracted		
FL047-002 BAT	Project Costs	1430		0.00	10,257.17	10,257.17	10,257.17	Compl. funded from SWV A&E		
FL047-003 Palmetto Ct (PC)	Appliances (completion of py project)	1465	2 units	600.00		600.00	600.00	Completed		
FL047-003 PC	Project Costs	1430		500.00	2,623.73	2,623.73	2,597.15	Compl. funded from SWV A&E		
FL047-003 PC	Security & Lighting	1450		0.00	15,312.50	15,312.50	15,312.50	Compl. funded from BAT &		









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 Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant: 2005 FFY of Grant Approval: 2005	
PHA Name: The Housing Authority of the City of Fort Myers		Capital Fund Program Grant No: FL14P047501-05 Replacement Housing Factor Grant No: Date of CFFP:			
Type of Grant		<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-2008		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost <sup>1</sup>	Expended
		Original	Revised <sup>2</sup>		
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	336,360.00	336,360.00	336,360.00	336,360.00
3	1408 Management Improvements	115,800.00	115,800.00	115,800.00	115,800.00
4	1410 Administration (may not exceed 10% of line 21)	50,223.00	50,223.00	50,223.00	50,223.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	6,388.92	6,388.92	6,388.92	6,388.92
8	1440 Site Acquisition				
9	1450 Site Improvement	78,875.81	78,875.81	78,875.81	78,875.81
10	1460 Dwelling Structures	1,049,021.24	1,049,021.24	1,049,021.24	971,928.06
11	1465.1 Dwelling Equipment—Nonexpendable	44,500.00	44,500.00	44,500.00	44,500.00
12	1470 Non-dwelling Structures	54,180.52	54,180.52	54,180.52	54,180.52
13	1475 Non-dwelling Equipment	912.51	912.51	912.51	912.51
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

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

**Part I: Summary**

PHA Name: The Housing Authority of the City of Fort Myers		Grant Type and Number Capital Fund Program Grant No: FL14P047501-05 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2005 FFY of Grant Approval: 2005	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-2008		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: )		<input type="checkbox"/> Final Performance and Evaluation Report	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-2008		Summary by Development Account		Total Actual Cost <sup>1</sup>	
Line		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,736,262.00	1,736,262.00	1,736,262.00	1,659,168.82
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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 <i>Ma. C. A.</i>		Signature of Public Housing Director <i>Julia G. Collins</i>		Date <i>3/2/09</i>	
				Date <i>3-2-09</i>	

<sup>1</sup> To be completed for the Performance and Evaluation Report  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>		<b>Grant Type and Number</b>		<b>Federal FFY of Grant: 2005</b>			
<b>PHA Name: The Housing Authority of the City of Fort Myers</b>		<b>Capital Fund Program Grant No: FL14P047501-05</b>					
<b>Development Number Name/PHA-Wide Activities</b>		<b>Development Account No.</b>		<b>Replacement Housing Factor Grant No:</b>			
<b>Development Number Name/PHA-Wide Activities</b>	<b>General Description of Major Work Categories</b>	<b>Development Account No.</b>	<b>Quantity</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	<b>Status of Work</b>
				<b>Original</b>	<b>Revised <sup>1</sup></b>		
				<b>Funds Obligated<sup>2</sup></b>	<b>Funds Expended<sup>2</sup></b>		
FL047-001 Southward Village (SWV)	Sewer Rejuvenation	1460	Entire Develop.	74,655.00	74,655.00	74,655.00	Completed
FL047-001 SWV	Flooring	1460	30 units	55,806.24	40,076.75	40,076.75	Completed (1)
FL047-001 SWV	Exterior Painting	1460	103 bldg	82,198.00	107,775.00	94,950.00	Contracted (1)
FL047-001 SWV	Recreational - Playground Equipment	1450		45,151.29		45,151.29	Completed
FL047-001 SWV	Project Costs - Plans	1430		1,502.88		1,502.88	Completed
FL047-001 SWV	Appliances - Ranges	1465	108	24,975.00		24,975.00	Completed
FL047-001 SWV	Installation of Ranges	1460	200	8,000.00		8,000.00	Completed
FL047-001 SWV	Admin Bldg Renovation	1470		19,180.52		19,180.52	Completed
FL047-001 SWV	Resident Community Areas	1470		35,000.00		35,000.00	Completed (1)
FL047-002 Bonair Towers (BAT)	Reconnect A/C Drain Lines	1460	10 Story Develop	35,000.00	29,268.18	29,268.18	Contracted
FL047-002 BAT	Sewer Rejuvenation	1460	Entire Bldg	80,617.00		80,617.00	Completed
FL047-002 BAT	Installation of Ranges	1460	100	3,800.00		3,800.00	Completed
FL047-002 BAT	Security and Lighting	1450		21,724.52		21,724.52	Completed
FL047-002 BAT	Project Costs - Plans	1430		725.00		725.00	Completed
FL047-003 Palmetto Ct (PC)	Windows	1460	100 Units	272,358.00	271,649.48	271,649.48	Completed (1)
FL047-003 PC	Roofs	1460	20 Bldgs	235,760.00	232,352.83	232,352.83	Completed (1)
FL047-003 PC	Appliances - Ranges	1465	85 Units	19,525.00		19,525.00	Completed
FL047-003 PC	Range Installation	1460	100 Units	4,000.00		4,000.00	Completed
FL047-003 PC	Project Costs - Plans	1430		3,436.04		3,436.04	Completed

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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  
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 Expires 4/30/2011

Part II: Supporting Pages		Federal FFY of Grant: 2005				
PHA Name: The Housing Authority of the City of Fort Myers		Grant Type and Number Capital Fund Program Grant No: FL14P047501-05 CFFP (Yes/No): NO Replacement Housing Factor Grant No:				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>	
				Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
FL047-004 Royal Palm Towers (RPT)	A/C Drain Lines	1460	11 Story Bldg.	35,000.00		Contracted
FL047-004 RPT	Range Installation	1460	100 Units	3,800.00		Completed
FL047-004 RPT	Sewer Rejuvenation	1460	11 Story Bldg.	80,617.00		Completed
FL047-004 RPT	Security and Lighting	1450		12,000.00		Completed
FL047-004 RPT	Project Costs - Plans	1430		725.00		Completed
FL047-006 Michigan Ct/FL047-004 RPT	Roof Repairs	1460		77,410.00		Completed
PHA Wide	Operations	1406		336,360.00		Completed
PHA Wide	Computer Software and Support	1408		23,293.12		Completed
PHA Wide	Resident Initiatives	1408		23,207.78		Completed
PHA Wide	Operational Improvements	1408		40,497.58		Completed
PHA Wide	Training - Staff Oper.; Mgt/Occupancy; UPCS;Elderly Svc; Finance Updates	1408		23,701.39		Completed
PHA Wide	Comm/Internal Safety Program	1408		100.13		Completed
PHA Wide	HTVN	1408		5,000.00		Completed
PHA Wide	Modernization Coordinator	1410		20,306.66		Completed
PHA Wide	Modernization Office Clerk	1410		10,875.56		Completed
PHA Wide	Administration	1410		5,978.31		Completed
PHA Wide	Employee Benefits	1410		13,062.47		Completed
PHA Wide	Computer Equipment	1475		912.51		Completed
	(1) Palmetto Ct roof and window					Completed





