

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

<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>The West Palm Beach Housing Authority</u> PHA Code: <u>FL009</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>04/01/2010</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>684</u> Number of HCV units: <u>2945</u>												
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input 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.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <thead> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </tbody> </table>	PH	HCV	PHA 1:		PHA 2:		PHA 3:	
PH	HCV												
PHA 1:													
PHA 2:													
PHA 3:													
<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>To provide safe, decent and affordable housing to persons and families with limited financial resources and to provide residents with access to programs which will assist them in making the transition to greater financial security</b>												

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. For Progress Report see *FL009c03*

**Goal: Manage the West Palm Beach Housing Authority's existing housing stock in an efficient and effective manner and seek to expand the stock of affordable housing in West Palm Beach:**

Objectives:

- (1) The West Palm Beach Housing Authority will maintain its vacancy rate at no more than 2%
- (2) The West Palm Beach Housing Authority will continue to decrease the number of days for unit turnaround to less than 10 days.
- (3) The West Palm Beach Housing Authority will improve and re-emphasize policies and procedures for resident orientation.
- (4) The West Palm Beach Housing Authority will strive to eliminate pest infestations in all developments.
- (5) The West Palm Beach Housing Authority shall maintain Section 8 lease up at 100%.
- (6) The West Palm Beach Housing Authority shall increase its score to reach high performer status.
- (7) The West Palm Beach Housing Authority will increase the percentage of rents collected to 99% or more.
- (8) The West Palm Beach Housing Authority will contemplate purchases of expiring use buildings as well as other viable real estate options.
- (9) Acquire existing properties and land for subsequent development
- (10) Revitalize the Dunbar Village and Southridge by Hope VI Revitalization and/or Demolition grants or by any other means possible.
- (11) The West Palm Beach Housing Authority will pursue opportunities to partner with the City of West Palm Beach, Housing Partnership, private developers and other viable housing development entities.
- (12) Pursue the development of a continuum of care for independent living to assisted living, adult day services, and other programs that may include multi-generational housing.
- (13) Establish commercial/Retail ventures along Tamarind Avenue.

**Goal: Improve community quality of life and economic viability.**

Objectives:

- (1) The West Palm Beach Housing Authority shall achieve a level of customer satisfaction that gives the agency the highest score possible in this element of the Public Housing Assessment System, specifically in the areas of Safety, Communication and Neighborhood appearance.
- (2) The West Palm Beach Housing Authority shall continue to remove all graffiti within 24 hours of discovering it.
- (3) The West Palm Beach Housing Authority shall achieve proper curb appeal for all of its public housing development through landscaping, lawn maintenance, trash pick-up and other means.
- (4) The West Palm Beach Housing Authority shall create an appealing, up-to-date environment in its developments.
- (5) The West Palm Beach Housing Authority shall continue to use its Deconcentration policies in an effort to mix its public housing development populations as much as possible with respect to ethnicity, race and income.
- (6) The West Palm Beach Housing Authority will pursue plans to implement mixed finance/mixed income housing developments using public/private collaborations.
- (7) To emphasize quality of life issues for WPBHA elderly residents by improving social services and health care on-site.
- (8) Partner with the City for Vickers House South to secure provision of services in the Southern area.
- (9) Create Economic Initiatives, Department of Financial Services to include a Bank and an IDA (Individual Development Account)
- (10) Establish revenue streams by offering contracted services to a public and private sector customer base.
- (11) The WPBHA will pursue Green housing opportunities for both existing units and for new construction.

**Goal: Provide a safe and secure environment in the West Palm Beach Housing Authority's public housing developments.**

Objectives:

- (1) The West Palm Beach Housing Authority shall continue to evaluate all developments using second generation Crime Prevention through Environmental Design criteria and implement the recommendations.
- (2) The West Palm Beach Housing Authority continues to reduce crime in its developments.
- (3) The West Palm Beach Housing Authority shall develop more youth activities by partnering with existing social service agencies.
- (4) The West Palm Beach Housing Authority shall refine the memorandum of understanding between the jurisdiction's police force and this agency in order to develop strategies for identifying and reducing crime and in order to reduce police response time.
- (5) The West Palm Beach Housing Authority shall reduce its evictions due to violation of criminal laws by 50% by December 31, 2009, by implementing aggressive screening procedures.

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

Objectives:

- (1) The West Palm Beach Housing Authority shall, continue working with its partners, to ensure that to the greatest extent possible that residents are working or engaged in job training.
- (2) Continue the successful Section 8 Homeownership Program

**Goal: Reduce dependency on federal funding.**

Objectives:

- (1) The West Palm Beach Housing Authority shall operate so that income exceeds expenses every year.
- (2) Diversify existing public housing portfolio and develop funding alternatives
- (3) Re-brand agency as developer/provider of affordable housing.

6.0	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p style="padding-left: 40px;"><b>(1) Goals and Objectives, Financial Resources and Asset Management.</b></p> <p>(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. - <b>171 5 Division Avenue, West Palm Beach, Florida 33407</b></p>
7.0	<p><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></p> <ul style="list-style-type: none"> <li>• <b>Hope VI:</b> The WPBHA applied for a Hope VI Revitalization grant in for the Dunbar Village Development and plans to apply for a Choice Neighborhood Initiative Grant for the Southridge Development.</li> <li>• <b>Mixed Finance:</b> The WPBHA will pursue mixed finance developments in Dunbar Village and Southridge</li> <li>• <b>Acquisition:</b> The WPBHA will also pursue options for acquisition.</li> <li>• <b>Modernization or Development:</b> Plans for modernization are identified in the WPBHA Capital Fund Program Annual Statement</li> <li>• <b>Demolition and/or Disposition:</b> The WPBHA plans to pursue demolition in Dunbar Village. The WPBHA also plans to dispose of units in Pleasant City with a one for one replacement value with the City of West Palm Beach.</li> <li>• <b>Relocation Funds.</b> The WPBHA plans to apply for Relocation funds in the next fiscal year.</li> <li>• <b>Conversion of Public Housing –</b> The WPBHA plans to undertake voluntary conversion to project-based assistance for Twin Lakes and Southridge.</li> <li>• <b>Homeownership:</b> The WPBHA presently administers the Family Self-Sufficiency (FSS) Homeownership programs for Section 8 and Public Housing and the Section 8 Homeownership Program. There are currently 178 families participating in the FSS Program (Section 8 – 156, Public Housing- 22). The Section 8 Homeownership was implemented in 2008, and a maximum of 110 vouchers have been assigned to the program. The WPBHA will continue to develop homeownership opportunities in Merry Place and Colony Oaks and will pursue options for acquisition of additional affordable housing.</li> <li>• <b>RHF –</b> The WPBHA will build 4 units of public housing with RHF funds</li> <li>• The WPBHA plans to project base 50 Housing Choice Vouchers to Riviera Beach Housing Authority</li> <li>• The WPBHA will apply for an allocation of Low Income Tax Credits for affordable housing development.</li> </ul>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p><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. <i>See attachments FL009e03 to 103</i></p>
8.2	<p><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. <i>See attachments FL009d03</i></p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b></p> <p><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.</p>
9.0	<p><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. <i>FL009a03</i></p>

9.1	<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> <ul style="list-style-type: none"> <li>• <b>SECTION 8 - The Section 8 Waiting list was last opened in 2002 which resulted in 6,000 people being placed on the Waiting List. The WPBHA has been providing Section 8 assistance from this Waiting List over the years and currently has 418 individuals waiting for assistance. The WPBHA reserves the right to open the Waiting List in the coming year should it become necessary to do so.</b></li> <li>• <b>PUBLIC HOUSING – The Public Housing Waiting was last opened in May 2008, and currently has 854 people on this list waiting for assistance. This list is currently closed.</b></li> </ul>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(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.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p><b>The West Palm Beach Housing Authority will consider the following changes to its Annual and 5-year plan to be “significant”.</b></p> <ul style="list-style-type: none"> <li>➤ <b>Any Change required by amendment in federal statutes, regulations or HUD notices that in the opinion of the West Palm Beach Housing Authority (WPBHA) has either substantial programmatic or financial or administrative burdens beyond the programs under administration at the start of the Plan Year.</b></li> <li>➤ <b>Any change that the WPBHA Board determines to be significant.</b></li> <li>➤ <b>Any additional plans for demolition of any housing owned or managed by the WPBHA.</b></li> </ul>
11.0	<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> <ul style="list-style-type: none"> <li>(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)</li> <li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li> <li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li> <li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li> <li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li> <li>(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.</li> <li>(g) Challenged Elements</li> <li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li> <li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li> </ul>

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.

- J. Any criminal activity on the property or drug-related criminal activity on or off the premises. This includes but is not limited to the manufacture of methamphetamine on the premises of the West Palm Beach Housing Authority;
- K. Non-compliance with Non-Citizen Rule requirements;
- L. Permitting persons not on the lease to reside in the unit more than fourteen (14) days each year without the prior written approval of the Housing Authority; and
- M. Other good cause.

The West Palm Beach Housing Authority will take immediate action to evict any household that includes an individual who is subject to a lifetime registration requirement under a State sex offender registration program.

#### **TERMINATING THE ASSISTANCE OF DOMESTIC VIOLENCE, DATING VIOLENCE, OR STALKING VICTIMS AND PERPETRATORS**

The Violence Against Women Reauthorization Act of 2005 (VAWA) provides that “criminal activity directly relating to domestic violence, dating violence, or stalking, engaged in by a member of a tenant’s household or any guest or other person under the tenant’s control shall not be a cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant’s family is the victim or threatened victim of that domestic violence, dating violence, or stalking.”

VAWA also gives the WPBHA authority to “terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant.”

VAWA does not limit the authority of the WPBHA to terminate the assistance of any participant if the WPBHA can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if that tenant is not evicted or terminated from assistance.”

### **19.3 Abandonment**

RESOLUTION 1780

**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  5-Year and/or  Annual PHA Plan for the PHA fiscal year beginning 04/01/2010 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.

The West Palm Beach Housing Authority

FL009

PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2010 - 2014

Annual PHA Plan for Fiscal Years 2010 - 2011

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  Thyra Starr	Title  Chairperson
Signature 	Date  12/16/2009

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

The West Palm Beach Housing Authority

Program/Activity Receiving Federal Grant Funding

PHA Annual and Five-Year Plan

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 Federal agency 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.)

1715 Division Avenue  
West Palm Beach, Florida 33407

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  
Laurel Robinson

Title  
Executive Director

Signature

Date

12/14/2010

X

## DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  Congressional District, if known: 23	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  Congressional District, if known:	
<b>6. Federal Department/Agency:</b> U.S Department of Housing & Urban Development	<b>7. Federal Program Name/Description:</b>  CFDA Number, if applicable: _____	
<b>8. Federal Action Number, if known:</b>	<b>9. Award Amount, if known:</b> \$	
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI):  N/A	<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):  N/A	
<b>11.</b> 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: Laurel Robinson Title: Executive Director Telephone No.: 561-655-8530 ext 108      Date: 12/14/2010	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

# Certification of Payments to Influence Federal Transactions

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

Applicant Name

The West Palm Beach Housing Authority

Program/Activity Receiving Federal Grant Funding

PHA Annual & Five-Year Plan

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.

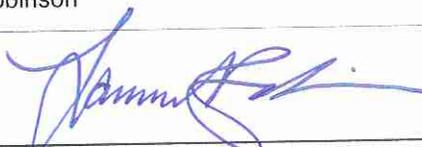
(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this 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  Laurel Robinson	Title  Executive Director
Signature 	Date (mm/dd/yyyy)  12/14/2010

**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.

West Palm Beach Housing Authority

FL009

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	Laurel Robinson	Title	Executive Director
Signature			
	Date	01/14/2010	

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

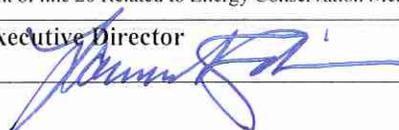
<b>Part I: Summary</b>					
PHA Name: West Palm Beach Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFRG FL14S009501.09 Replacement Housing Factor Grant No: Date of CFFP: 04/01/2009			FFY of Grant: 2009 FFY of Grant Approval: 2009
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:      ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	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>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	149,350			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,146			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,184,900			
11	1465.1 Dwelling Equipment—Nonexpendable	109,100			
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.

<b>Part I: Summary</b>					
PHA Name: WEST PALM BEACH HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CFRG FL14S009501-09 Replacement Housing Factor Grant No: Date of CFFP: 04/01/2009		FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:                      ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		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)	1,493,496.00			
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		Date		Signature of Public Housing Director	
		1-15-10			

<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								
PHA Name:			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant:		
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>	
1410	ADMINISTRATION	FL009-000503/000504		149,350		149,350		
1430	FEES & COST	FL009-000503	120 units	18,014				
1430	FEES & COST	FL009-000504	58 units	32,132				
1460	KITCHEN RENOVATION replace kitchen cabinets, counter tops, sink and faucet paint	FL009-000503	120 units	272,608				
1460	GUTTERS	FL009-000503	120 units	20,192				
1460	BATHROOM RENOVATION replace vanity cabinet, sink and faucet	FL009-000503	120 units	28,849				
1465	APPLIANCES Gas range & hood fan	FL009-000503	120 units	54,000				
	Sub Total -Twin Lakes			375,649				
1460	BATHROOM RENOVATION light fixtures paint ceramic floor tile drywall replace tub, vanity,sink and faucet electrical wiring in wall plumbing in floor and wall	FL009-000504	58 units	374,100				
1460	KITCHEN RENOVATION Replace kitchen cabinets, countertop,	FL009-000504	58 units	297,801				

	sink and faucet plumbing in wall and floor electrical wiring in walls drywall paint							
1460	BEDROOM RENOVATION terrazzo floor restoration electrical wiring in walls electrical fixtures & receptacles paint replace door, frame and hardware	FL009-000504	58 units	79,550				
1460	LIVING AREA RENOVATION terrazzo floor restoration replace door, frames and hardware electrical wiring in walls electrical fixtures & receptacles paint	FL009-000504	58 units	70,950				
1460	TANKLESS GAS WATER HEATER	FL009-000504	58 units	40,850				
1465	APPLIANCES new gas range and hood fan new energy star refrigerator	FL009-000504	58 units	55,100				
	Sub Total-Pleasant City			918,351				
	TOTAL			1,493,496				

<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  
OMB No. 2577-0226  
Expires 4/30/2011

<b>Part II: Supporting Pages</b>		
PHA Name:	<b>Grant Type and Number</b> Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:	<b>Federal FFY of Grant:</b>

Annual Statement / Performance and Evaluation Report  
 Capital Fund Program and 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>							
PHA Name:  <b>West Palm Beach Housing Authority</b>	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">Grant Type and Number</td> <td style="width:50%;">CFP</td> </tr> <tr> <td>Capital Fund Program Grant No:</td> <td>Replacement Housing Factor Grant No:</td> </tr> <tr> <td>Date of CFFP:</td> <td>FLR009501-03</td> </tr> </table>	Grant Type and Number	CFP	Capital Fund Program Grant No:	Replacement Housing Factor Grant No:	Date of CFFP:	FLR009501-03
Grant Type and Number	CFP						
Capital Fund Program Grant No:	Replacement Housing Factor Grant No:						
Date of CFFP:	FLR009501-03						
	Federal FY of Grant: <u>2003</u>  FFY of Grant Approval: <u>2003</u>						

Type of Grant

Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no. - )  
 Performance and Evaluation Report for Period Ending 12/31/2009     
  Final Performance and Evaluation Report

Line	Summary by Development Account	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>		-	-	-
3	1408 Management Improvements		-	-	-
4	1410 Administration		-	-	-
5	1411 Audit		-	-	-
6	1415 Liquidated Damages		-	-	-
7	1430 Fees and Costs		-	-	-
8	1440 Site Acquisition		-	-	-
9	1450 Site Improvement		-	-	-
10	1460 Dwelling Structures		-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable		-	-	-
12	1470 Non-dwelling Structures		-	-	-
13	1475 Non-dwelling Equipment		-	-	-
14	1485 Demolition		-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs		-	-	-
17	1499 Development Activities <sup>4</sup>	29,816.00	-	-	-
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)	\$ 29,816.00	\$ -	\$ -	\$ -
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 Conversation Measures		-	-	-

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

Annual Statement / Performance and Evaluation Report  
 Capital Fund Program and 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>							
PHA Name:  <b>West Palm Beach Housing Authority</b>	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">Grant Type and Number</td> <td style="width:50%;">CFP</td> </tr> <tr> <td>Capital Fund Program Grant No:</td> <td>Replacement Housing Factor Grant No:</td> </tr> <tr> <td>Date of CFFP:</td> <td>FLR009501-04</td> </tr> </table>	Grant Type and Number	CFP	Capital Fund Program Grant No:	Replacement Housing Factor Grant No:	Date of CFFP:	FLR009501-04
Grant Type and Number	CFP						
Capital Fund Program Grant No:	Replacement Housing Factor Grant No:						
Date of CFFP:	FLR009501-04						
<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:80%;">Federal FY of Grant:</td> <td style="width:20%; text-align: center;">2004</td> </tr> <tr> <td>FFY of Grant Approval:</td> <td style="text-align: center;">2004</td> </tr> </table>		Federal FY of Grant:	2004	FFY of Grant Approval:	2004		
Federal FY of Grant:	2004						
FFY of Grant Approval:	2004						

Type of Grant

Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no. - )

Performance and Evaluation Report for Period Ending 12/31/2009     
  Final Performance and Evaluation Report

Line	Summary by Development Account	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>		-	-	-
3	1408 Management Improvements		-	-	-
4	1410 Administration		-	-	-
5	1411 Audit		-	-	-
6	1415 Liquidated Damages		-	-	-
7	1430 Fees and Costs		-	-	-
8	1440 Site Acquisition		-	-	-
9	1450 Site Improvement		-	-	-
10	1460 Dwelling Structures		-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable		-	-	-
12	1470 Non-dwelling Structures		-	-	-
13	1475 Non-dwelling Equipment		-	-	-
14	1485 Demolition		-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs		-	-	-
17	1499 Development Activities <sup>4</sup>	34,890.00	-	-	-
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)	\$ 34,890.00	\$ -	\$ -	\$ -
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 Conversation Measures	-	-	-	-

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

Annual Statement / Performance and Evaluation Report  
 Capital Fund Program and 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>	
PHA Name:  <b>West Palm Beach Housing Authority</b>	Grant Type and Number    CFP Capital Fund Program Grant No:                      Replacement Housing Factor Grant No: Date of CFFP: <u>10/1/2005</u> <u>FLR009501-05</u>
	Federal FY of Grant: <u>2005</u> FFY of Grant Approval: <u>2005</u>

Type of Grant

Original Annual Statement                       Reserve for Disasters/Emergencies                       Revised Annual Statement (revision no.    -    )  
 Performance and Evaluation Report for Period Ending                      09/30/2008                       Final Performance and Evaluation Report

Line	Summary by Development Account	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>		-	-	-
3	1408 Management Improvements		-	-	-
4	1410 Administration		-	-	-
5	1411 Audit		-	-	-
6	1415 Liquidated Damages		-	-	-
7	1430 Fees and Costs		-	-	-
8	1440 Site Acquisition		-	-	-
9	1450 Site Improvement		-	-	-
10	1460 Dwelling Structures		-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable		-	-	-
12	1470 Non-dwelling Structures		-	-	-
13	1475 Non-dwelling Equipment		-	-	-
14	1485 Demolition		-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs	-	-	-	-
17	1499 Development Activities <sup>4</sup>	32,510.00	-	-	-
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)	\$ 32,510.00	\$ -	\$ -	\$ -
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 Conversation Measures		-	-	-

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

Annual Statement / Performance and Evaluation Report  
 Capital Fund Program and 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>	
PHA Name:  <b>West Palm Beach Housing Authority</b>	Grant Type and Number    CFP  Capital Fund Program Grant No:                      Replacement Housing Factor Grant No: Date of CFFP: <u>10/1/2006</u> <u>FLR009501-06</u>
	Federal FY of Grant: <u>2006</u>  FFY of Grant Approval: <u>2006</u>

Type of Grant

Original Annual Statement                       Reserve for Disasters/Emergencies                       Revised Annual Statement (revision no.    -    )

Performance and Evaluation Report for Period Ending                      12/31/2009                       Final Performance and Evaluation Report

Line	Summary by Development Account	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>		-	-	-
3	1408 Management Improvements		-	-	-
4	1410 Administration		-	-	-
5	1411 Audit		-	-	-
6	1415 Liquidated Damages		-	-	-
7	1430 Fees and Costs		-	-	-
8	1440 Site Acquisition		-	-	-
9	1450 Site Improvement		-	-	-
10	1460 Dwelling Structures		-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable		-	-	-
12	1470 Non-dwelling Structures		-	-	-
13	1475 Non-dwelling Equipment		-	-	-
14	1485 Demolition		-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs	-	-	-	-
17	1499 Development Activities <sup>4</sup>	83,075.00	-	-	-
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)	\$ 83,075.00	\$ -	\$ -	\$ -
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 Conversation Measures		-	-	-

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

Annual Statement / Performance and Evaluation Report  
 Capital Fund Program and 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>	
PHA Name:  <b>West Palm Beach Housing Authority</b>	Grant Type and Number    CFP Capital Fund Program Grant No:                      Replacement Housing Factor Grant No: Date of CFFP: <u>10/1/2007</u> <u>FLR009501-07</u>
	Federal FY of Grant: <u>2007</u> FFY of Grant Approval: <u>2007</u>

Type of Grant

Original Annual Statement                       Reserve for Disasters/Emergencies                       Revised Annual Statement (revision no.    -    )

Performance and Evaluation Report for Period Ending                      12/31/2009                       Final Performance and Evaluation Report

Line	Summary by Development Account	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>		-	-	-
3	1408 Management Improvements		-	-	-
4	1410 Administration		-	-	-
5	1411 Audit		-	-	-
6	1415 Liquidated Damages		-	-	-
7	1430 Fees and Costs		-	-	-
8	1440 Site Acquisition		-	-	-
9	1450 Site Improvement		-	-	-
10	1460 Dwelling Structures		-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable		-	-	-
12	1470 Non-dwelling Structures		-	-	-
13	1475 Non-dwelling Equipment		-	-	-
14	1485 Demolition		-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs	-	-	-	-
17	1499 Development Activities <sup>4</sup>	78,414.00	-	-	-
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)	\$ 78,414.00	\$ -	\$ -	\$ -
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 Conversation Measures		-	-	-

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

Annual Statement / Performance and Evaluation Report  
 Capital Fund Program and 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>							
PHA Name:  <b>West Palm Beach Housing Authority</b>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">Grant Type and Number</td> <td style="width:50%;">CFP</td> </tr> <tr> <td>Capital Fund Program Grant No:</td> <td>Replacement Housing Factor Grant No:</td> </tr> <tr> <td>Date of CFFP:</td> <td>FLR009501-08</td> </tr> </table>	Grant Type and Number	CFP	Capital Fund Program Grant No:	Replacement Housing Factor Grant No:	Date of CFFP:	FLR009501-08
Grant Type and Number	CFP						
Capital Fund Program Grant No:	Replacement Housing Factor Grant No:						
Date of CFFP:	FLR009501-08						
Federal FY of Grant: <u>2008</u> FFY of Grant Approval: <u>2008</u>							

Type of Grant

Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no. - )  
 Performance and Evaluation Report for Period Ending 12/31/2009     
  Final Performance and Evaluation Report

Line	Summary by Development Account	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>		-	-	-
3	1408 Management Improvements		-	-	-
4	1410 Administration		-	-	-
5	1411 Audit		-	-	-
6	1415 Liquidated Damages		-	-	-
7	1430 Fees and Costs		-	-	-
8	1440 Site Acquisition		-	-	-
9	1450 Site Improvement		-	-	-
10	1460 Dwelling Structures		-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable		-	-	-
12	1470 Non-dwelling Structures		-	-	-
13	1475 Non-dwelling Equipment		-	-	-
14	1485 Demolition		-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs		-	-	-
17	1499 Development Activities <sup>4</sup>	46,179.00	-	-	-
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)	\$ 46,179.00	\$ -	\$ -	\$ -
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 Conversation Measures		-	-	-

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

Annual Statement / Performance and Evaluation Report  
 Capital Fund Program and 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>	
PHA Name: <b>West Palm Beach Housing Authority</b>	Grant Type and Number CFP Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP: <u>10/1/2009</u> <u>FLR009501-09</u>
	Federal FY of Grant: <u>2009</u> FFY of Grant Approval: <u>2009</u>

Type of Grant

Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no. - )

Performance and Evaluation Report for Period Ending 12/31/2009       Final Performance and Evaluation Report

Line	Summary by Development Account	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>		-	-	-
3	1408 Management Improvements		-	-	-
4	1410 Administration		-	-	-
5	1411 Audit		-	-	-
6	1415 Liquidated Damages		-	-	-
7	1430 Fees and Costs		-	-	-
8	1440 Site Acquisition		-	-	-
9	1450 Site Improvement		-	-	-
10	1460 Dwelling Structures		-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable		-	-	-
12	1470 Non-dwelling Structures		-	-	-
13	1475 Non-dwelling Equipment		-	-	-
14	1485 Demolition		-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs		-	-	-
17	1499 Development Activities <sup>4</sup>	46,994.00	-	-	-
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)	\$ 46,994.00	\$ -	\$ -	\$ -
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 Conversation Measures		-	-	-

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

Annual Statement / Performance and Evaluation Report  
 Capital Fund Program and 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>							
PHA Name:  <b>West Palm Beach Housing Authority</b>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">Grant Type and Number</td> <td style="width:50%;">CFP</td> </tr> <tr> <td>Capital Fund Program Grant No:</td> <td>Replacement Housing Factor Grant No:</td> </tr> <tr> <td>Date of CFFP:</td> <td>FLR009502-08</td> </tr> </table>	Grant Type and Number	CFP	Capital Fund Program Grant No:	Replacement Housing Factor Grant No:	Date of CFFP:	FLR009502-08
Grant Type and Number	CFP						
Capital Fund Program Grant No:	Replacement Housing Factor Grant No:						
Date of CFFP:	FLR009502-08						
Federal FY of Grant: <u>2009</u> FFY of Grant Approval: <u>2009</u>							

Type of Grant

Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no. - )  
 Performance and Evaluation Report for Period Ending 09/30/2008     
  Final Performance and Evaluation Report

Line	Summary by Development Account	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>		-	-	-
3	1408 Management Improvements		-	-	-
4	1410 Administration		-	-	-
5	1411 Audit		-	-	-
6	1415 Liquidated Damages		-	-	-
7	1430 Fees and Costs		-	-	-
8	1440 Site Acquisition		-	-	-
9	1450 Site Improvement		-	-	-
10	1460 Dwelling Structures		-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable		-	-	-
12	1470 Non-dwelling Structures		-	-	-
13	1475 Non-dwelling Equipment		-	-	-
14	1485 Demolition		-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs		-	-	-
17	1499 Development Activities <sup>4</sup>	33,387.00	-	-	-
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)	\$ 33,387.00	\$ -	\$ -	\$ -
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 Conversation Measures		-	-	-

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

Annual Statement / Performance and Evaluation Report  
 Capital Fund Program and 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>													
PHA Name:  <b>West Palm Beach Housing Authority</b>	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:33%;">Grant Type and Number</td> <td style="width:33%;">CFP</td> <td style="width:34%;">Federal FY of Grant:</td> </tr> <tr> <td>Capital Fund Program Grant No:</td> <td>Replacement Housing Factor Grant No:</td> <td><u>2009</u></td> </tr> <tr> <td>Date of CFFP:</td> <td><u>10/1/2009</u></td> <td>FFY of Grant Approval:</td> </tr> <tr> <td></td> <td><u>FLR009502-09</u></td> <td><u>2009</u></td> </tr> </table>	Grant Type and Number	CFP	Federal FY of Grant:	Capital Fund Program Grant No:	Replacement Housing Factor Grant No:	<u>2009</u>	Date of CFFP:	<u>10/1/2009</u>	FFY of Grant Approval:		<u>FLR009502-09</u>	<u>2009</u>
Grant Type and Number	CFP	Federal FY of Grant:											
Capital Fund Program Grant No:	Replacement Housing Factor Grant No:	<u>2009</u>											
Date of CFFP:	<u>10/1/2009</u>	FFY of Grant Approval:											
	<u>FLR009502-09</u>	<u>2009</u>											

Type of Grant

Original Annual Statement                     
  Reserve for Disasters/Emergencies                     
  Revised Annual Statement (revision no.    -    )

Performance and Evaluation Report for Period Ending                     
 09/30/2008                     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>		-	-	-
3	1408 Management Improvements		-	-	-
4	1410 Administration		-	-	-
5	1411 Audit		-	-	-
6	1415 Liquidated Damages		-	-	-
7	1430 Fees and Costs		-	-	-
8	1440 Site Acquisition		-	-	-
9	1450 Site Improvement		-	-	-
10	1460 Dwelling Structures		-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable		-	-	-
12	1470 Non-dwelling Structures		-	-	-
13	1475 Non-dwelling Equipment		-	-	-
14	1485 Demolition		-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs	-	-	-	-
17	1499 Development Activities <sup>4</sup>	35,009.00	-	-	-
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)	\$ 35,009.00	\$ -	\$ -	\$ -
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 Conversation Measures	-	-	-	-

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



West Palm Beach  
Housing Authority

---

*1715 Division Avenue, West Palm Beach, Florida 33407. 561-655-8530, Fax-561-650-7490*

December 31st, 2009

Performance and Evaluation  
CAPITAL FUND PROGRAM  
FLD009502-04

Performance and Evaluation reports may be submitted in December with the Annual Plan for the period ended 09/30/2009.

Attached please find Performance and Evaluation for Capital Fund FLD009502-04 for the reporting period, October 1, 2008 through September 30, 2009 & updated thru December 2009. The progress reports and revisions were already submitted in October 2009 and were approved.

Sincerely,

Prasad Valluri, Comptroller

CC. Laurel Robinson, Executive Director  
CC: Edward Overstreet, Director of Capital Projects



West Palm Beach  
Housing Authority

---

*1715 Division Avenue, West Palm Beach, Florida 33407. 561-655-8530, Fax-561-650-7490*

December 31st, 2009

Performance and Evaluation  
CAPITAL FUND PROGRAM  
**FL14P009501-09**

Performance and Evaluation reports may be submitted in December with the Annual Plan for the period ended 09/30/2009.

Attached please find Performance and Evaluation for Capital Fund **501-09** for the reporting period, October 1, 2008 through September 30, 2009

Sincerely,

Prasad Valluri, Comptroller

CC. Laurel Robinson, Executive Director  
CC: Edward Overstreet, Director of Capital Projects



West Palm Beach  
Housing Authority

---

*1715 Division Avenue, West Palm Beach, Florida 33407. 561-655-8530, Fax-561-650-7490*

December 31st, 2009

Performance and Evaluation  
CAPITAL FUND PROGRAM  
**FL14P009501-07**

Performance and Evaluation reports may be submitted in December with the Annual Plan for the period ended 09/30/2009.

Attached please find Performance and Evaluation for Capital Fund **501-07** for the reporting period, October 1, 2008 through September 30, 2009 & updated thru December 2009. The progress reports and revisions were already submitted in October 2009 and were approved.

Sincerely,

Prasad Valluri, Comptroller

CC. Laurel Robinson, Executive Director  
CC: Edward Overstreet, Director of Capital Projects



West Palm Beach  
Housing Authority

---

*1715 Division Avenue, West Palm Beach, Florida 33407. 561-655-8530, Fax-561-650-7490*

December 31<sup>st</sup>, 2009

Performance and Evaluation  
CAPITAL FUND PROGRAM  
**FL14P009501-08**

Performance and Evaluation reports may be submitted in December with the Annual Plan for the period ended 09/30/2009.

Attached please find Performance and Evaluation for Capital Fund **501-08** for the reporting period, October 1, 2008 through September 30, 2009 & updated thru December 2009. The progress reports and revisions were already submitted in October 2009 and were approved.

Sincerely,

Prasad Valluri, Comptroller

CC: Laurel Robinson, Executive Director &  
CC: Edward Overstreet, Director of Capital Projects



West Palm Beach  
Housing Authority

---

*1715 Division Avenue, West Palm Beach, Florida 33407. 561-655-8530, Fax-561-650-7490*

December 31<sup>st</sup>, 2009

Performance and Evaluation  
CAPITAL FUND PROGRAM  
**FL14P009501-06**

Attached please find Performance and Evaluation for Capital Fund **501-06** for the reporting period, October 1, 2008 through September 30, 2009 & updated thru December 2009. The progress reports were already submitted in October 2009 and were approved.

LINE 1485: \$ 100,000.00 is completely obligated and \$ 42,053.92 is remaining to be expended for demolition of 13 buildings at Dunbar.

All other items were completed as originally budgeted. All Capital Grants are to be obligated with in two years and expended with in four years of award.

Sincerely,

Prasad Valluri, Comptroller

CC: Laurel Robinson, Executive Director &  
CC: Edward Overstreet, Director of Capital Projects

Annual Statement / Performance and Evaluation Report  
 Capital Fund Program and 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>  PHA Name:  <b>West Palm Beach Housing Authority</b>	Grant Type and Number <b>FL14P009501-09</b>  Capital Fund Program Grant No:      Replacement Housing Factor Grant No: Date of CFFP: <u>10/01/02009</u>	Federal FY of Grant: <u>2009</u>  FFY of Grant Approval: <u>2009</u>
---	---	--

Type of Grant

Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no. 2 )  
 Performance and Evaluation Report for Period Ending 12/31/2009     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised	Obligated	Expended
0100	Reserve Budget	-	-	-	-
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>		118,000.00		
3	1408 Management Improvements	50,000.00	50,000.00	25,000.00	
4	1410 Administration	200,000.00	125,000.00	75,000.00	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000.00	100,000.00	25,000.00	
8	1440 Site Acquisition				
9	1450 Site Improvement	50,000.00	25,000.00		
10	1460 Dwelling Structures	250,030.00	502,000.00		
11	1465.1 Dwelling Equipment - Nonexpendable	60,000.00	32,000.00	25,000.00	
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	40,000.00	25,000.00		
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>	-	110,000.00		
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	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>\$ 1,087,000.00</b>	<b>\$ 1,087,000.00</b>	<b>\$ 150,000.00</b>	<b>\$ -</b>
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	100,000.00	-	-	-
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 Conversation Measures	50,000.00	-	-	-

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

**Part I: Summary**

PHA Name:  <b>West Palm Beach Housing Authority</b>	<b>Grant Type and Number</b> <b>FL14P009501-09</b>  Capital Fund Program Grant No:      Replacement Housing Factor Grant No: Date of CFFP: 10/01/2009      _____	<b>Federal FY of Grant:</b> <u>2009</u>  <b>FFY of Grant Approval:</b> <u>2009</u>
---	---	--

Type of Grant

Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no. \_\_\_\_\_ )  
 Performance and Evaluation Report for Period Ending 12/31/2009     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
Signature of Executive Director _____ <div style="text-align: right; margin-right: 50px;">Date 12/31/2009</div>		Signature of Public Housing Director _____ <div style="text-align: right; margin-right: 50px;">Date</div>			

Part II: Supporting Pages								
PHA Name: <b>West Palm Beach Housing Authority</b>			Grant Type and Number Capital Fund Program Grant No <b>FL14P009501-09</b> Replacement Housing Factor Grant No:			CFFP: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Federal FY of Grant: <b>2009</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
			AMP/PHAWIDE					
PHA WIDE	RESERVED BUDGET	0100	PHA WIDE		-			
PHA WIDE	OPERATIONS	1406	PHA WIDE		118,000.00			-
PHA WIDE	MANGEMENT IMP	1408	PHA WIDE	50,000.00	50,000.00	25,000.00	-	Underway
PHA WIDE	ADMINISTRATION	1410	PHA WIDE	200,000.00	125,000.00	75,000.00	-	Underway
PHA WIDE	DW. EQPMT NON EXPENDABLE	1465	PHA WIDE	60,000.00	32,000.00	25,000.00	-	Underway
PHA WIDE	DEBT COLLATERIZATION	1501	PHA WIDE	-	-	-	-	-
PHA WIDE	FEES & COSTS	1430	PHA WIDE	100,000.00	100,000.00	25,000.00	-	Underway
PHA WIDE	NON DWELLING EQUIPMENT	1475	PHA WIDE	40,000.00	25,000.00			
<b>FL009-00011</b>	<b>DUNBAR</b>	<b>FL009-00011</b>						
	SITE IMPROVEMENTS - Clear & Secure Demo Site	1450	FL009-00011	337,000.00	25,000.00			
<b>FL009-09503</b>	<b>TWIN LAKES</b>	<b>FL009-09503</b>						-
	DWELLING STRUCTURS - Exterir Painting	1460	FL009-09503	-	360,000.00			-
	Install Drive Ways - 12 Buildings	1450	FL009-09503	-	20,000.00			
	Carver Fence Repair & Plant Screening	1450		-	12,000.00			
	<b>Water Saver Toilets</b>	1460		-	25,000.00			
	<b>Central A/C in 5 Bedroom Units</b>	1460		-	10,000.00			
<b>FL009-09504</b>	<b>ROBINSON VILLAGE &amp; PLEASANT CITY</b>	<b>FL009-09504</b>						
	DWELLING STRUCTURS - Exterir Painting 10 Bldgs	1460	FL009-09504	50,000.00	75,000.00			
	DWELLING STRUCTURS - UNIT REMODELLING	1460	FL009-09504	250,000.00	-			
	<b>Develop Vacant Lot</b>	1499	FL009-09504		110,000.00			
	(In addition to RHF funds)							
	<b>TOTAL CFP GRANT</b>			<b>1,087,000.00</b>	<b>1,087,000.00</b>	<b>150,000.00</b>	<b>-</b>	

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.



Annual Statement / Performance and Evaluation Report  
 Capital Fund Program and 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>	
PHA Name:  <b>West Palm Beach Housing Authority</b>	Grant Type and Number <b>FL14P009501-08</b>  Capital Fund Program Grant No:      Replacement Housing Factor Grant No: Date of CFFP: <u>10/01/02008</u>
Federal FY of Grant: <u>2008</u>  FFY of Grant Approval: <u>2008</u>	

Type of Grant

Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no. 2 )  
 Performance and Evaluation Report for Period Ending 12/31/2009     
  Final Performance and Evaluation Report

Line	Summary by Development Account	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>	150,000.00	150,000.00	150,000.00	150,000.00
3	1408 Management Improvements	50,000.00	50,000.00	50,000.00	45,921.07
4	1410 Administration	80,000.00	200,000.00	150,000.00	139,058.03
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	186,278.00	186,278.00	60,000.00	32,043.01
8	1440 Site Acquisition				
9	1450 Site Improvement	-	46,500.00	-	-
10	1460 Dwelling Structures	222,037.00	375,537.00	200,000.00	-
11	1465.1 Dwelling Equipment - Nonexpendable	20,000.00	50,000.00	50,000.00	46,049.00
12	1470 Non-dwelling Structures				-
13	1475 Non-dwelling Equipment	22,000.00	22,000.00	20,000.00	13,594.00
14	1485 Demolition	20,000.00	20,000.00	20,000.00	-
15	1492 Moving to Work Demonstration		-		-
16	1495.1 Relocation Costs	-	-		-
17	1499 Development Activities <sup>4</sup>	-	-		-
18a	1501 Collateralization or Debt Service paid by the PHA	350,000.00	-		-
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)	\$ 1,100,315.00	\$ 1,100,315.00	\$ 700,000.00	\$ 426,665.11
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	100,000.00	-	-	-
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 Conversation Measures	50,000.00	-	-	-

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

**Part I: Summary**

PHA Name:  <b>West Palm Beach Housing Authority</b>	<b>Grant Type and Number</b> <b>FL14P009501-08</b>  Capital Fund Program Grant No:      Replacement Housing Factor Grant No: Date of CFFP: 10/01/2008      _____	<b>Federal FY of Grant:</b> <u>2008</u>  <b>FFY of Grant Approval:</b> <u>2008</u>
---	---	--

Type of Grant

Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no. \_\_\_\_\_ )  
 Performance and Evaluation Report for Period Ending 12/31/2009     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
Signature of Executive Director _____ Date <u>9/23/2008</u>		Signature of Public Housing Director _____ Date _____			

Part II: Supporting Pages								
PHA Name: <b>West Palm Beach Housing Authority</b>			Grant Type and Number Capital Fund Program Grant No <b>FL14P009501-08</b> Replacement Housing Factor Grant No:			CFFP: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Federal FY of Grant: <b>2008</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity  AMP / PHAWIDE	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
PHA WIDE	OPERATIONS	1406	PHA WIDE	150,000.00	150,000.00	150,000.00	150,000.00	COMPLETED
PHA WIDE	MANGEMENT IMP	1408	PHA WIDE	50,000.00	50,000.00	50,000.00	45,921.07	UNDERWAY
PHA WIDE	ADMINISTRATION	1410	PHA WIDE	80,000.00	200,000.00	150,000.00	139,058.03	UNDERWAY
PHA WIDE	DW. EQPMT NON EXPENDABLE	1465	PHA WIDE	20,000.00	50,000.00	50,000.00	46,049.00	UNDERWAY
PHA WIDE	DEBT COLLATERIZATION	1501	PHA WIDE	350,000.00	-	-	-	
PHA WIDE	FEES & COSTS	1430	PHA WIDE	186,278.00	186,278.00	60,000.00	32,043.01	UNDERWAY
PHA WIDE	NON DWELLING EQUIPMENT	1475	PHA WIDE	22,000.00	22,000.00	20,000.00	13,594.00	UNDERWAY
<b>FL009-00011</b>	<b>DUNBAR</b>	<b>FL009-00011</b>						
	SITE IMPROVEMENTS	1450	FL009-00011		-	-	-	-
	DWELLING STRUCTURS	1460	FL009-00011		-	-	-	-
	DEMOLITION	1485	FL009-00011	20,000.00	20,000.00	20,000.00		UNDERWAY
					-			
<b>FL009-00022</b>	<b>SOUTHRIODGE</b>	<b>FL009-00022</b>						
	SITE IMPROVEMENTS-	1450	FL009-00022		-	-	-	-
	DWELLING STRUCTURS - BATH ROOM RENOVATION	1460	FL009-00022		-	-	-	-
					-			
<b>FL009-09503</b>	<b>TWIN LAKES</b>	<b>FL009-09503</b>						
	SITE IMPROVEMENTS - LANDSCAPING - REPAIR	1450	FL009-09503		46,500.00			UNDERWAY
	DWELLING STRUCTURS	1460	FL009-09503		-			-
					-			
<b>FL009-09504</b>	<b>ROBINSON VILLAGE &amp; PLEASANT CITY</b>	<b>FL009-09504</b>						
	SITE IMPROVEMENTS	1450	FL009-09504		-			-
	DWELLING STRUCTURS - UNIT REMODELLING	1460	FL009-09504	222,037.00	375,537.00	100,000.00	-	UNDERWAY
					-			
					-			-
					-			-
					-			-
					-			-
	<b>TOTAL CFP GRANT</b>			<b>1,100,315.00</b>	<b>1,100,315.00</b>	<b>600,000.00</b>	<b>426,665.11</b>	<b>-</b>

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.

**THIS BLANK PAGE IS FOLLOWED BY P&E FOR FLD009502-04**



Annual Statement / Performance and Evaluation Report  
 Capital Fund Program and 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> PHA Name: <b>West Palm Beach Housing Authority</b>	Grant Type and Number <b>FL14P009501-07</b> Capital Fund Program Grant No:      Replacement Housing Factor Grant No: Date of CFFP: <u>10/01/02007</u>	Federal FY of Grant: <u>2007</u> FFY of Grant Approval: <u>2007</u>
---	---	--

Type of Grant

Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no.      )  
 Performance and Evaluation Report for Period Ending      12/31/2009     
  Final Performance and Evaluation Report

Line	Summary by Development Account	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>	150,000.00	150,000.00	150,000.00	150,000.00
3	1408 Management Improvements	50,000.00	50,000.00	50,000.00	50,000.00
4	1410 Administration	100,000.00	130,552.03	130,552.03	130,552.03
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	125,000.00	125,010.97	125,010.97	121,954.89
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	108,278.00	108,278.00	108,278.00	98,665.49
10	1460 Dwelling Structures	445,000.00	445,000.00	445,000.00	414,538.98
11	1465.1 Dwelling Equipment - Nonexpendable	50,000.00	50,186.00	50,186.00	50,186.00
12	1470 Non-dwelling Structures	-	-	-	-
13	1475 Non-dwelling Equipment	25,000.00	29,251.00	29,251.00	29,251.00
14	1485 Demolition	35,000.00	.00	.00	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs	-	-	-	-
17	1499 Development Activities <sup>4</sup>	-	-	-	-
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)	\$ 1,088,278.00	\$ 1,088,278.00	\$ 1,088,278.00	\$ 1,045,148.39
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	100,000.00	-	-	-
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 Conversation Measures	50,000.00	-	-	-

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

**Part I: Summary**

PHA Name: <b>West Palm Beach Housing Authority</b>	Grant Type and Number <b>FL14P009501-07</b> Capital Fund Program Grant No: Date of CFFP: 10/01/2007	Replacement Housing Factor Grant No: <b>0</b> Federal FY of Grant: <b>2007</b> FFY of Grant Approval: <b>2007</b>
---	--	--

Type of Grant

Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no. \_\_\_\_\_ )  
 Performance and Evaluation Report for Period Ending 12/31/2009     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
Signature of Executive Director		Date		Signature of Public Housing Director	
		9/23/2008			

Part II: Supporting Pages								
PHA Name: <b>West Palm Beach Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No <b>FL14P009501-07</b> Replacement Housing Factor Grant No:			CFPP: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Federal FY of Grant: <b>2007</b>	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity  AMP / PHAWIDE	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
PHA WIDE	OPERATIONS	1406	PHA WIDE	150,000.00	150,000.00	150,000.00	150,000.00	COMPLETED
PHA WIDE	MANGEMENT IMP	1408	PHA WIDE	50,000.00	50,000.00	50,000.00	50,000.00	COMPLETED
PHA WIDE	ADMINISTRATION	1410	PHA WIDE	100,000.00	130,552.03	130,552.03	130,552.03	COMPLETED
PHA WIDE	DW. EQPMT NON EXPENDABLE	1465	PHA WIDE	50,000.00	50,186.00	50,186.00	50,186.00	COMPLETED
PHA WIDE	DEBT COLLATERIZATION	1501	PHA WIDE	-	-	-	-	
PHA WIDE	FEES & COSTS	1430	PHA WIDE	125,000.00	125,010.97	125,010.97	121,954.89	UNDERWAY
PHA WIDE	NON DWELLING EQUIPMENT	1475	PHA WIDE	25,000.00	29,251.00	29,251.00	29,251.00	COMPLETED
<b>FL009-00011</b>	<b>DUNBAR</b>	<b>FL009-00011</b>	<b>FL009-00011</b>					
	SITE IMPROVEMENTS	1450		5,000.00	1,870.00	1,870.00	1,870.00	UNDERWAY
	DWELLING STRUCTURS	1460		-	3,364.35	3,364.35	3,364.35	UNDERWAY
	DEMOLITION	1485		35,000.00	.00	.00	-	-
<b>FL009-00022</b>	<b>SOUTHRIODGE</b>	<b>FL009-00022</b>	<b>FL009-00022</b>					
	SITE IMPROVEMENTS-	1450		25,000.00	25,307.00	25,307.00	25,307.00	UNDERWAY
	DWELLING STRUCTURS - BATH ROOM RENOVATION	1460		-	3,956.22	3,956.22	3,956.22	UNDERWAY
<b>FL009-09503</b>	<b>TWIN LAKES</b>	<b>FL009-09503</b>	<b>FL009-09503</b>					
	SITE IMPROVEMENTS - LANDSCAPING - REPAIR	1450		25,000.00	32,372.49	32,372.49	32,372.49	UNDERWAY
	DWELLING STRUCTURS	1460		-	71,763.60	71,763.60	71,763.60	UNDERWAY
<b>FL009-09504</b>	<b>PLEASANT CITY &amp; ROBINSON VILLAGE</b>	<b>FL009-09504</b>	<b>FL009-09504</b>					
	SITE IMPROVEMENTS	1450		25,000.00	8,205.00	8,205.00	8,205.00	UNDERWAY
	DWELLING STRUCTURS - UNIT REMODELLING	1460		445,000.00	280,768.37	280,768.37	250,307.35	UNDERWAY
<b>FL009-09504</b>	<b>PLEASANT CITY &amp; ROBINSON VILLAGE</b>	<b>FL009-09504</b>	<b>FL009-09504</b>					
	SITE IMPROVEMENTS	1450		28,278.00	40,523.51	40,523.51	30,911.00	UNDERWAY
	DWELLING STRUCTURS - UNIT REMODELLING	1460		-	85,147.46	85,147.46	85,147.46	UNDERWAY
	<b>TOTAL CFP GRANT</b>			<b>1,088,278.00</b>	<b>1,088,278.00</b>	<b>1,088,278.00</b>	<b>1,045,148.39</b>	<b>-</b>

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.





Annual Statement / Performance and Evaluation Report  
 Capital Fund Program and 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>	
PHA Name: <b>West Palm Beach Housing Authority</b>	Grant Type and Number <b>FL14P009501-06</b> Capital Fund Program Grant No: <b>Replacement Housing Factor Grant No:</b> Date of CFFP: <b>10/01/02006</b>
	Federal FY of Grant: <b>2006</b> FFY of Grant Approval: <b>2006</b>

Type of Grant

Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no. \_\_\_\_\_ )

Performance and Evaluation Report for Period Ending **12/31/2009**       Final Performance and Evaluation Report

Line	Summary by Development Account	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>	150,000.00	150,000.00	150,000.00	150,000.00
3	1408 Management Improvements	50,000.00	53,617.73	53,617.73	53,617.73
4	1410 Administration	80,000.00	80,000.00	80,000.00	80,000.00
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	61,591.00	61,591.00	61,591.00	61,591.00
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	20,000.00	27,556.68	27,556.68	27,556.68
10	1460 Dwelling Structures	635,805.00	635,805.00	635,805.00	635,805.00
11	1465.1 Dwelling Equipment - Nonexpendable	16,000.00	21,379.00	21,379.00	21,379.00
12	1470 Non-dwelling Structures	20,000.00	-	-	-
13	1475 Non-dwelling Equipment	21,000.00	24,446.59	24,446.59	24,446.59
14	1485 Demolition	100,000.00	100,000.00	100,000.00	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs	-	-	-	-
17	1499 Development Activities <sup>4</sup>	-	-	-	-
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	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>\$ 1,154,396.00</b>	<b>\$ 1,154,396.00</b>	<b>\$ 1,154,396.00</b>	<b>\$ 1,054,396.00</b>
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	100,000.00	-	-	-
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 Conversation Measures	50,000.00	-	-	-

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

**Part I: Summary**

PHA Name: <b>West Palm Beach Housing Authority</b>	Grant Type and Number <b>FL14P009501-06</b> Capital Fund Program Grant No: Date of CFFP: 10/01/2006	Replacement Housing Factor Grant No: <b>0</b> Federal FY of Grant: <b>2006</b> FFY of Grant Approval: <b>2006</b>
---	--	--

Type of Grant

Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no. \_\_\_\_\_ )  
 Performance and Evaluation Report for Period Ending \_\_\_\_\_     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
Signature of Executive Director		Date		Signature of Public Housing Director	
		12/31/2009			

Part II: Supporting Pages								
PHA Name: <b>West Palm Beach Housing Authority</b>			Grant Type and Number Capital Fund Program Grant No <b>FL14P009501-06</b> Replacement Housing Factor Grant No:			CFFP: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Federal FY of Grant: <b>2006</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity  AMP/PHAWIDE	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
PHA WIDE	OPERATIONS	1406	PHA WIDE	150,000.00	150,000.00	150,000.00	150,000.00	COMPLETED
PHA WIDE	MANGEMENT IMP	1408	PHA WIDE	50,000.00	53,617.73	53,617.73	53,617.73	COMPLETED
PHA WIDE	ADMINISTRATION	1410	PHA WIDE	80,000.00	80,000.00	80,000.00	80,000.00	COMPLETED
PHA WIDE	DW. EQPMT NON EXPENDABLE	1465	PHA WIDE	16,000.00	21,379.00	21,379.00	21,379.00	COMPLETED
PHA WIDE	DEBT COLLATERIZATION	1501	PHA WIDE		-			-
PHA WIDE	FEES & COSTS	1430	PHA WIDE	61,591.00	61,591.00	61,591.00	61,591.00	COMPLETED
PHA WIDE	NON DWELLING EQUIPMENT	1475	PHA WIDE	21,000.00	24,446.59	24,446.59	24,446.59	COMPLETED
<b>FL009-00011</b>	<b>DUNBAR</b>	<b>FL009-00011</b>				-		-
	SITE IMPROVEMENTS	1450	FL009-00011		2,106.68	2,106.68	2,106.68	COMPLETED
	DWELLING STRUCTURS	1460	FL009-00011	32,803.72	32,803.72	32,803.72	32,803.72	COMPLETED
	NON-DWELLING STRUCTURS	1470	FL009-00011	20,000.00				
	DEMOLITION	1485	FL009-00011	100,000.00	100,000.00	100,000.00	57,946.08	UNDERWAY
<b>FL009-00022</b>	<b>SOUTHRIDGE</b>	<b>FL009-00022</b>				-		-
	SITE IMPROVEMENTS	1450	FL009-00022	-	3,825.00	3,825.00	3,825.00	COMPLETED
	DWELLING STRUCTURS	1460	FL009-00022	107,560.10	107,560.10	107,560.10	107,560.10	COMPLETED
<b>FL009-09503</b>	<b>TWIN LAKES</b>	<b>FL009-09503</b>				-		-
	SITE IMPROVEMENTS - LANDSCAPING -	1450	FL009-09503	20,000.00	4,900.00	4,900.00	4,900.00	COMPLETED
<b>FL009-09504</b>	<b>PLEASANT CITY &amp; ROBINSON VILLAGE</b>	<b>FL009-09504</b>				-		-
	SITE IMPROVEMENTS	1450	FL009-09504		6,725.00	6,725.00	6,725.00	COMPLETED
	DWELLING STRUCTURS - UNIT REMODELLING	1460	FL009-09504	248,394.23	248,394.23	248,394.23	248,394.23	COMPLETED
<b>FL009-09504</b> <sup>1</sup>	<b>PLEASANT CITY &amp; ROBINSON VILLAGE</b>	<b>FL009-09504</b>				-		-
	SITE IMPROVEMENTS	1450	FL009-09504		10,000.00	10,000.00	10,000.00	COMPLETED
	DWELLING STRUCTURS - UNIT REMODELLING	1460	FL009-09504	247,046.95	247,046.95	247,046.95	247,046.95	COMPLETED
	<b>CFP TOTAL GRANT</b>			<b>1,154,396.00</b>	<b>1,154,396.00</b>	<b>1,154,396.00</b>	<b>1,112,342.08</b>	<b>-</b>

<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 and 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>	
PHA Name:  <b>West Palm Beach Housing Authority</b>	Grant Type and Number <b>FLD009502-04</b>  Capital Fund Program Grant No:     Replacement Housing Factor Grant No: Date of CFFP: <b>10/01/02004</b>
	Federal FY of Grant: <b>2004</b>  FFY of Grant Approval: <b>2004</b>

Type of Grant

Original Annual Statement                      Reserve for Disasters/Emergencies                      Revised Annual Statement (revision no.                     )  
 Performance and Evaluation Report for Period Ending                     **12/31/2009**                      Final Performance and Evaluation Report

Line	Summary by Development Account	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>				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,702.00		1,702.00	
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>				
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	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	\$ 1,702.00	\$ -	\$ 1,702.00	\$ -
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 Conversation Measures	-	-	-	-

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

**Part I: Summary**

PHA Name: <b>West Palm Beach Housing Authority</b>	Grant Type and Number <b>FLD009502-04</b> Capital Fund Program Grant No: Date of CFFP: 10/01/2006	Replacement Housing Factor Grant No: <b>0</b> Federal FY of Grant: <b>2004</b> FFY of Grant Approval: <b>2004</b>
---	--	--

Type of Grant

Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no. \_\_\_\_\_ )  
 Performance and Evaluation Report for Period Ending 12/31/2009     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
Signature of Executive Director		Date		Signature of Public Housing Director	
		12/31/2009			

<b>Part II: Supporting Pages</b>								
PHA Name: <b>West Palm Beach Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No <b>FLD009502-04</b> Replacement Housing Factor Grant No:			CFFP: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Federal FY of Grant:</b> <b>2004</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity  AMP / PHAWIDE	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	PHA WIDE					
PHA WIDE	MANGEMENT IMP	1408	PHA WIDE					
PHA WIDE	ADMINISTRATION	1410	PHA WIDE					
PHA WIDE	DW. EQPMT NON EXPENDABLE	1465	PHA WIDE					
PHA WIDE	DEBT COLLATERIZATION	1501	PHA WIDE					
PHA WIDE	FEES & COSTS	1430	PHA WIDE					
PHA WIDE	NON DWELLING EQUIPMENT	1475	PHA WIDE					
<b>FL009-00011</b>	<b>DUNBAR</b>	<b>FL009-00011</b>						
	SITE IMPROVEMENTS	1450	FL009-00011					
	DWELLING STRUCTURS	1460	FL009-00011					
	NON-DWELLING STRUCTURS	1470	FL009-00011					
	DEMOLITION	1485	FL009-00011					
<b>FL009-00022</b>	<b>SOUTHRIODGE</b>	<b>FL009-00022</b>						
	SITE IMPROVEMENTS	1450	FL009-00022					
	DWELLING STRUCTURS	1460	FL009-00022	1,702.00		1,702.00		UNDERWAY
<b>FL009-09503</b>	<b>TWIN LAKES</b>	<b>FL009-09503</b>						
	SITE IMPROVEMENTS - LANDSCAPING -	1450	FL009-09503					
<b>FL009-09504</b>	<b>PLEASANT CITY &amp; ROBINSON VILLAGE</b>	<b>FL009-09504</b>						
	SITE IMPROVEMENTS	1450	FL009-09504					
	DWELLING STRUCTURS - UNIT REMODELLING	1460	FL009-09504					
<b>2</b>	<b>CFP TOTAL GRANT</b>			<b>1,702.00</b>	<b>-</b>	<b>1,702.00</b>	<b>-</b>	<b>-</b>

<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 and 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>	
PHA Name:  <b>West Palm Beach Housing Authority</b>	Grant Type and Number    FL14P009501-10  Capital Fund Program Grant No:            Replacement Housing Factor Grant No: Date of CFFP:                            10/1/2010  Federal FY of Grant:                            2010 FFY of Grant Approval:                            2010

Type of Grant

Original Annual Statement                             Reserve for Disasters/Emergencies                             Revised Annual Statement (revision no.    -    )  
 Performance and Evaluation Report for Period Ending                             Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	100,000.00	-	-	-
3	1408 Management Improvements	65,000.00	-	-	-
4	1410 Administration	175,000.00	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	150,000.00	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	210,000.00	-	-	-
10	1460 Dwelling Structures	440,000.00	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	25,000.00	-	-	-
12	1470 Non-dwelling Structures	25,000.00	-	-	-
13	<b>1475 Non-dwelling Equipment</b>	30,000.00	-	-	-
14	1485 Demolition	-	-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs	-	-	-	-
17	1499 Development Activities <sup>4</sup>	-	-	-	-
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)	\$ 1,220,000.00	\$ -	\$ -	\$ -
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 Conversation Measures	-	-	-	-

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



<b>Part II: Supporting Pages</b>								
PHA Name: <b>West Palm Beach Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>FL14P009501-10</b> Replacement Housing Factor Grant No: N/A			CFPP: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Federal FY of Grant: <b>2010</b>			
Development Number Name/HA-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>	
<b>PHA-WIDE-1406</b>	OPERATIONS	AMPS WIDE		100,000.00				
<b>PHA-WIDE -1408</b>	MANGEMENT IMP	AMPS WIDE		65,000.00				
<b>PHA-WIDE-1410</b>	ADMINISTRATION	AMPS WIDE		175,000.00				
<b>PHA-WIDE-1465</b>	DW. EQPMT NON EXPENDABLE	AMPS WIDE		25,000.00				
<b>PHA-WIDE-1501</b>	DEBT COLLATERIZATION	AMPS WIDE		-				
<b>PHA-WIDE-1430</b>	FEES & COSTS & SECURITY EXP - (Hope VI)	AMPS WIDE		150,000.00				
<b>PHA-WIDE-1475</b>	NO DWELLING EQUIPMENT			30,000.00				
<b>SOUTHRIDGE</b>								
1460	DWELLING STRUCTURES	<b>FLO09-00022</b>	148	440,000.00				
	Install air conditioning in 148 dwelling units							
<b>ROBINSON VILLEGE &amp; TWIN LAKES</b>								
1470	NON-DWELLING STRUCTURES-COMMUNITY CENTER	<b>FLO09-000504</b>	1	25,000.00				
	Add educational classrooms	<b>FLO09-000504</b>						
1450	Site Improvement	<b>FLO09-000504</b>		210,000.00				
	Resurface 10 Buildings Parking Lot		10 Bldgs					
				1,220,000.00				

<sup>1</sup> \_\_\_\_\_  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
 To be completed for the Performance and Evaluation Report.

<b>Part I: Summary</b>						
PHA Name/Number: <b>WEST PALM BEACH HOUSING A</b> <b>FL009</b>		Locality (City/County & State) <b>West Palm Beach, FL</b>		<input type="checkbox"/> Original 5-Year Plan		<input checked="" type="checkbox"/> Revision No:
A.	Development Number and Name: FL 009 West Palm Beach Housing Authority	Work Statement for Year 1 FFY <b>2010</b>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
B.	Physical Improvements Subtotal-	<b>Annual Statement</b>				
C.	Management Improvements-PHAWIDE		\$ 50,000.00	\$ 50,000.00	\$ 75,000.00	\$ 50,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment-PHAWIDE		\$ 35,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
E.	Administration - PHA WIDE		\$ 175,000.00	\$ 175,000.00	\$ 150,000.00	\$ 200,000.00
F.	Other - Fees & Costs - PHA WIDE		\$ 125,000.00	\$ 125,000.00	\$ 100,000.00	\$ 125,000.00
G.	Operations - PHA WIDE		\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 150,000.00
H.	Site Acquisition 1440 AMPS				\$ 500,000.00	\$ -
I.	Site Improvements - AMPS		\$ 230,600.00			\$ 231,000.00
J.	Dwelling Structures - AMPS			\$ 325,000.00		\$ 203,800.00
K.	Dwelling Equipment - AMPS		\$ 149,400.00	\$ -		
L.	Non- Dwelling Structures AMPS		\$ 50,000.00	\$ -		
M.	Demolition		\$ 125,000.00	\$ 120,000.00	\$ 128,000.00	\$ 250,000.00
N.	Development -Activities Capital Fund Financing -		\$ -	\$ -		
O.	Relocation		\$ 130,000.00	\$ 185,000.00	\$ 160,000.00	
P.	Debt Service		\$ -			
Q.	Total CFP Funds		\$ 1,170,000.00	\$ 1,105,000.00	\$ 1,238,000.00	\$ 1,234,800.00
R.	Total Non-CFP Funds		\$ -			
S.	Grand Total		\$ 1,170,000.00	\$ 1,105,000.00	\$ 1,238,000.00	\$ 1,234,800.00





## **Statement of Progress**

### **2009 Goals**

The West Palm Beach Housing Authority (WPBHA) has made significant progress on its stated goals for this year. Our vacancy rate, unit turnaround days and rent collections have hit the desired targets, and staff continues to work hard to improve the “curb appeal” of each of our developments.

The WPBHA was successful in its application for CDBG Disaster Mitigation grants. We were awarded \$750,000 for the Pleasant City development which was used for the installation of hurricane resistant windows and doors. The Twin Lakes development received \$2.2 million for hurricane hardening as well. The entire front “window system” is replaced by impact resistant windows and front door; the rear entry way has also been replaced.

Resident satisfaction has increased, particularly in the elderly population. The award winning WPBHA Elder Care and Crisis Management team has continued its good work, with more collaboration from the community. Local ethnic grocery stores have awarded seniors a 10% discount, community “movie nights” alternate English and Spanish films and field trips to cultural events help to reduce the isolation of the senior population.

Security patrols continue. Resident’s willingness to cooperate with law enforcement appears to be on the rise.

Vicker’s House South, the City of West Palm Beach’s family service center, is very active in providing services to WPBHA residents. The WPBHA is able to partner with the city in educational opportunities for seniors, summer camp for youth residing the public housing and emergency relief activities.

The WPBHA was awarded \$100,000 by the Quantum Foundation to create a health and fitness center for residents. Located on the Dunbar Village campus, residents can access the latest in fitness equipment and expertise provided by the Fitness Center Director. The emphasis is on management of weight, cholesterol and blood pressure. Classes on nutrition and healthy choices are regularly scheduled.

The WPBHA submitted a HOPE VI application for Dunbar Village in 2009. Award notifications have not yet been received.

Working closely with city code enforcement officers, the WPBHA has been able to eliminate unsightly and unsanitary trash dumps that not only posed a health threat, but were conducive to drug crime related activities.

The WPBHA FSS program was able to place four participants in homes this year, despite the increasing difficulties in securing mortgages for first time homebuyers.

The newly created department of Fraud Prevention and Housing Program Compliance has developed strong ties with local and county law enforcement, resulting in a safer, more peaceful environment for WPBHA residents.

## **Resident Advisory Board (RAB) Comments**

A meeting was held on December 14, to entertain comments regarding the FY2010 PHA Plan. Residents provided comments as follows:

- (1) Dunbar Village Residents were 100% in favor of demolishing and rebuilding all the units in their development and were in favor of the Hope VI grant application for this development.
- (2) Residents were pleased with the Capital Improvements that were already scheduled for their developments.

The WPBHA did not have to amend the plan since residents were in agreement with improvements that were already included in the Five-year Action Plan.

## IDENTIFICATION OF HOUSING NEEDS

The following characteristics, are rated by the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.”

<b>Family Type</b>	<b>Overall Estimated No. of renter households with housing needs</b>	<b>Afford-ability</b>	<b>Supply</b>	<b>Quality</b>	<b>Accessibility</b>	<b>Size</b>	<b>Location</b>
Income <= 30% of AMI	50,485	5	5	3	5	3	5
Income >30% but <=50% of AMI	52,200	5	5	3	5	3	5
Income >50% but <80% of AMI	86,415	4	4	3	4	3	5
Elderly	85,895	3	1	3	4	3	5
Families with Disabilities	79,835	3	3	3	5	4	5
Race/Ethnicity – White	83,907	1	1	1	2	1	3
Race/Ethnicity - Black	25,095	3	3	2	2	3	5
Race/Ethnicity – Hispanic –	17,702	3	3	2	2	3	5

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

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

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

I, Lois Frankel the Mayor certify that the Five Year and  
Annual PHA Plan of the West Palm Beach Housing Authority is consistent with the Consolidated Plan of  
The City of West Palm Beach prepared pursuant to 24 CFR Part 91.

  
LOIS J. FRANKEL, MAYOR  
Signed / Dated by Appropriate State or Local Official

**CITY ATTORNEYS OFFICE**  
Approved as to form  
and legal sufficiency

By: 811  
Date: 1-22-09