

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.

Hialeah Housing Authority goals and objectives are as follows:

To expand the supply of assisted housing by:

- Applying for additional rental vouchers As NOFAs become available.
- Reduce public housing vacancies by the following:
 1. Maintain High Performer Status
 2. Increase customer satisfaction by conducting Resident Satisfaction Surveys.
 3. Initiate funding and land acquisition to provide additional affordable housing.
- Leverage private or other public funds to create additional housing opportunities
- Acquire or build units or developments

To increase assisted housing choices by:

- Providing voucher mobility counseling:
 1. When applicants are issued a voucher
- Conduct outreach efforts to potential voucher landlords
 1. Annual mail-out to new landlords requesting participation in the Section 8 Program.
 2. Participate in local homeownership workshops sponsored by City of Hialeah and other housing authorities.
 3. HHA conducts a landlord summit on an annual basis.
 4. Implement voucher homeownership program

To provide an improved living environment by:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 1. HHA will gather and analyze data, at least annually, on tenants' characteristics regarding income, for each development to assist in the HHA’s deconcentration efforts. Flat rents are in place for all HHA’s developments to help attract higher income families and create a broad range of incomes and a more diverse tenant body.
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments. Implement public housing security improvements:
 1. Strict screening of applicants.
 2. Strict enforcement of “One Strike” Policy.
 3. Realize physical improvements using CFP funds to implement crime prevention through environmental design principals.
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 1. The application for Designation of Public Housing for Occupancy by Elderly Families and Near Elderly Families for FY2007 has been approved. Currently applying for extension.

To promote self-sufficiency and asset development of assisted households by:

- Increase the number and percentage of employed persons in assisted families:
 1. Pursuing partnerships with technical schools, community college and job placement entities to provide employability skills, on- the-job training and basic skills for youth and adult seeking employment
- Provide or attract supportive services to improve assistance recipients' employability:
 1. Partner with local One Stop Centers and the South Florida Workforce to provide welfare-to-work services to residents. Seek agreements with service providers of the Wages Program to provide Entrepreneurial Training to Wages Recipients residents in addition to the Services and Programs we are currently providing.
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 1. HHA has developed interagency agreements with 3 social service agencies to provide services to this population. They are 1) the Citrus Health Network, Inc. 2) Spinal Cord Living Assistance Development, Inc. and the 3) Stein Gerontological Institute.

To ensure equal opportunity and affirmatively further fair housing by:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 1. HHA's Admissions and Continued Occupancy Policies and the Section 8 Administrative Plan assures any family the opportunity to apply for housing, and any qualified applicant the opportunity to lease housing suitable to its needs.
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 1. HHA provides information to all applicants during the family briefing session, regarding discrimination and any recourse available to them if they are victims of discrimination. Fair Housing information and Discrimination Complaint Forms are made part of the applicant's briefing packet.
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 1. HHA will grant exceptions to occupancy standards, upon request, to accommodate requests from persons with disabilities. HHA has units designated and constructed specifically to meet the needs of persons requiring the use of wheelchairs and persons requiring other modifications.

To comply with VAWA requirements under Public Law 109.162 and HUD notices as indicated in our Administrative Plan and ACOP.

6.0 PHA Plan Update

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

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including De-concentration 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.

Families Displaced by Hurricane Katrina or Rita – Extended to families who were displaced by Hurricane Rita or Katrina. Eligible families who have recently left or will be leaving FEMA temporary housing units or Katrina cottages must be given preference over all other displaced families. This preference shall remain in effect until the PHA issues all 257 vouchers awarded under this category. Once all 257 vouchers have been issued, this preference shall automatically expire.

The PHA will use the following local 20 point preference system:

One Person Elderly – Extended to families consisting of a single person elderly family.

Non Elderly Disabled – one bedroom families – extended to families whose head of household or spouse is disabled and who qualify for a one bedroom unit.

Two person elderly/near elderly – extended to families consisting of an elderly head of household and near elderly spouse and families consisting or a near elderly head of household and elderly spouse.

These preferences are established to address areas of critical need the community. The City of Hialeah houses a disproportionate number of elderly residents. Due to the large number of condominium conversions, the cost of rental units have increased dramatically and had a tremendous impact on this population. Due to the designation of several Hialeah Housing Authority building as elderly sites, families eligible to apply for one bedroom disabled units have been negatively impacted.

The PHA will assign only one 10 point preference per family.

The PHA will use the following local 5 point preference system:

Residency Preference provided when all family members listed on the application reside in the United States of America at the time of application.

A family may qualify for a 10 point preference and a residency preference for a total of 15 preference points.

If the applicant falsifies documents or makes a false statements in order to qualify for a preference, they will be removed from the waiting list.

The total special funding for Housing Choice Vouchers for families displaced by Katrina and Rita is \$2,864,516.00.

- 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.

{Please see the following page for a statement of financial resources.}

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2010 grants)		
a) Public Housing Operating Fund	\$3,287,336.00	PH Operations
b) Public Housing Capital Fund	\$1,468,565.00	PH Improvements
c) HOPE VI Revitalization	-0-	N/A
d) HOPE VI Demolition	-0-	N/A
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$27,659,459.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	\$38,500.00 \$68,150.00	PH Ross Grant S8 FSS Coordinators
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
HOPWA		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$3,146,500.00	PH Operations
Tenant Rents		
4. Other income (list below)		
Interest Earned	\$25,592.00	PH Operations
Other Income	\$67,746.00	PH Operations
4. Non-federal sources (list below)		
City School Bus	\$33,997.00	PH Operations
Total resources	\$35,795,845.00	

- 3. Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

There have been no revisions, since the last annual plan submission, to the Hialeah Housing Authority's statements on rent determination.

- 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.

There have been no revisions, since the last annual plan submission, to the Hialeah Housing Authority's statements on operation and management.

- 5. Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

There have been no revisions, since the last annual plan submission, to the Hialeah Housing Authority's grievance procedures.

- 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.

The Hialeah Housing Authority has received elderly designation for FL066-001 Ashley Plaza (199 units); FL066-002 Holland Hall (101 units); FL066-003 Vivian Villas (100 units); FL066-006 Milander Manor (60 units); FL066-008 La Esperanza partial (80 units) and FL066-020 Ruth Tinsman Pavilion (100 units).

- 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).**

There have been no revisions, since the last annual plan submission, to the Hialeah Housing Authority's statements on community service and self-sufficiency.

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.

There have been no revisions, since the last annual plan submission, to the Hialeah Housing Authority's statements on safety and crime prevention.

9. Pets. A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

There have been no revisions, since the last annual plan submission, to the Hialeah Housing Authority's statements on pets.

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.

The Hialeah Housing Authority annually reviews the programs to determine whether it is reaching all eligible population groups. The HHA finds that the programs are disproportionately serving only some groups and not others, the HHA takes action to increase housing or social service opportunities for under-served households. The Authority is also in compliance with Executive Order 11063, which requires nondiscrimination and equal opportunity. Record keeping for this initiative includes but is not limited to: race, ethnicity, familial status, and disability status of program participants and prospective participants.

11. Fiscal Year Audit. The results of the most recent fiscal year audit for the PHA.

The most recent completed fiscal audit dated 12/31/08 for the Hialeah Housing Authority conducted by Alberni, Caballero & Castellanos, L.L.P certified that there were no audit findings or questioned costs.

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.

The Hialeah Housing Authority participated in an Asset Management Review during the week of September 9 through the 11th, 2009, performed by the U.S. Department of HUD and the HHA was not fully transitioned to the Asset Management Model as required under 24 CFR 990, Subpart H – Asset

Management. The following specific issues were noted:

- Appearance and Market Appeal
- Unit Inspections & Work Orders
- Modernization
- Accounts Payable
- Percentage of Rents Collected
- Budget Management
- Vacancy Rate
- Unit Turnaround Time

Based on the report recommendation by the U.S. Department of HUD we will fully implement and comply with the Asset Management requirements for Fiscal Year 2010.

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.

The Hialeah Housing authority has a cooperative agreement with the Hialeah Police Department and Community social service relating to the Violence Against Women Reauthorization Act of 2005 (VAWA).

(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.

Copies of the FY 2010 Annual Plan can be obtained at the PHA's Main Office at the following address:

Hialeah Housing Authority
75 East 6 Street
Hialeah, FL 33010

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>The Hialeah Housing Authority sent out an RFP for Project Based Vouchers and three companies submitted proposals.</p> <p>The Board of Commissioners approved 339 units of the following developments for Project Based Vouchers on August 25, 2009:</p> <ul style="list-style-type: none"> • Carlisle Development Village Alapattah II – 90 Units Villa Patricia I – 125 Units • Blue Water Homes/Blue Water Gardens – 16 Units • Okeechobee Villas – 1350 West 6th Avenue – 108 Units
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8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
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8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. 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.</p> <p>Please See attached- FL06602v02; FL06603v02; FL06604v02; FL06605v02 and FL06606v02</p>
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8.2	<p>Capital Fund Program Five-Year Action Plan. 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.</p> <p>Please See attached- FL06607v02.</p>
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8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input checked="" 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>
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9.0

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. **Note: Standard and Troubled PHAs complete annually; Small and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

- **The Hialeah Housing Authority implements a family self-sufficiency program for the Section 8 Housing Voucher Program and the Public Housing Program serving over 150 families moving low income families from government dependence to work and self-sufficiency.**
- **The Hialeah Housing Authority operates a child and adult day care center providing day care services for 73 children and 53 adults of very low and low income families.**
- **The Hialeah Housing Authority operates a comprehensive transportation program for low and very low-income elderly/persons with disabilities in the City of Hialeah and provides services to 1780 unduplicated persons per year. The program provides daily grocery shopping trips for 30 persons per day, a minimum of one hundred and fifty (150) persons are served every week. In addition, the program provides for weekly field trips that include but are not limited to: theaters, restaurants, circus, flea markets and shopping excursions. There are thirty (30) persons per activity, and four (4) field trips per week for a total of 120 persons participating per week. Participation is on a “first come first serve” basis. In addition, the Hialeah Housing Authority provides transportation services for the congregate and homebound meals program around the 9 congregate dining sites at the Hialeah Housing Authority properties.**
- **The Hialeah Housing Authority has been operating the Hot Lunch Program in the City of Hialeah since 1972, and services all of the City of Hialeah. Under the current contract the Hialeah Housing Authority serves an average of 718 meals per day at 12 congregate dining sites throughout the City of Hialeah under Congregate Meals (OAA Title IIIC-1). The sites include:**
 1. **Vernon Ashley Plaza – 70 East 7th Street, Hialeah, Florida**
 2. **Holland Hall – 555 East 1st Avenue, Hialeah, Florida**
 3. **Vivian Villas – 4650 West 12th Avenue, Hialeah, Florida**
 4. **Patterson Pavillion – 1875 West 44th Place, Hialeah, Florida**
 5. **Esperanza - 1770 West 44th Place, Hialeah, Florida**
 6. **Milander Manor – 815 West 75th Street, Hialeah, Florida**
 7. **Ruth A. Tinsman Pavillion – 6545 West 24th Avenue, Hialeah, Florida**

8. Victor Wilde – 5405 W. 18 Lane, Hialeah, Florida
9. Villa Aida – 20 W. 6 Street, Hialeah, Florida
10. Walker Park-2825 W 8th Ave. Hialeah, Florida
11. Slade Park-2501 West 74th Street, Hialeah, Florida
12. Hialeah Gardens Senior Center, 10003 NW 87th Ave. Hialeah, Florida

And, through Homebound Delivered Meals (OAA Title IIIC-2) the Hialeah Housing Authority serves 200 meals per day throughout the City of Hialeah.

- The Hialeah Housing Authority is administering a total of 6,366 units that include: public housing units, non-subsidized apartments, Section 8 Housing Choice Rental Vouchers and a project-based Section 8 development. Through the Housing Choice Voucher Program the Hialeah Housing Authority has applied for and received Vouchers for special populations that include: Vouchers for Family Self-Sufficiency, Family Unification, Persons with Disabilities, 1915 C Medicaid Waiver Recipients, Non-Elderly Handicapped in Support of Elderly Designated Housing, and Vouchers in Support of Victims of Hurricane Rita and Katrina. And, through the Public Housing Program the Hialeah Housing Authority has received approval for the designation of 640 public housing units as all elderly.
- The Hialeah Housing Authority submitted an application to HUD and was approved to dispose of vacant Public Housing land to develop 35 affordable housing units for the elderly. The Hialeah Housing Authority has submitted a revised disposition application which is pending approval. The Hialeah Housing is in the process of securing financing for the development.

9.1

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Standard and Troubled PHAs complete annually; Small and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

The Hialeah Housing Authority will maximize the number of affordable units available to the PHA within its current resources by:

- Employing effective maintenance and management policies to minimize the number of public housing units off-line
- Reducing the turnover time for vacated public housing units
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

The Hialeah Housing Authority will increase the number of affordable units by:

- Applying for additional section 8 units should they come available
- Leverage affordable housing resources in the community through the creation of mixed-finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.

The Hialeah Housing Authority will target available assistance to families at or below 30% of AMI

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance

The Hialeah Housing Authority will target available assistance to families at or below 50% of AMI

- Adopt rent policies to support and encourage work
HHA continues to implement a Flat Rent Policy and a Financial Hardship Policy for Public Housing residents.

The Hialeah Housing Authority will target available to assistance to the elderly

- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Designated Public Housing for the Elderly

The Hialeah Housing Authority will target available assistance to families with disabilities

- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmative market to local non-profit agencies that assist families with disabilities **by notifying such agencies when HHA applications open.**
- Targeted vouchers for disabled individuals on Public Housing waiting list.

The housing strategies selected by the Hialeah Housing Authority were all influenced by:

- Housing constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- HHA waiting list analysis

10.0

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

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. **Note: Standard and Troubled PHAs complete annually; Small and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

The Hialeah Housing Authority has attained High Performance status in Public Housing.
The Hialeah Housing Authority has attained High Performance status in Section 8.
The Hialeah Housing Authority has reduced the number of vacant units in Public Housing.
The Hialeah Housing Authority has increased the utilization in the Section 8 program.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" **Note: Standard and Troubled PHAs complete annually; Small and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

(1) Amendment and Deviation Definitions:

24 CFR Part 903.7(r)

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

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

CRITERIA FOR DETERMINING SUBSTANTIAL DEVIATION AND SIGNIFICANT AMENDMENT OR MODIFICATION

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

The Hialeah Housing Authority, after submitting its Annual Plan to HUD, may modify, amend or change any policy, rule, regulation or other aspect of its plan. If any item does not significantly change the Hialeah Housing Authority's Mission Statement and Goals and Objectives, then it shall not be considered a substantial deviation from the Plan. If any modifications, amendments or changes in any policy, rule, regulation or other aspect of the plan are not inconsistent with the Hialeah Housing Authority's Mission Statement, its Goals and Objectives, or HUD regulations, then these shall not be deemed significant amendments or modifications to the Annual and 5-Year Plan.

- A substantial change in Mission Statement or Goals identified in the Five-Year Plan.

Significant Amendment/Modification:

- Significant modifications to major strategies to address housing needs and to major policies (e.g., policies governing eligibility, selection or admissions and rent determination)

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

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (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. 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.

There were no comments posed by the residents.

PLEASE SEE ATTACHED-FL06608v02 for resident meeting notes and sign in-sheet.

(g) Challenged Elements

There have been no challenged elements of this plan either by the residents or by the public.

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

PLEASE SEE ATTACHED- FL06602v02; FL06603v02; FL06604v02; FL06605v02 and FL06606v02

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

PLEASE SEE ATTACHED- FL06607v02

NAHRO

Capital Fund Manager ©

I n s t r u c t i o n s

ENTER DATA IN THE BLUE CELLS

DO NOT CHANGE THE RED CELLS

Introduction

NAHRO, together with Mobley & Associates, is pleased to provide its *CFP MANAGER© Capital Fund Management Software*. This product is designed to be used with Excel© Version 5.0 or higher or Lotus 1-2-3© for Windows, Version 3 or higher.

CFP MANAGER© helps you plan for the future and saves you hours of valuable staff time, by facilitating the preparation of the CFP portion of the Annual Plan, the CFP Performance and Evaluation ("P&E") report, which also goes along with the Annual Plan, and all the forms required under the program. It is a powerful **planning tool**, which helps you answer "WHAT IF" questions: to simulate various Capital Fund grant levels and capital and management improvement "investment" strategies. It can help you develop contingency plans to cope with the uncertainties we now face. In just a few keystrokes, you can "try on" various versions of your capital budget. It also facilitates Revised Annual Statements and Replacement Housing Factor (RHF) submittals.

The product has been sold with a full year's technical support included. For help in using this product or other technical support, contact Dennis Mobley at:

Cell: (678) 612-3286
Page: (800) 317-8579
Voice: (404) 584-7985
Fax: (404) 584-7786
E-mail: Dmobley671@aol.com

After your first year, technical support AND product enhancement (new forms and/or changes in forms or instructions) will be provided by Mobley & Associates for a nominal fee which will include unlimited telephone support.

Step 1: Install

- 1) DOWNLOAD NAHRO CFP MANAGER© USING YOUR E-MAIL SOFTWARE, AND BE AWARE INTO WHICH "FOLDER" YOUR E-MAIL PROGRAM PUTS DOWNLOADED FILES
- 2) GET YOUR EXCEL© OR LOTUS© PROGRAM UP AND RUNNING.
- 3) CLICK ON "FILE", "OPEN", SELECT THE FOLDER INTO WHICH THE CFP MANAGER© FILE WAS DOWNLOADED, AND OPEN THE FILE WITH EXCEL© OR LOTUS© (THE FILE IS NAMED NCFP101.XLS FOR EXCEL© USERS, NCFP101.WK4 FOR LOTUS© USERS).
- 4) CLICK ON "FILE", "SAVE AS", AND CREATE YOUR FIRST WORKING COPY OF THE FILE. GIVE IT A NEW FILE NAME SUCH AS FY2002A, ETC. YOU MAY WANT TO SAVE THIS FILE INTO A TOTALLY DIFFERENT FOLDER FROM THE ORIGINAL DOWNLOADED VERSION. (MANY PEOPLE USE "MY DOCUMENTS" OR SIMILAR FOLDERS FOR THIS PURPOSE).

This product has been designed as one (1) spreadsheet file with multiple worksheets, including "Annual Statement" and "Five-Year Action Plan" forms, including enough Part II forms for thirty (30) developments! The product can be used for the Annual Performance and Evaluation (P & E) report as well as for budgeting.

Annual Statement /Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)				Part I: Summary	
PHA Name: Hialeah Housing Authority		Grant Type and Number Capital Fund Program Grant No. FL14P06650107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007	
<input type="checkbox"/> Original Annual Statement 8/28/2007		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4 - 8/25/09)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:				<input type="checkbox"/> Final Performance and Evaluation Report	
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$140,469.00	\$140,469.00	\$140,469.00	\$140,469.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$50,000.00	\$24,333.75	\$24,333.75	\$24,333.75
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$283,866.24	\$218,521.71	\$218,521.71	\$197,846.20
10	1460 Dwelling Structures	\$350,000.00	\$280,936.38	\$280,936.38	\$280,936.38
11	1465.1 Dwelling Equipment-Nonexpendable	\$140,000.00	\$105,905.45	\$105,905.45	\$105,905.45
12	1470 Nondwelling Structures	\$0.00	\$194,168.95	\$190,993.95	\$154,018.89
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$440,363.76	\$440,363.76	\$440,363.76	\$366,969.80
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2-20)	\$1,404,699.00	\$1,404,699.00	\$1,401,524.00	\$1,270,479.47
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security -- Soft Costs				
25	Amount of line 21 Related to Security -- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name:		Grant Type and Number			Federal FY of Grant: 2007			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650107 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
OPERATIONS		1406		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide Mgmt. Improvmts	1) Item 1 2) Item 2 3) Item 3	1408 " "		\$0.00	\$0.00	\$0.00	\$0.00	
			Total 1408	\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide Admin	Funding for PHA Staff @ 10% of the annual grant amount in accordance with approved salary allocation plan	1410		\$140,469.00	\$140,469.00	\$140,469.00	\$140,469.00	
HA-Wide Fees and Costs	A & E services @ 7% of the annual grant amount, based on actual scope of design work	1430		\$50,000.00	\$24,333.75	\$24,333.75	\$24,333.75	
HA-Wide	Nonroutine vacancy prep.	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Nonroutine PM repairs	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Appliances	1465		\$140,000.00	\$105,905.45	\$105,905.45	\$105,905.45	
"	Vehicle replacement	1475		\$0.00	\$0.00	\$0.00	\$0.00	
"	Demolition (specify location[s])	1485		\$0.00	\$0.00	\$0.00	\$0.00	
"	Relocation expenses	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:		Grant Type and Number			Federal FY of Grant: 2007			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650107 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 1 ASHLEY PLAZA	Site: Parking Lot Improvements	1450						
			Total Site:	\$30,000.00	\$15,684.58	\$15,684.58	\$15,684.58	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:	1460						
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Repaint Units (Moved from 2008)	1460						
			Total DUs:	\$0.00	\$82,688.56	\$82,688.56	\$82,688.56	
	Dwelling Equipment: Appliance Replacement	1465.1						
			Total D.E.:	\$80,000.00	\$76,570.45	\$76,570.45	\$76,570.45	
Interior Common Areas: Dining Room Renovations (Moved from 2005) \$138,000 Repaint Common Areas \$32,834.96 (Moved from 2008)	1470							
		Total ICAs:	\$0.00	\$170,834.96	\$167,659.96	\$130,684.90		
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,			Project Total:	\$110,000.00	\$345,778.55	\$342,603.55	\$305,628.49	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:		Grant Type and Number			Federal FY of Grant: 2007			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650107 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 2 HOLLAND HALL	Site: Parking Lot Improvements	1450						
			Total Site:	\$20,000.00	\$8,777.86	\$8,777.86	\$8,777.86	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:	1460						
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Bathroom Renovations \$104,866.62 New Windows \$30,456.63 (Moved from 2005) Paint Units \$36,236.59 -From 2008	1460						
			Total DUs:	\$350,000.00	\$171,559.84	\$171,559.84	\$171,559.84	
	Dwelling Equipment:	1465.1						
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas: Paint Common Areas Moved fom 2008	1470							
		Total ICAs:	\$0.00	\$22,238.32	\$22,238.32	\$22,238.32		
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,			Project Total:	\$370,000.00	\$202,576.02	\$202,576.02	\$202,576.02	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:		Grant Type and Number			Federal FY of Grant: 2007			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650107 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 3 VIVIAN VILLAS	Site: Parking Lot Improvements \$20,000	1450						
			Total Site:	\$20,000.00	\$10,275.12	\$10,275.12	\$10,275.12	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:	1460						
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Interior Paint Moved from 2008	1460						
			Total DUs:	\$0.00	\$2,416.45	\$2,416.45	\$2,416.45	
	Dwelling Equipment:	1465.1						
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas:	1470							
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,			Project Total:	\$20,000.00	\$12,691.57	\$12,691.57	\$12,691.57	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:		Grant Type and Number			Federal FY of Grant: 2007				
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650107 Replacement Housing Factor Grant No:							
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
FL29-P066 4 HOFFMAN GARDENS	Site: Exterior Renovations Moved From 2005	1450	Total Site:	\$0.00	\$9,861.01	\$9,861.01	\$9,861.01		
	Mechanical and Electrical:	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00		
	Building Exterior:	1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
	Dwelling Units:	1460	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00		
	Dwelling Equipment:	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
	Interior Common Areas:	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
	Site-Wide Facilities:	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
	Nondwelling Equipment:	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
	Total,			Project Total:	\$0.00	\$9,861.01	\$9,861.01	\$9,861.01	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:		Grant Type and Number			Federal FY of Grant: 2007				
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650107 Replacement Housing Factor Grant No:							
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
FL29-P066 5 SEMINOLA VILLAS	Site:	1450	Total Site:	\$0.00	\$0.00	\$0.00	\$0.00		
	Mechanical and Electrical:	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00		
	Building Exterior:	1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
	Dwelling Units:	1460	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00		
	Dwelling Equipment:	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
	Interior Common Areas:	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
	Site-Wide Facilities:	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
	Nondwelling Equipment:	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
	Total,			Project Total:	\$0.00	\$0.00	\$0.00	\$0.00	

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PHA Name:		Grant Type and Number			Federal FY of Grant: 2007			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650107 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 6 MILANDER MANOR	Site:	1450						
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:	1460						
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Bathroom Renovations \$472.18 Moved From 2005 Window Replacement \$5,749.50 (2006) Interior Paint \$1,699.55 - From 2008	1460						
			Total DUs:	\$0.00	\$7,921.23	\$7,921.23	\$7,921.23	
	Dwelling Equipment:	1465.1						
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas: Common Area Paint	1470							
		Total ICAs:	\$0.00	\$1,095.67	\$1,095.67	\$1,095.67		
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,		Project Total:		\$0.00	\$9,016.90	\$9,016.90	\$9,016.90	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:		Grant Type and Number			Federal FY of Grant: 2007			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650107 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 8 LA ESPERANZA	Site: Parking lot, lighting, security, irrigation and landscape improvements Moved to 2008	1450	Total Site:	\$63,866.24	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Handrail Replacement (Moved from 2005)	1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units:	1460	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: Appliance Replacement	1465.1	Total D.E.:	\$60,000.00	\$29,335.00	\$29,335.00	\$29,335.00	
	Interior Common Areas:	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities:	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment:	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00	
	Total,		Project Total:	\$123,866.24	\$29,335.00	\$29,335.00	\$29,335.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650107 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 10 BRIGHT VILLAS	Site: Parking Lot Improvements	1450						
			Total Site:	\$30,000.00	\$42,308.01	\$42,308.01	\$42,308.01	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:	1460						
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units:	1460						
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment:	1465.1						
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas:	1470							
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,			Project Total:	\$30,000.00	\$42,308.01	\$42,308.01	\$42,308.01	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:		Grant Type and Number			Federal FY of Grant: 2007			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650107 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 12 DALE G. BENNETT	Site: Parking Lot Improvements	1450						
			Total Site:	\$30,000.00	\$22,490.17	\$22,490.17	\$22,490.17	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:	1460						
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units:	1460						
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment:	1465.1						
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas:	1470							
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,		Project Total:		\$30,000.00	\$22,490.17	\$22,490.17	\$22,490.17	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number		Federal FY of Grant: 2007				
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650107 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 16 PROJECT 16	Site: Parking Lot Improvements \$18,862.68 New Fencing \$2,220	1450	Total Site:	\$30,000.00	\$21,062.68	\$21,062.68	\$21,062.68	
	Mechanical and Electrical:	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:	1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units:	1460	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment:	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas:	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities:	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment:	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00	
	Total,		Project Total:	\$30,000.00	\$21,062.68	\$21,062.68	\$21,062.68	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:		Grant Type and Number			Federal FY of Grant:			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650107 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 20 RUTH A. TINSMAN	Site: Parking Lot Improvements Remainder moved to 2008	1450						
			Total Site:	\$60,000.00	\$88,042.28	\$88,042.28	\$67,366.77	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:	1460						
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Bathroom Renovations - Moved from 2005	1460						
			Total DUs:	\$0.00	\$16,350.30	\$16,350.30	\$16,350.30	
	Dwelling Equipment:	1465.1						
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas:	1470							
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total,			Project Total:	\$60,000.00	\$104,392.58	\$104,392.58	\$83,717.07	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:		Grant Type and Number			Federal FY of Grant: 2007			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650107 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 21 PROJECT 21	Site:	1450						
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:	1460						
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units:	1460						
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment:	1465.1						
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas:	1470							
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,			Project Total:	\$0.00	\$0.00	\$0.00	\$0.00	

NAHRO

Capital Fund Manager ©

I n s t r u c t i o n s

ENTER DATA IN THE BLUE CELLS

DO NOT CHANGE THE RED CELLS

Introduction

NAHRO, together with Mobley & Associates, is pleased to provide its *CFP MANAGER© Capital Fund Management Software*. This product is designed to be used with Excel© Version 5.0 or higher or Lotus 1-2-3© for Windows, Version 3 or higher.

CFP MANAGER© helps you plan for the future and saves you hours of valuable staff time, by facilitating the preparation of the CFP portion of the Annual Plan, the CFP Performance and Evaluation ("P&E") report, which also goes along with the Annual Plan, and all the forms required under the program. It is a powerful **planning tool**, which helps you answer "WHAT IF" questions: to simulate various Capital Fund grant levels and capital and management improvement "investment" strategies. It can help you develop contingency plans to cope with the uncertainties we now face. In just a few keystrokes, you can "try on" various versions of your capital budget. It also facilitates Revised Annual Statements and Replacement Housing Factor (RHF) submittals.

The product has been sold with a full year's technical support included. For help in using this product or other technical support, contact Dennis Mobley at:

Cell: (678) 612-3286
Page: (800) 317-8579
Voice: (404) 584-7985
Fax: (404) 584-7786
E-mail: Dmobley671@aol.com

After your first year, technical support AND product enhancement (new forms and/or changes in forms or instructions) will be provided by Mobley & Associates for a nominal fee which will include unlimited telephone support.

Step 1: Install

- 1) DOWNLOAD NAHRO CFP MANAGER© USING YOUR E-MAIL SOFTWARE, AND BE AWARE INTO WHICH "FOLDER" YOUR E-MAIL PROGRAM PUTS DOWNLOADED FILES
- 2) GET YOUR EXCEL© OR LOTUS© PROGRAM UP AND RUNNING.
- 3) CLICK ON "FILE", "OPEN", SELECT THE FOLDER INTO WHICH THE CFP MANAGER© FILE WAS DOWNLOADED, AND OPEN THE FILE WITH EXCEL© OR LOTUS© (THE FILE IS NAMED NCFP101.XLS FOR EXCEL© USERS, NCFP101.WK4 FOR LOTUS© USERS).
- 4) CLICK ON "FILE", "SAVE AS", AND CREATE YOUR FIRST WORKING COPY OF THE FILE. GIVE IT A NEW FILE NAME SUCH AS FY2002A, ETC. YOU MAY WANT TO SAVE THIS FILE INTO A TOTALLY DIFFERENT FOLDER FROM THE ORIGINAL DOWNLOADED VERSION. (MANY PEOPLE USE "MY DOCUMENTS" OR SIMILAR FOLDERS FOR THIS PURPOSE).

This product has been designed as one (1) spreadsheet file with multiple worksheets, including "Annual Statement" and "Five-Year Action Plan" forms, including enough Part II forms for thirty (30) developments! The product can be used for the Annual Performance and Evaluation (P & E) report as well as for budgeting.

Annual Statement /Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)				Part I: Summary	
PHA Name: Hialeah Housing Authority		Grant Type and Number Capital Fund Program Grant No. FL14P06650108 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008	
<input type="checkbox"/> Original Annual Statement Proposed		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2 - 8/25/09)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:				<input type="checkbox"/> Final Performance and Evaluation Report	
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$140,000.00	\$140,000.00	\$70,000.00	\$70,000.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$50,000.00	\$50,000.00	\$11,428.90	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$293,236.24	\$434,548.31	\$15,003.00	\$0.00
10	1460 Dwelling Structures	\$380,000.00	\$200,648.19	\$195,163.19	\$66,395.72
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$162,976.84	\$162,976.84	\$13,851.78
12	1470 Nondwelling Structures	\$127,000.00	\$2,062.90	\$62.90	\$62.90
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$440,363.76	\$440,363.76	\$440,363.76	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2-20)	\$1,430,600.00	\$1,430,600.00	\$894,998.59	\$150,310.40
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security -- Soft Costs				
25	Amount of line 21 Related to Security -- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name:		Grant Type and Number			Federal FY of Grant: 2008			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650108 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
OPERATIONS		1406		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide Mgmt. Improvmts	1) Item 1 2) Item 2 3) Item 3	1408 " "		\$0.00	\$0.00	\$0.00	\$0.00	
			Total 1408	\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide Admin	Funding for PHA Staff @ 10% of the annual grant amount in accordance with approved salary allocation plan	1410		\$140,000.00	\$140,000.00	\$70,000.00	\$70,000.00	
HA-Wide Fees and Costs	A & E services @ 7% of the annual grant amount, based on actual scope of design work	1430		\$50,000.00	\$50,000.00	\$11,428.90	\$0.00	
HA-Wide	Nonroutine vacancy prep.	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Nonroutine PM repairs	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Appliances	1465		\$0.00	\$162,976.84	\$162,976.84	\$13,851.78	
"	Vehicle replacement	1475		\$0.00	\$0.00	\$0.00	\$0.00	
"	Demolition (specify location[s])	1485		\$0.00	\$0.00	\$0.00	\$0.00	
"	Relocation expenses	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: 2008			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650108 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 1 ASHLEY PLAZA	Site:	1450						
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:	1460						
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Interior Paint	1460						
			Total DUs:	\$100,000.00	\$0.00	\$0.00	\$0.00	\$0.00
	Dwelling Equipment:	1465.1						
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Interior Common Areas: Repainting	1470							
		Total ICAs:	\$40,000.00	\$0.00	\$0.00	\$0.00	\$0.00	
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total,			Project Total:	\$140,000.00	\$0.00	\$0.00	\$0.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FY of Grant: 2008			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650108 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 2 HOLLAND HALL	Site:	1450						
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:	1460						
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Interior Paint	1460						
			Total DUs:	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00
	Dwelling Equipment:	1465.1						
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Interior Common Areas: Mailbox Replacement \$2,000	1470							
		Total ICAs:	\$32,000.00	\$2,000.00	\$2,000.00	\$0.00	\$0.00	
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total,			Project Total:	\$82,000.00	\$2,000.00	\$2,000.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: 2008			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650108 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 3 VIVIAN VILLAS	Site:	1450						
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Interior Paint	1460						
			Total DUs:	\$50,000.00	\$30,824.00	\$30,824.00	\$30,824.00	
	Dwelling Equipment:	1465.1						
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: Repainting	1470						
			Total D.E.:	\$35,000.00	\$62.90	\$62.90	\$62.90	
Interior Common Areas:	1470							
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,			Project Total:	\$85,000.00	\$30,886.90	\$30,886.90	\$30,886.90	

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

PHA Name:		Grant Type and Number		Federal FY of Grant: 2008				
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650108 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 4 HOFFMAN GARDENS	Site:	1450						
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:	1460						
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Kitchen & Bathroom Cabinet Replacement	1460						
			Total DUs:	\$0.00	\$26,062.52	\$26,062.52	\$5,732.11	
	Dwelling Equipment: Appliance Replacement	1465.1						
			Total D.E.:	\$0.00	\$130,317.84	\$130,317.84	\$10,801.78	
Interior Common Areas:	1470							
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities: New Office and Community Center (Moved to 2009)	1470							
		Total SWFs:	\$205,256.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,		Project Total:		\$205,256.00	\$156,380.36	\$156,380.36	\$16,533.89	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FY of Grant: 2008			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650108 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 5 SEMINOLA VILLAS	Site:	1450						
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Repainting	1460						
			Total B.E.:	\$0.00	\$50,000.00	\$46,690.00	\$0.00	
	Dwelling Units: Interior Paint \$43,000 Kitchen & Bathroom Cabinet Replacement \$7,548.54	1460						
			Total DUs:	\$50,000.00	\$50,548.54	\$48,373.54	\$3,231.00	
	Dwelling Equipment: Appliance Replacement	1465.1						
			Total D.E.:	\$0.00	\$32,659.00	\$32,659.00	\$3,050.00	
Interior Common Areas: Repainting (Corrected allocation to 1460)	1470							
		Total D.E.:	\$65,000.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,		Project Total:		\$115,000.00	\$133,207.54	\$127,722.54	\$6,281.00	

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PHA Name:		Grant Type and Number			Federal FY of Grant: 2008			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650108 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 6 MILANDER MANOR	Site:	1450						
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Exterior Paint	1460						
			Total B.E.:	\$30,000.00	\$25,074.00	\$25,074.00	\$25,074.00	
	Dwelling Units: Interior Paint	1460						
			Total DUs:	\$35,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment:	1465.1						
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas: Repainting	1470							
		Total D.E.:	\$20,000.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,			Project Total:	\$85,000.00	\$25,074.00	\$25,074.00	\$25,074.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FY of Grant: 2008				
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650108 Replacement Housing Factor Grant No:							
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
FL29-P066 8 LA ESPERANZA	Site: Parking lot, Landscaping, paving and courtyard improvements (Moved from 2005)	1450	Total Site:	\$293,236.24	\$419,545.31	\$0.00	\$0.00		
	Mechanical and Electrical:	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00		
	Building Exterior:	1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
	Dwelling Units: Kitchen & Bathroom Cabinet Replacement	1460	Total DUs:	\$0.00	\$7,123.73	\$7,123.73	\$0.00		
	Dwelling Equipment:	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
	Interior Common Areas:	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
	Site-Wide Facilities:	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
	Nondwelling Equipment:	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
	Total,		Project Total:		\$293,236.24	\$426,669.04	\$7,123.73	\$0.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FY of Grant: 2008			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650108 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 10 BRIGHT VILLAS	Site:	1450						
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:	1460						
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units:	1460						
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment:	1465.1						
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas:	1470							
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,			Project Total:	\$0.00	\$0.00	\$0.00	\$0.00	

Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:		Grant Type and Number			Federal FY of Grant: 2008			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650108 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 12 DALE G. BENNETT	Site:	1450						
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:	1460						
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units:	1460						
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment:	1465.1						
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas:	1470							
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,			Project Total:	\$0.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: 2008			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650108 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 16 PROJECT 16	Site:	1450						
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:	1460						
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Kitchen & Bathroom Cabinet Replacement	1460						
			Total DUs:	\$0.00	\$11,015.40	\$11,015.40	\$1,534.61	
	Dwelling Equipment:	1465.1						
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas:	1470							
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,			Project Total:	\$0.00	\$11,015.40	\$11,015.40	\$1,534.61	

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PHA Name:		Grant Type and Number			Federal FY of Grant: 2008				
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650108 Replacement Housing Factor Grant No:							
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
FL29-P066 20 RUTH A. TINSMAN	Site: Parking Lot Improvements Moved from 2007	1450	Total Site:	\$0.00	\$15,003.00	\$15,003.00	\$0.00		
	Mechanical and Electrical:	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00		
	Building Exterior:	1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
	Dwelling Units:	1460	Total DUs:		\$0.00	\$0.00	\$0.00		
	Dwelling Equipment:	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
	Interior Common Areas:	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
	Site-Wide Facilities:	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
	Nondwelling Equipment:	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
	Total,		Project Total:		\$0.00	\$15,003.00	\$15,003.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: 2008			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650108 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 21 PROJECT 21	Site:	1450						
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:	1460						
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units:	1460						
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment:	1465.1						
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas:	1470							
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,			Project Total:	\$0.00	\$0.00	\$0.00	\$0.00	

NAHRO

Capital Fund Manager ©

I n s t r u c t i o n s

ENTER DATA IN THE BLUE CELLS

DO NOT CHANGE THE RED CELLS

Introduction

NAHRO, together with Mobley & Associates, is pleased to provide its *CFP MANAGER© Capital Fund Management Software*. This product is designed to be used with Excel© Version 5.0 or higher or Lotus 1-2-3© for Windows, Version 3 or higher.

CFP MANAGER© helps you plan for the future and saves you hours of valuable staff time, by facilitating the preparation of the CFP portion of the Annual Plan, the CFP Performance and Evaluation ("P&E") report, which also goes along with the Annual Plan, and all the forms required under the program. It is a powerful **planning tool**, which helps you answer "WHAT IF" questions: to simulate various Capital Fund grant levels and capital and management improvement "investment" strategies. It can help you develop contingency plans to cope with the uncertainties we now face. In just a few keystrokes, you can "try on" various versions of your capital budget. It also facilitates Revised Annual Statements and Replacement Housing Factor (RHF) submittals.

The product has been sold with a full year's technical support included. For help in using this product or other technical support, contact Dennis Mobley at:

Cell: (678) 612-3286
Page: (800) 317-8579
Voice: (404) 584-7985
Fax: (404) 584-7786
E-mail: Dmobley671@aol.com

After your first year, technical support AND product enhancement (new forms and/or changes in forms or instructions) will be provided by Mobley & Associates for a nominal fee which will include unlimited telephone support.

Step 1: Install

- 1) DOWNLOAD NAHRO CFP MANAGER© USING YOUR E-MAIL SOFTWARE, AND BE AWARE INTO WHICH "FOLDER" YOUR E-MAIL PROGRAM PUTS DOWNLOADED FILES
- 2) GET YOUR EXCEL© OR LOTUS© PROGRAM UP AND RUNNING.
- 3) CLICK ON "FILE", "OPEN", SELECT THE FOLDER INTO WHICH THE CFP MANAGER© FILE WAS DOWNLOADED, AND OPEN THE FILE WITH EXCEL© OR LOTUS© (THE FILE IS NAMED NCFP101.XLS FOR EXCEL© USERS, NCFP101.WK4 FOR LOTUS© USERS).
- 4) CLICK ON "FILE", "SAVE AS", AND CREATE YOUR FIRST WORKING COPY OF THE FILE. GIVE IT A NEW FILE NAME SUCH AS FY2002A, ETC. YOU MAY WANT TO SAVE THIS FILE INTO A TOTALLY DIFFERENT FOLDER FROM THE ORIGINAL DOWNLOADED VERSION. (MANY PEOPLE USE "MY DOCUMENTS" OR SIMILAR FOLDERS FOR THIS PURPOSE).

This product has been designed as one (1) spreadsheet file with multiple worksheets, including "Annual Statement" and "Five-Year Action Plan" forms, including enough Part II forms for thirty (30) developments! The product can be used for the Annual Performance and Evaluation (P & E) report as well as for budgeting.

Annual Statement /Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)				Part I: Summary	
PHA Name: Hialeah Housing Authority		Grant Type and Number Capital Fund Program Grant No. FL14P06650109 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009	
<input checked="" type="checkbox"/> Original Annual Statement 9/29/2009		<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 No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$100,000.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$50,000.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$200,000.00	\$0.00	\$200,000.00	\$0.00
10	1460 Dwelling Structures	\$481,500.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$14,000.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$178,701.24	\$0.00	\$178,701.24	\$0.00
13	1475 Nondwelling Equipment	\$4,000.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$440,363.76	\$0.00	\$440,363.76	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2-20)	\$1,468,565.00	\$0.00	\$819,065.00	\$0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security -- Soft Costs				
25	Amount of line 21 Related to Security -- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				
Signature of Acting Executive Director and Date		Signature of Public Housing Director or Officer of Native American Programs Administrator & Date			
x		x			

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

PHA Name:		Grant Type and Number			Federal FY of Grant: 2009			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650109 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
OPERATIONS		1406		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide Mgmt. Improvmts	1) Item 1 2) Item 2 3) Item 3	1408 " "		\$0.00	\$0.00	\$0.00	\$0.00	
			Total 1408	\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide Admin	Funding for PHA Staff @ 10% of the annual grant amount in accordance with approved salary allocation plan	1410		\$100,000.00	\$0.00	\$0.00	\$0.00	
HA-Wide Fees and Costs	A & E services @ 7% of the annual grant amount, based on actual scope of design work	1430		\$50,000.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Nonroutine vacancy prep.	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Nonroutine PM repairs	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Appliances	1465		\$14,000.00	\$0.00	\$0.00	\$0.00	
"	Vehicle replacement	1475		\$0.00	\$0.00	\$0.00	\$0.00	
"	Demolition (specify location[s])	1485		\$0.00	\$0.00	\$0.00	\$0.00	
"	Relocation expenses	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: 2009			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650109 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 1 ASHLEY PLAZA	Site:	1450						
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:	1460						
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units:	1460						
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment:	1465.1						
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas:	1470							
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,			Project Total:	\$0.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: 2009			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650109 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 2 HOLLAND HALL	Site:	1450						
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Exterior Paint	1460						
			Total B.E.:	\$55,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units:	1460						
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment:	1465.1						
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas:	1470							
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,			Project Total:	\$55,000.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: 2009			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650109 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 3 VIVIAN VILLAS	Site:	1450						
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Exterior Paint	1460						
			Total DUs:	\$35,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment:	1465.1						
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas:	1470						
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas:	1470							
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment: Replace Mailboxes	1475							
		Total NDE:	\$2,000.00	\$0.00	\$0.00	\$0.00		
Total,			Project Total:	\$37,000.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: 2009			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650109 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 4 HOFFMAN GARDENS	Site:	1450						
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:	1460						
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units:	1460						
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment:	1465.1						
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas:	1470							
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities: New Office & Coomunity Center	1470							
		Total SWFs:	\$178,701.24	\$178,701.24	\$0.00	\$0.00		
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,			Project Total:	\$178,701.24	\$178,701.24	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: 2009				
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650109 Replacement Housing Factor Grant No:							
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
FL29-P066 5 SEMINOLA VILLAS	Site:	1450	Total Site:	\$0.00	\$0.00	\$0.00	\$0.00		
	Mechanical and Electrical:	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00		
	Building Exterior:	1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
	Dwelling Units:	1460	Total DUs:		\$0.00	\$0.00	\$0.00		
	Dwelling Equipment:	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
	Interior Common Areas:	1470	Total D.E.:		\$0.00	\$0.00	\$0.00		
	Site-Wide Facilities:	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
	Nondwelling Equipment:	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
	Total,		Project Total:		\$0.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: 2009			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650109 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 6 MILANDER MANOR	Site:	1450						
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:	1460						
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Re-Tile Units	1460						
			Total DUs:	\$80,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment:	1465.1						
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas:	1470							
		Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,		Project Total:		\$80,000.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: 2009			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650109 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 8 LA ESPERANZA	Site: Parking lot, Landscaping, paving and courtyard improvements (Moved from 2005)	1450	Total Site:	\$200,000.00	\$200,000.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:	1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Interior Paint - Elderly Units	1460	Total DUs:	\$50,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment:	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas:	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities:	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment: Mailbox Replacement \$2,000	1475	Total NDE:	\$2,000.00	\$0.00	\$0.00	\$0.00	
	Total,		Project Total:	\$252,000.00	\$200,000.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: 2009			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650109 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 10 BRIGHT VILLAS	Site:	1450						
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Exterior Paint	1460						
			Total B.E.:	\$35,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units:	1460						
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment:	1465.1						
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas:	1470							
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,			Project Total:	\$35,000.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: 2009			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650109 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 12 DALE G. BENNETT	Site:	1450						
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Exterior Paint	1460						
			Total B.E.:	\$35,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units:	1460						
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment:	1465.1						
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas:	1470							
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,		Project Total:		\$35,000.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: 2009				
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650109 Replacement Housing Factor Grant No:							
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
FL29-P066 16 PROJECT 16	Site:	1450	Total Site:	\$0.00	\$0.00	\$0.00	\$0.00		
	Mechanical and Electrical:	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00		
	Building Exterior: Exterior Paint \$46,000	1460	Total B.E.:	\$46,000.00	\$0.00	\$0.00	\$0.00		
	Dwelling Units: Interior Paint	1460	Total DUs:	\$42,000.00	\$0.00	\$0.00	\$0.00		
	Dwelling Equipment:	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
	Interior Common Areas:	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
	Site-Wide Facilities:	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
	Nondwelling Equipment:	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
	Total,		Project Total:		\$88,000.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: 2009			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650109 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 20 RUTH A. TINSMAN	Site:	1450						
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Paint Exterior	1460						
			Total B.E.:	\$35,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Paint Units	1460						
			Total DUs:	\$59,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment:	1465.1						
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas:	1470							
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,			Project Total:	\$94,000.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: 2009			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650109 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 21 PROJECT 21	Site:	1450						
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:	1460						
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Paint Units	1460						
			Total DUs:	\$9,500.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: Replace Appliances	1465.1						
			Total D.E.:	\$14,000.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas:	1470							
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,			Project Total:	\$23,500.00	\$0.00	\$0.00	\$0.00	

NAHRO

Capital Fund Manager ©

I n s t r u c t i o n s

ENTER DATA IN THE BLUE CELLS

DO NOT CHANGE THE RED CELLS

Introduction

NAHRO, together with Mobley & Associates, is pleased to provide its *CFP MANAGER© Capital Fund Management Software*. This product is designed to be used with Excel© Version 5.0 or higher or Lotus 1-2-3© for Windows, Version 3 or higher.

CFP MANAGER© helps you plan for the future and saves you hours of valuable staff time, by facilitating the preparation of the CFP portion of the Annual Plan, the CFP Performance and Evaluation ("P&E") report, which also goes along with the Annual Plan, and all the forms required under the program. It is a powerful **planning tool**, which helps you answer "WHAT IF" questions: to simulate various Capital Fund grant levels and capital and management improvement "investment" strategies. It can help you develop contingency plans to cope with the uncertainties we now face. In just a few keystrokes, you can "try on" various versions of your capital budget. It also facilitates Revised Annual Statements and Replacement Housing Factor (RHF) submittals.

The product has been sold with a full year's technical support included. For help in using this product or other technical support, contact Dennis Mobley at:

Cell: (678) 612-3286
Page: (800) 317-8579
Voice: (404) 584-7985
Fax: (404) 584-7786
E-mail: Dmobley671@aol.com

After your first year, technical support AND product enhancement (new forms and/or changes in forms or instructions) will be provided by Mobley & Associates for a nominal fee which will include unlimited telephone support.

Step 1: Install

- 1) DOWNLOAD NAHRO CFP MANAGER© USING YOUR E-MAIL SOFTWARE, AND BE AWARE INTO WHICH "FOLDER" YOUR E-MAIL PROGRAM PUTS DOWNLOADED FILES
- 2) GET YOUR EXCEL© OR LOTUS© PROGRAM UP AND RUNNING.
- 3) CLICK ON "FILE", "OPEN", SELECT THE FOLDER INTO WHICH THE CFP MANAGER© FILE WAS DOWNLOADED, AND OPEN THE FILE WITH EXCEL© OR LOTUS© (THE FILE IS NAMED NCFP101.XLS FOR EXCEL© USERS, NCFP101.WK4 FOR LOTUS© USERS).
- 4) CLICK ON "FILE", "SAVE AS", AND CREATE YOUR FIRST WORKING COPY OF THE FILE. GIVE IT A NEW FILE NAME SUCH AS FY2002A, ETC. YOU MAY WANT TO SAVE THIS FILE INTO A TOTALLY DIFFERENT FOLDER FROM THE ORIGINAL DOWNLOADED VERSION. (MANY PEOPLE USE "MY DOCUMENTS" OR SIMILAR FOLDERS FOR THIS PURPOSE).

This product has been designed as one (1) spreadsheet file with multiple worksheets, including "Annual Statement" and "Five-Year Action Plan" forms, including enough Part II forms for thirty (30) developments! The product can be used for the Annual Performance and Evaluation (P & E) report as well as for budgeting.

Annual Statement /Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)				Part I: Summary	
PHA Name: Hialeah Housing Authority		Grant Type and Number Capital Fund Program Grant No. FL14P06650110 Replacement Housing Factor Grant No:		Federal FY of Grant: 2010	
<input checked="" type="checkbox"/> Original Annual Statement 9/29/2010		<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 No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$100,000.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$50,000.24	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$572,000.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$195,000.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$287,000.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$440,363.76	\$0.00	\$440,363.76	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2-20)	\$1,644,364.00	\$0.00	\$440,363.76	\$0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security -- Soft Costs				
25	Amount of line 21 Related to Security -- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name:		Grant Type and Number			Federal FY of Grant: 2010			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650110 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
OPERATIONS		1406		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide Mgmt. Improvmts	1) Item 1 2) Item 2 3) Item 3	1408 " "		\$0.00	\$0.00	\$0.00	\$0.00	
			Total 1408	\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide Admin	Funding for PHA Staff @ 10% of the annual grant amount in accordance with approved salary allocation plan	1410		\$100,000.00	\$0.00	\$0.00	\$0.00	
HA-Wide Fees and Costs	A & E services @ 7% of the annual grant amount, based on actual scope of design work	1430		\$50,000.24	\$0.00	\$0.00	\$0.00	
HA-Wide	Nonroutine vacancy prep.	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Nonroutine PM repairs	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Appliances	1465		\$195,000.00	\$0.00	\$0.00	\$0.00	
"	Vehicle replacement	1475		\$0.00	\$0.00	\$0.00	\$0.00	
"	Demolition (specify location[s])	1485		\$0.00	\$0.00	\$0.00	\$0.00	
"	Relocation expenses	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: 2010			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650110 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 1 ASHLEY PLAZA	Site:	1450						
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:	1460						
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units:	1460						
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment:	1465.1						
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas:	1470							
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,			Project Total:	\$0.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: 2010			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650110 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 2 HOLLAND HALL	Site:	1450						
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:	1460						
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Re-Tile all units	1460						
			Total DUs:	\$220,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment:	1465.1						
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas:	1470							
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,			Project Total:	\$220,000.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: 2010				
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650110 Replacement Housing Factor Grant No:							
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
FL29-P066 3 VIVIAN VILLAS	Site:	1450	Total Site:	\$0.00	\$0.00	\$0.00	\$0.00		
	Mechanical and Electrical:	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00		
	Building Exterior:	1460	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00		
	Dwelling Units: Re-Tile all units	1460	Total DUs:	\$220,000.00	\$0.00	\$0.00	\$0.00		
	Dwelling Equipment:	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
	Interior Common Areas:	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
	Site-Wide Facilities:	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
	Nondwelling Equipment:	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
	Total,			Project Total:	\$220,000.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: 2010			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650110 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 4 HOFFMAN GARDENS	Site:	1450						
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:	1460						
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units:	1460						
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment:	1465.1						
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas:	1470							
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities: Recreation Improvements	1470							
		Total SWFs:	\$150,000.00	\$0.00	\$0.00	\$0.00	\$0.00	
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total,			Project Total:	\$150,000.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: 2010				
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650110 Replacement Housing Factor Grant No:							
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
FL29-P066 5 SEMINOLA VILLAS	Site:	1450	Total Site:	\$0.00	\$0.00	\$0.00	\$0.00		
	Mechanical and Electrical:	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00		
	Building Exterior:	1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
	Dwelling Units:	1460	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00		
	Dwelling Equipment:	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
	Interior Common Areas:	1470	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
	Site-Wide Facilities:	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
	Nondwelling Equipment:	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
	Total,		Project Total:		\$0.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: 2010			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650110 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 6 MILANDER MANOR	Site:	1450						
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:	1460						
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units:	1460						
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment:	1465.1						
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas: Security Improvements	1470							
		Total D.E.:	\$40,000.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,			Project Total:	\$40,000.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: 2010			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650110 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 8 LA ESPERANZA	Site:	1450						
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Exterior Paint	1460						
			Total B.E.:	\$65,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Interior Paint - Family Units	1460						
			Total DUs:	\$45,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: Appliance Replacement	1465.1						
			Total D.E.:	\$40,000.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas:	1470							
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities: New Recreation Equipment	1470							
		Total SWFs:	\$60,000.00	\$0.00	\$0.00	\$0.00	\$0.00	
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total,		Project Total:		\$210,000.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: 2010			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650110 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 10 BRIGHT VILLAS	Site:	1450						
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:	1460						
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units:	1460						
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: Replace Appliances	1465.1						
			Total D.E.:	\$30,000.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas:	1470							
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,			Project Total:	\$30,000.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: 2010			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650110 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 12 DALE G. BENNETT	Site:	1450						
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:	1460						
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units:	1460						
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: Replace Appliances	1465.1						
			Total D.E.:	\$30,000.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas:	1470							
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,		Project Total:		\$30,000.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: 2010				
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650110 Replacement Housing Factor Grant No:							
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
FL29-P066 16 PROJECT 16	Site:	1450	Total Site:	\$0.00	\$0.00	\$0.00	\$0.00		
	Mechanical and Electrical:	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00		
	Building Exterior:	1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
	Dwelling Units:	1460	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00		
	Dwelling Equipment: Replace Appliances	1465.1	Total D.E.:	\$35,000.00	\$0.00	\$0.00	\$0.00		
	Interior Common Areas:	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
	Site-Wide Facilities:	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
	Nondwelling Equipment:	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
	Total,		Project Total:		\$35,000.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: 2010			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650110 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 20 RUTH A. TINSMAN	Site:	1450						
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:	1460						
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units:	1460						
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: Replace Appliances	1465.1						
			Total D.E.:	\$60,000.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas: Paint Common Areas	1470							
		Total ICAs:	\$37,000.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,			Project Total:	\$97,000.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: 2010			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14P06650110 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 21 PROJECT 21	Site:	1450						
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Exterior Paint	1460						
			Total B.E.:	\$22,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units:	1460						
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment:	1465.1						
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas:	1470							
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,			Project Total:	\$22,000.00	\$0.00	\$0.00	\$0.00	

NAHRO

Capital Fund Manager ©

I n s t r u c t i o n s

ENTER DATA IN THE BLUE CELLS

DO NOT CHANGE THE RED CELLS

Introduction

NAHRO, together with Mobley & Associates, is pleased to provide its *CFP MANAGER© Capital Fund Management Software*. This product is designed to be used with Excel© Version 5.0 or higher or Lotus 1-2-3© for Windows, Version 3 or higher.

CFP MANAGER© helps you plan for the future and saves you hours of valuable staff time, by facilitating the preparation of the CFP portion of the Annual Plan, the CFP Performance and Evaluation ("P&E") report, which also goes along with the Annual Plan, and all the forms required under the program. It is a powerful **planning tool**, which helps you answer "WHAT IF" questions: to simulate various Capital Fund grant levels and capital and management improvement "investment" strategies. It can help you develop contingency plans to cope with the uncertainties we now face. In just a few keystrokes, you can "try on" various versions of your capital budget. It also facilitates Revised Annual Statements and Replacement Housing Factor (RHF) submittals.

The product has been sold with a full year's technical support included. For help in using this product or other technical support, contact Dennis Mobley at:

Cell: (678) 612-3286
Page: (800) 317-8579
Voice: (404) 584-7985
Fax: (404) 584-7786
E-mail: Dmobley671@aol.com

After your first year, technical support AND product enhancement (new forms and/or changes in forms or instructions) will be provided by Mobley & Associates for a nominal fee which will include unlimited telephone support.

Step 1: Install

- 1) DOWNLOAD NAHRO CFP MANAGER© USING YOUR E-MAIL SOFTWARE, AND BE AWARE INTO WHICH "FOLDER" YOUR E-MAIL PROGRAM PUTS DOWNLOADED FILES
- 2) GET YOUR EXCEL© OR LOTUS© PROGRAM UP AND RUNNING.
- 3) CLICK ON "FILE", "OPEN", SELECT THE FOLDER INTO WHICH THE CFP MANAGER© FILE WAS DOWNLOADED, AND OPEN THE FILE WITH EXCEL© OR LOTUS© (THE FILE IS NAMED NCFP101.XLS FOR EXCEL© USERS, NCFP101.WK4 FOR LOTUS© USERS).
- 4) CLICK ON "FILE", "SAVE AS", AND CREATE YOUR FIRST WORKING COPY OF THE FILE. GIVE IT A NEW FILE NAME SUCH AS FY2002A, ETC. YOU MAY WANT TO SAVE THIS FILE INTO A TOTALLY DIFFERENT FOLDER FROM THE ORIGINAL DOWNLOADED VERSION. (MANY PEOPLE USE "MY DOCUMENTS" OR SIMILAR FOLDERS FOR THIS PURPOSE).

This product has been designed as one (1) spreadsheet file with multiple worksheets, including "Annual Statement" and "Five-Year Action Plan" forms, including enough Part II forms for thirty (30) developments! The product can be used for the Annual Performance and Evaluation (P & E) report as well as for budgeting.

Annual Statement /Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)				Part I: Summary	
PHA Name: Hialeah Housing Authority		Grant Type and Number Capital Fund Program Grant No. FL14S06650109 Replacement Housing Factor Grant No:		Federal FY of Grant: Stimulus	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 - 8/25/09)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:				<input type="checkbox"/> Final Performance and Evaluation Report	
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$50,819.80	\$0.00	\$0.00
10	1460 Dwelling Structures	\$1,710,857.00	\$1,760,037.20	\$1,760,037.20	\$184,213.42
11	1465.1 Dwelling Equipment-Nonexpendable	\$100,000.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2-20)	\$1,810,857.00	\$1,810,857.00	\$1,760,037.20	\$184,213.42
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security -- Soft Costs				
25	Amount of line 21 Related to Security -- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				
Signature of Acting Executive Director and Date		Signature of Public Housing Director or Officer of Native American Programs Administrator & Date			
x		x			

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

PHA Name:		Grant Type and Number			Federal FY of Grant: Stimulus			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14S06650109 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
OPERATIONS		1406		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide Mgmt. Improvmts	1) Item 1 2) Item 2 3) Item 3	1408 " "		\$0.00	\$0.00	\$0.00	\$0.00	
			Total 1408	\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide Admin	Funding for PHA Staff @ 10% of the annual grant amount in accordance with approved salary allocation plan	1410		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide Fees and Costs	A & E services @ 7% of the annual grant amount, based on actual scope of design work	1430		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Nonroutine vacancy prep.	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Nonroutine PM repairs	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Appliances	1465		\$100,000.00	\$0.00	\$0.00	\$0.00	
"	Vehicle replacement	1475		\$0.00	\$0.00	\$0.00	\$0.00	
"	Demolition (specify location[s])	1485		\$0.00	\$0.00	\$0.00	\$0.00	
"	Relocation expenses	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: Stimulus			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14S06650109 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 1 ASHLEY PLAZA	Site:	1450						
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:	1460						
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units:	1460						
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment:	1465.1						
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas:	1470							
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,			Project Total:	\$0.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: Stimulus			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14S06650109 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 2 HOLLAND HALL	Site:	1450						
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:	1460						
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units:	1460						
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment:	1465.1						
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas:	1470							
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,			Project Total:	\$0.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: Stimulus				
Hialeah Housing Authority		Capital Fund Program Grant No. FL14S06650109 Replacement Housing Factor Grant No:							
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
FL29-P066 3 VIVIAN VILLAS	Site: Courtyard Improvements (Moved from 5 year plan)	1450	Total Site:	\$0.00	\$50,819.90	\$0.00	\$0.00		
	Mechanical and Electrical:	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00		
	Building Exterior:	1460	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00		
	Dwelling Equipment:	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
	Interior Common Areas:	1470	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
	Interior Common Areas:	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
	Site-Wide Facilities:	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
	Nondwelling Equipment:	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
	Total,			Project Total:	\$0.00	\$50,819.90	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: Stimulus			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14S06650109 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 4 HOFFMAN GARDENS	Site:	1450						
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:	1460						
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Bathroom Renovations \$205,440 Paint Unit Interiors \$166,967 Replace Kitchen & Bathroom Cabinets \$600,331	1460						
			Total DUs:	\$1,010,857.00	\$972,738.00	\$972,738.00	\$67,462.20	
	Dwelling Equipment: Replace Appliances (Moved to CFP 2008)	1465.1						
			Total D.E.:	\$100,000.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas:	1470							
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,			Project Total:	\$1,110,857.00	\$972,738.00	\$972,738.00	\$67,462.20	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: Stimulus			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14S06650109 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 5 SEMINOLA VILLAS	Site:	1450	Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:	1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Bathroom Renovations \$68,670 Replace Kitchen & Bathroom Cabinets 184482.2.20	1460	Total DUs:	\$210,000.00	\$253,152.20	\$253,152.20	\$58,860.00	
	Dwelling Equipment:	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas:	1470	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities:	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment:	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00	
	Total,		Project Total:	\$210,000.00	\$253,152.20	\$253,152.20	\$58,860.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: Stimulus			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14S06650109 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 6 MILANDER MANOR	Site:	1450						
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:	1460						
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units:	1460						
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment:	1465.1						
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas:	1470							
		Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,			Project Total:	\$0.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: Stimulus			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14S06650109 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 8 LA ESPERANZA	Site:	1450						
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:	1460						
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Replace Kitchen & Bathroom Cabinets Family Units \$163,659 Bathroom Rneovations \$59,625	1460						
			Total DUs:	\$190,000.00	\$222,284.00	\$222,284.00	\$0.00	
	Dwelling Equipment:	1465.1						
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas:	1470							
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,		Project Total:		\$0.00	\$222,284.00	\$222,284.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: Stimulus			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14S06650109 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 10 BRIGHT VILLAS	Site:	1450	Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:	1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units:	1460	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment:	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas:	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities:	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment:	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00	
	Total,		Project Total:	\$0.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: Stimulus			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14S06650109 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 12 DALE G. BENNETT	Site:	1450						
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:	1460						
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units:	1460						
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment:	1465.1						
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas:	1470							
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,		Project Total:		\$0.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: Stimulus			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14S06650109 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 16 PROJECT 16	Site:	1450						
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: New Roof \$124,900	1460						
			Total B.E.:	\$140,000.00	\$124,900.00	\$124,900.00	\$57,891.22	
	Dwelling Units: Replace Kitchen & Bathroom Cabinets Family Units \$185,963	1460						
			Total DUs:	\$160,000.00	\$185,963.00	\$185,963.00	\$0.00	
	Dwelling Equipment:	1465.1						
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas:	1470							
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,			Project Total:	\$300,000.00	\$310,863.00	\$310,863.00	\$57,891.22	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: Stimulus			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14S06650109 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 20 RUTH A. TINSMAN	Site:	1450						
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:	1460						
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units:	1460						
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment:	1465.1						
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas:	1470							
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,		Project Total:		\$0.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant: Stimulus			
Hialeah Housing Authority		Capital Fund Program Grant No. FL14S06650109 Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
FL29-P066 21 PROJECT 21	Site:	1450						
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460						
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:	1460						
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units:	1460						
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment:	1465.1						
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas:	1470							
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities:	1470							
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment:	1475							
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,			Project Total:	\$0.00	\$0.00	\$0.00	\$0.00	

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
HIALEAH HOUSING AUTHORITY FL26-P066			Locality (City/County & State)		<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	\$1,290,000.00	\$1,600,000.00	\$2,006,000.00	\$2,518,000.00
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		\$146,857.00	\$146,857.00	\$146,857.00	\$146,857.00
F.	Other					
G.	Operations		\$293,713.00	\$293,713.00	\$293,713.00	\$293,713.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service		\$440,363.76	\$440,363.76	\$440,363.76	\$440,363.76
K.	Total CFP Funds		\$1,730,363.76	\$2,040,363.76	\$2,445,863.76	\$2,958,363.76
L.	Total Non-CFP Funds					
M.	Grand Total		\$1,170,933.76	\$2,480,933.76	\$2,886,933.76	\$3,398,933.76

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary (Continuation)

PHA Name/Number: HIALEAH HOUSING AUTHORITY			Locality (City/county & State): HIALEAH, FL			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2010</u>	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>	
	FL29-P066-001 / ASHLEY PLAZA	Annual Statement	540,000.00	80,000.00	360,000.00	368,000.00	
	FL29-P066-002 / HOLLAND HALL		40,000.00	25,000.00	12,000.00	96,000.00	
	FL29-P66-003/ VIVIAN VILLAS		40,000.00	50,000.00	114,000.00	330,000.00	
	FL29-P066-004/ HOFFMAN GARDENS		0.00	0.00	500,000.00	930,000.00	
	FL29-P066-005/ SEMINOLA VILLAS		0.00	220,000.00	15,000.00	358,000.00	
	FL29-P066-006/ MILANDER MANOR		0.00	25,000.00	102,000.00	0.00	
	FL29-P066-008/ LA ESPERANZA		180,000.00	260,000.00	180,000.00	0.00	
	FL29-P066-010/ BRIGHT VILLAS		45,000.00	350,000.00	86,500.00	40,000.00	
	FL29-P066-012/ DALE BENNET		45,000.00	0.00	240,000.00	80,000.00	
	FL29-P066-016/ MARTINEZ PAVILION		180,000.00	0.00	300,500.00	135,000.00	
	FL29-P066-020/ RUTH TINSMAN		220,000.00	510,000.00	84,000.00	105,000.00	
	FL29-P066-021/ PROJECT 21		0.00	80,000.00	12,000.00	76,000.00	
	9000 Collateralization or Debt Service		440,363.76	440,363.76	440,363.76	440,363.76	
	CFP Funds Listed for 5 years planning						
	Replacement Housing Factor Funds						

Capital Fund Program—Five-Year Action Plan

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

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year <u>2</u> FFY <u>2011</u>			Work Statement for Year: <u>3</u> FFY <u>2012</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	FL29-P066-001 / ASHLEY PLAZA -EXTERIOR PAINT		\$100,000.00	FL29-P066-001 / ASHLEY PLAZA -SECURITY IMPROVEMENT		\$80,000.00
Annual	FL29-P066-001 / ASHLEY PLAZA -RETILE UNITS		\$440,000.00	FL29-P066-002 / HOLLAND HALL -EXTERIOR LIGHTING & WALKWAYS		\$25,000.00
Statement	FL29-P066-002 / HOLLAND HALL -SECURITY IMPROVEMENT		\$40,000.00	FL29-P66-003/ VIVIAN VILLAS -EXTERIOR LIGHTING & WALKWAYS		\$50,000.00
	FL29-P66-003/ VIVIAN VILLAS -SECURITY IMPROVEMENT		\$40,000.00	FL29-P066-004/HOFFMAN GARDENS		\$0.00
	FL29-P066-004/ HOFFMAN GARDENS		\$0.00	FL29-P066-005/ SEMINOLA VILLAS -RETILE UNITS		\$220,000.00
	FL29-P066-005/ SEMINOLA VILLAS		\$0.00	FL29-P066-006/ MILANDER MANOR -EXTERIOR LIGHTING & WALKWAYS		\$25,000.00
	FL29-P066-006/ MILANDER MANOR		\$0.00	FL29-P066-008/ LA ESPERANZA -RETILE UNITS -SECURITY IMPROVEMENT (E)		\$220,000.00 \$40,000.00
	FL29-P066-008/ LA ESPERANZA -RETILE UNITS		\$180,000.00	FL29-P066-010/ BRIGHT VILLAS -NEW A/C UNITS -RETILE UNITS		\$150,000.00 \$200,000.00
	FL29-P066-010/ BRIGHT VILLAS -PAINT INTERIOR		\$45,000.00	FL29-P066-012/ DALE BENNET		\$0.00
	FL29-P066-012/ DALE BENNET -PAINT INTERIOR		\$45,000.00	FL29-P066-016/ MARTINEZ PAVILION		\$0.00
	FL29-P066-016/ MARTINEZ PAVILION -NEW A/C UNITS		\$180,000.00	FL29-P066-020/ RUTH TINSMAN -NEW ROOF -REPLACE A/C UNITS -EXTERIOR LIGHTING & WALKWAYS -SECURITY IMPROVEMENT		\$120,000.00 \$300,000.00 \$50,000.00 \$40,000.00
	FL29-P066-020/ RUTH TINSMAN -RETILE UNITS		\$220,000.00	FL29-P066-021/ PROJECT 21 -PARKING LOT IMPROVEMENT -RETILE UNITS -SECURITY IMPROVEMENT		\$10,000.00 \$50,000.00 \$20,000.00
	FL29-P066-021/ PROJECT 21		\$0.00			

Capital Fund Program—Five-Year Action Plan

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

	9000 Collateralization or Debt Services		\$440,363.76	9000 Collateralization or Debt Services	\$440,363.76
	Subtotal of Estimated Cost		\$1,730,363.76	Subtotal of Estimated Cost	\$2,040,363.76

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	FL29-P066-001 / ASHLEY PLAZA -TANKLESS WATER HEATER -REPLACEMENT OF KITCHEN & BATHROOM EXHAUST SYSTEM		\$160,000.00 \$200,000.00	FL29-P066-001 / ASHLEY PLAZA -NEW ROOF -REPAINT UNITS -REPAINT COMMON AREAS		\$200,000.00 \$120,000.00 \$48,000.00
Annual	FL29-P066-002 / HOLLAND HALL -DOOR SEALS		\$12,000.00	FL29-P066-002 / HOLLAND HALL -REPAINT UNITS -REPAINT COMMON AREAS		\$60,000.00 \$36,000.00
Statement	FL29-P66-003/ VIVIAN VILLAS -DOOR SEALS -PAINT UNITS -PAINT COMMON AREAS		\$12,000.00 \$60,000.00 \$42,000.00	FL29-P66-003/ VIVIAN VILLAS -NEW ROOF -TANKLESS WATER HEATER & ELECTRICAL UPGRADES		\$250,000.00 \$80,000.00
	FL29-P066-004/HOFFMAN GARDENS -RETILE UNITS		\$500,000.00	FL29-P066-004/ HOFFMAN GARDENS REPLACE UNITS -PAINT EXTERIOR -SECURITY IMPROVEMENT		\$750,000.00 \$100,000.00 \$80,000.00
	FL29-P066-005/ SEMINOLA VILLAS -DOOR SEALS		\$15,000.00	FL29-P066-005/ SEMINOLA VILLAS -SECURITY IMPROVEMENT -IRRIGATION SYSTEM -TANKLESS WATER HEATER & ELECTRICAL UPGRADES -PAINT EXTERIOR -PAINT INTERIOR		\$80,000.00 \$100,000.00 \$40,000.00 \$60,000.00 \$78,000.00
	FL29-P066-006/ MILANDER MANOR - PAINT UNITS - PAINT COMMON AREAS - PAINT EXTERIOR		\$42,000.00 \$24,000.00 \$36,000.00	FL29-P066-008/ LA ESPERANZA		\$0.00
	FL29-P066-008/ LA ESPERANZA - TANKLESS WATER HEATER & ELECTRICAL UPGRADES - SECURITY IMPROVEMENT (F)		\$140,000.00 \$40,000.00	FL29-P066-006/ MILANDER MANOR		\$0.00

Capital Fund Program—Five-Year Action Plan

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

	FL29-P066-010/ BRIGHT VILLAS - DOOR SEALS - TANKLESS WATER HEATER & ELECTRICAL UPGRADES - SECURITY IMPROVEMENT		\$6,500.00 \$40,000.00 \$40,000.00	FL29-P066-010/ BRIGHT VILLAS -EXTERIOR PAINT		\$40,000.00
	FL29-P066-012/ DALE BENNET - TANKLESS WATER HEATER & ELECTRICAL UPGRADES - RETILE UNITS		\$40,000.00 \$200,000.00	FL29-P066-012/ DALE BENNET -EXTERIOR PAINT -SECURITY IMPROVEMENT		\$40,000.00 \$40,000.00
	FL29-P066-016/ MARTINEZ PAVILION - DOOR SEALS - TANKLESS WATER HEATER & ELECTRICAL UPGRADES - RETILE UNITS		\$7,500.00 \$48,000.00 \$245,000.00	FL29-P066-016/ MARTINEZ PAVILION -EXTERIOR PAINT -SECURITY IMPROVEMENT -INTERIOR PAINTING		\$40,000.00 \$50,000.00 \$45,000.00
	FL29-P066-020/ RUTH TINSMAN - MAILBOXES REPLACEMENT - TANKLESS WATER HEATER & ELECTRICAL UPGRADES		\$4,000.00 \$80,000.00	FL29-P066-020/ RUTH TINSMAN -EXTERIOR PAINT -INTERIOR PAINT		\$40,000.00 \$65,000.00
	FL29-P066-021/ PROJECT 21 - TANKLESS WATER HEATER & ELECTRICAL UPGRADES		\$12,000.00	FL29-P066-021/ PROJECT 21 -NEW CABINETS - MAILBOXES REPLACEMENT -PAINT INTERIOR		\$50,000.00 \$1,000.00 \$25,000.00
	9000 Collateralization or Debt Services		\$438,672.00	9000 Collateralization or Debt Services		\$438,672.00
	Subtotal of Estimated Cost		\$2,446,363.76	Subtotal of Estimated Cost		\$2,958,363.76



HIALEAH HOUSING AUTHORITY



SOCIAL SERVICES DEPARTMENT
 75 EAST 6TH STREET, HIALEAH, FL 33010
 PH: 305-888-9744 – FAX: 305-887-5505

JULIO PONCE, CHAIRPERSON
 BENJAMIN ALVAREZ, VICE-CHAIRMAN
 FATHER JOSE PANIAGUA, COMMISSIONER
 ALICIA PEREZ, COMMISSIONER
 ANA WYDRA, COMMISSIONER

ALEX MORALES
 EXECUTIVE DIRECTOR

Resident Meeting Minutes

Project: Vernon Ashley Plaza Meeting Location: Vernon Ashley Plaza
 Location: 70 East 7th Street Hialeah, FL 33010 Meeting Date: 09/23/2009
 Owner: Hialeah Housing Authority Time: 9:00 A. M.
 Re : Resident Meeting for 5 Year plan

This confirms and records our interpretation of the discussions, which occurred, and our understanding reached during this meeting.

STAFF MEMBERS: Alex Morales, Executive Director Maria Pang, Resident Initiative Coordinator
 Joel Bonilla, Housing Director Lila Miranda, Building Manager
 Alonso Hudson, Area Supervisor Miguel Hernandez, Capital Funds Director

Mr. Morales opened the meeting by thanking all residents for their attendance. He then proceeded with a review of all jobs completed from previous plan (see attached), and then informed tenants of the new projects to be accomplished in the new five year plan.

2011 Install tile flooring in apartments. Paint building exterior.	2014 Paint apartment units and hallways. Replace stoves
2012 Install security camaras.	2015
2013 Replace existing water heater with tankless heater. Replace kitchen and bathroom ventallation systems.	Other 5yr Plan items not scheduled:

Mr. Morales encouraged the residents to present any outstanding needs and / or any suggestions to this plan.

RESIDENTS REQUESTS / SUGGESTIONS:

Residents requested security guard be contracted. Response was there were no funds for it. Residents requested new washers/dryers. Informed residents we have not been able to get out of the current contract. Residents suggested we use a new pest control company. Advised residents with problems to contact maintenance and surrounding units will be checked. Exterior side of windows cannot be cleaned. Canopy will be checked for garbage or debris.

Other concerns/comments:.

Unit #617 Water link under kitchen sink. / Regla Miranda stated closet door became unhinged. / Main entrance door (RIGHT SIDE) has the key hole jammed.

Complaints maintenance calls go directly to voicemail and calls not returned.

Event Participation Log

Building: ASHLEY PLAZA

Event / Evento: RAM - 5 Year Plan

Date / Fecha: 9/23/09

	Name/Nombre	Apt		Name/ Nombre	Apt
1	Yamilis	105	26	Arbina Capote	508
2	Imani Vega	108	27	Nereida Pintos	
3	Belia Morales	613	28	Justa Velazquez	
4	Amalia F. Martin	629	29	GEORGINA GONZALEZ	510
5	Mary Jimenez	501	30	Vanessa	304
6	Delgado Astete	718	31	FABIO FERNANDEZ	404
7	BERTA ALDANA	201	32	Alfreda Artigas	
8	REGLA MIRANDA	103	33	Margarita Cepero	412
9	Lore A. Martin	214	34	Maria Mercedes Herrera	#527
10	Yanis ...		35	Helido Martin	
11	Lucida Ali	409	36		
12	Nieves Gonzalez	416	37		
13	Graciela	428	38		
14	Lida Martin	217	39		
15	Ana Jimenez	617	40		
16	Eva Romo	511	41		
17	Berta Bister	420	42		
18	Elis Yurica	704	43		
19	JUAN CVELLFR	406	44		
20	Luisa Davila	313	45		
21	Gerardo Medina	317	46		
22	Mercedes Pardo	307	47		
23	Miguel Rodriguez	310	48		
24	Alma Herrera	107	49		
25	Merbank		50		

Ashley Plaza - 70 East 7 Street

Completadas / En Proceso

En Proyecto

Obra	Status	Año	Costo	Obra	Status	Año	Costo
Salon de Domino Nuevo	Completada	2003	\$500.00	Pintar el Exterior del Edificio	Plan de 5 Años	2011	\$100,000.00
Pintar Pasillos	Completada	2004	\$18,000.00	Instalar Piso de Loza en los Apartamentos	Plan de 5 Años	2011	\$180,000.00
Pintar Apartamentos	Completada	2004	\$93,570.00	Camaras de Seguridad	Plan de 5 Años	2012	\$80,000.00
Pintar el Exterior del Edificio	Completada	2005	\$80,000.00	Reemplazar Calentadores de Agua con Sistema sin Tanque	Plan de 5 Años	2013	\$160,000.00
Remodelar Lobby	Completada	2005	\$7,000.00	Reemplazar Sistema de Ventilación de Coicina y Baño	Plan de 5 Años	2013	\$200,000.00
Instalar Losas en los Pasillos	Completada	2005	\$80,926.00	Pintar Apartamentos	Plan de 5 Años	2014	\$120,000.00
Sistema de Seguridad	Completada	2005	\$9,937.00	Pintar Pasillos	Plan de 5 Años	2014	\$48,000.00
Reparar Sistema de Ventilación	Completada	2005	\$23,000.00	Reemplazar Fogones	Plan de 5 Años	2014	\$30,000.00
Ventanas Nuevas	Completada	2005	\$335,102.00				
Renovar Areas Verde e Instalación de Sistema de Reagadillo	Completada	2006	\$45,000.00				
Area de Recreación Exterior	Completada	2006	\$17,000.00				
Aires Nuevos	Completada	2006	\$120,000.00				
Remodelar Entrada Incluyendo Fuente	Completada	2007	\$53,000.00				
Remodelar Baños	Completada	2008	\$600,000.00				
Reparar y Remodelar Parqueo	Completada	2008	\$30,000.00				
Instalar Cortinas Contra Huracanes	Completada	2008	\$436,473.00				
Refrigeradores Nuevos	Completada	2008	\$80,000.00				
Pintar Pasillos	Completada	2009	\$40,000.00				
Pintar Apartamentos	Completada	2009	\$104,874.00				
Area de Recreación	En Proceso	2009	\$134,000.00				
		Total	\$2,308,382.00				



HIALEAH HOUSING AUTHORITY



SOCIAL SERVICES DEPARTMENT
75 EAST 6TH STREET, HIALEAH, FL 33010
PH: 305-888-9744 – FAX: 305-887-5505

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FATHER JOSE PANIAGUA, COMMISSIONER
ALICIA PEREZ, COMMISSIONER
ANA WYDRA, COMMISSIONER

ALEX MORALES
EXECUTIVE DIRECTOR

Resident Meeting Minutes

Project: <u>Evelyn Holland Hall</u>	Meeting Location: <u>Evelyn Holland Hall</u>
Location: <u>555 East 1st Ave Hialeah, FL 33010</u>	Meeting Date: <u>09/23/2009</u>
Owner: <u>Hialeah Housing Authority</u>	Time: <u>10:00 A. M.</u>
Re : <u>Resident Meeting for 5 Year plan</u>	

This confirms and records our interpretation of the discussions, which occurred, and our understanding reached during this meeting.

STAFF MEMBERS: Alex Morales, Executive Director	Maria Pang, Resident Initiative Coordinator
Joel Bonilla, Housing Director	
Alonso Hudson, Area Supervisor	

Mr. Morales opened the meeting by thanking all residents for their attendance. He then proceeded with a review of all jobs completed from previous plan (see attached), and then informed tenants of the new projects to be accomplished in the new five year plan.

2011 Installation of security camaras.	2014 Paint interior of units and hallways. New roof.
2012 Replace sidewalks and exterior lights.	2015 Replace ventallation systems for kitchens and bathrooms. Paint building exterior.
2013	Other 5yr Plan items not scheduled:

Mr. Morales encouraged the residents to present any outstanding needs and / or any suggestions to this plan.

RESIDENTS REQUESTS / SUGGESTIONS:

Residents requested no parking sign be returned at the front entrance. Alex asked tenants to recall it was removed upon their request and that it will not be replaced for use by emergency vehicles.

Other concerns/comments:

Unit #505 reports a/c not working.

Unit #505 reports bathroom light not working.

Residents stated maintenance calls are going to voicemail more often with calls not being returned.

Event Participation Log

Building : HOLLAND Hall

Event / Evento : RAM - 5 year PLAN

Date / Fecha : 9/23/09

	Name/Nombre	Apt		Name/ Nombre	Apt
1	Carmela Cedeno		26	Catalina O. Pino	305
2	Lia Cruz		27		
3	Liliv Herrera		28		
4	Esthera Martinez		29		
5	Emilia Molina		30		
6	Nelia P. Reyes		31		
7	Nora Cöbel	102	32		
8	Storge Micedo		33		
9	Maria S. Martin		34		
10	Patricia Pazcano		35		
11	Yakel Alas	902	36		
12	Ada Sanchez	603	37		
13	Caredd Miranda	903	38		
14	Cyrene Escudé	501	39		
15	Rogel Ferrer	706	40		
16	Rudiana Selva	706	41		
17	Rosa Fernandez	509	42		
18	Eunidia Solter	502	43		
19	Amelio Garcia		44		
20	Ena Cruz	505	45		
21	H. ABBOT	909	46		
22	Angel Penn	816	47		
23	Marta Santa Lucia	810	48		
24	Rafaela Bello	204	49		
25	Ufanna Lopez	700	50		

Holland Hall - 555 East 1 Avenue

Completadas / En Proceso

En Proyecto

Obra	Status	Año	Costo	Obra	Status	Año	Costo
Remodelar Lobby	Completada	2003	\$5,000.00	Mailbox Replacement	Plan de 5 Años	2009	\$2,000.00
Pintar Pasillos	Completada	2003	\$16,000.00	Pintar el Exterior del Edificio	Plan de 5 Años	2009	\$55,000.00
Pintar Apartamentos	Completada	2003	\$42,659.00	Instalar Piso de Loza en los Apartamentos	Plan de 5 Años	2009	\$220,000.00
Pintar el Exterior del Edificio	Completada	2004	\$48,432.00	Camaras de Seguridad	Plan de 5 Años	2011	\$40,000.00
Instalar Losas en los Pasillos	Completada	2004	\$58,475.43	Reemplazar Acera y Luces Exteriores	Plan de 5 Años	2012	\$25,000.00
Renovar Areas Verde e Instalación de Sistema de Reagadillo	Completada	2005	\$28,141.60	Techo Nuevo	Plan de 5 Años	2014	\$200,000.00
Afres Nuevos	Completada	2005	\$74,992.00	Pintar Apartamentos	Plan de 5 Años	2014	\$60,000.00
Muebles Nuevos Para el Lobby	Completada	2005	\$4,000.00	Pintar Pasillos	Plan de 5 Años	2014	\$36,000.00
Sistema de Seguridad	Completada	2005	\$6,951.00	Reemplazar Sistema de Ventilación de Coicina y Baño	Plan de 5 Años	2015	\$150,000.00
Reparar Sistema de Ventilación	Completada	2005	\$16,000.00	Pintar el Exterior del Edificio	Plan de 5 Años	2015	\$60,000.00
Refrigeradores y Fogones Nuevos	Completada	2006	\$50,000.00				
Reemplazar el Boiler	Completada	2006	\$8,000.00				
Area de Recreación Exterior	Completada	2006	\$5,000.00				
Fuente y Area Verde	Completada	2006	\$60,000.00				
Area de Recreación Exterior (Gazebo)	Completada	2007	\$4,000.00				
Remodelar Baños	Completada	2008	\$350,000.00				
Reparar y Remodelar Parqueo	Completada	2008	\$20,000.00				
Instalar Cortinas Contra Huracanes	Completada	2009	\$102,700.00				
Pintar Pasillos	Completada	2009	\$20,000.00				
Pintar Apartamentos	Completada	2009	\$33,878.00				
Ventanas Nuevas	Completada	2009	\$221,000.00				
		Total	\$1,175,229.03				



HIALEAH HOUSING AUTHORITY



SOCIAL SERVICES DEPARTMENT
75 EAST 6TH STREET, HIALEAH, FL 33010
PH: 305-888-9744 – FAX: 305-887-5505

JULIO PONCE, CHAIRPERSON
BENJAMIN ALVAREZ, VICE-CHAIRMAN
FATHER JOSE PANIAGUA, COMMISSIONER
ALICIA PEREZ, COMMISSIONER
ANA WYDRA, COMMISSIONER

ALEX MORALES
EXECUTIVE DIRECTOR

Resident Meeting Minutes

Project: <u>Vivian Villas</u>	Meeting Location: <u>Vivian Villas</u>
Location: <u>4650 West 12th Ave Hialeah, FL 33012</u>	Meeting Date: <u>09/24/2009</u>
Owner: <u>Hialeah Housing Authority</u>	Time: <u>9:00 A. M.</u>
Re : <u>Resident Meeting for 5 Year plan</u>	

This confirms and records our interpretation of the discussions, which occurred, and our understanding reached during this meeting.

STAFF MEMBERS: Alex Morales, Executive Director	Maria Pang, Resident Initiative Coordinator
Joel Bonilla, Housing Director	Roberto De Los Santos, Building Manager
Alonso Hudson, Area Supervisor	

Mr. Morales opened the meeting by thanking all residents for their attendance. He then proceeded with a review of all jobs completed from previous plan (see attached), and then informed tenants of the new projects to be accomplished in the new five year plan.

2011 Install security camaras.	2014 Replace existing water heater with tankless heater. New roof.
2012 Replace sidewalks and exterior lights.	2015 Paint building exterior.
2013 Paint apartment units and hallways.	Other 5yr Plan items not scheduled:

Mr. Morales encouraged the residents to present any outstanding needs and / or any suggestions to this plan.

RESIDENTS REQUESTS / SUGGESTIONS:

Residents requested barbeque grill be added once renovations were completed to their rear patio. Alex stated he did not see any problems having it done if they

wanted it. Residents suggested we use a new pest control company. Advised residents with problems to contact maintenance to check surrounding units.

Other residents stated they pay \$20 a month for an outside company to fumigate and have no problems.

Other concerns/comments:.

Unit #617 Water link under kitchen sink. / Armantina Suero stated closet door became unhinged. / Unit#315 Roach problem/ Unit#111 rubber door seal missing

Complaints maintenance calls go directly to voicemail and calls not returned. 3 slots from left to right on Hot lunch table not heating.

Event Participation Log

Building : VIVIAN VILLA

Event / Evento : RAN - 5 YEAR PLAN

Date / Fecha : 9/24/09

	Name/Nombre	Apt		Name/ Nombre	Apt
1	Elexa Porras	226	26		
2	Sibola Valdes	312	27		
3	Marta A Vall	302	28		
4	Leidia Orlega		29		
5	Manuel Hernandez		30		
6	Araceli Galan		31		
7	Rolo J. Navarro	111	32		
8	CARMELA SARDINAS	418	33		
9	Marlene D. Correa	412	34		
10	Gregorio Perez	315	35		
11	Othmar Alvarez		36		
12	Araceli Gonzalez		37		
13	Julia Gonzalez		38		
14	Alida Gonzalez		39		
15	Fran Alvarez	123	40		
16	Quantun Suarez		41		
17	Yofanda Rodriguez		42		
18	Eduardo Herrera		43		
19	Elpidia Machin		44		
20			45		
21			46		
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23			48		
24			49		
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Vivian Villas - 4650 West 12 Avenue

Completadas / En Proceso

En Proyecto

Obra	Status	Año	Costo	Obra	Status	Año	Costo
Nuevos Gabinetes de Cocina y Baño	Completada	2001	\$206,457.20	Courtyard Improvements	En Diseño	2009	\$150,000.00
Pintar Pasillos	Completada	2003	\$17,100.00	Pintar el Exterior del Edificio	Pendiente Licitación	2009	\$35,000.00
Pintar Apartamentos	Completada	2003	\$42,560.00	Reemplazar Buzones de Correo	Pendiente Licitación	2009	\$2,000.00
Renovar Salon de Domino	Completada	2003	\$1,500.00	Instalar Piso de Losa en los Apartamentos	Pendiente Presupuesto Nuevo	2010	\$220,000.00
Area de Recreación (Salon de Computadoras).	Completada	2003	\$2,500.00	Camaras de Seguridad	Plan de 5 Años	2011	\$40,000.00
Remodelar Comedor	Completada	2003	\$4,000.00	Reemplazar Aceras y Luces Exteriores	Plan de 5 Años	2012	\$50,000.00
Reemplazar Bombas de Sewer	Completada	2003	\$8,495.00	Pintar Pasillos	Plan de 5 Años	2013	\$42,000.00
Pintar el Exterior del Edificio	Completada	2004	\$29,000.00	Pintar Apartamentos	Plan de 5 Años	2013	\$60,000.00
Instalar Cortinas Contra Huracanes	Completada	2004	\$72,999.99	Reemplazar Calentadores de Agua con Sistema sin Tanque	Plan de 5 Años	2014	\$80,000.00
Remodelar Lobby	Completada	2004	\$6,500.00	Techo Nuevo	Plan de 5 Años	2014	\$250,000.00
Instalar Losas en los Pasillos	Completada	2004	\$53,227.95	Pintar el Exterior del Edificio	Plan de 5 Años	2015	\$40,000.00
Ventanas Nuevas	Completada	2004	\$119,985.00				
Renovar Entrada del Edificio	Completada	2005	\$9,000.00				
Renovar Areas Verde e Instalación de Sistema de Reagadillo	Completada	2005	\$40,444.00				
Muebles Nuevos Para el Lobby	Completada	2005	\$8,000.00				
Sistema de Seguridad	Completada	2005	\$7,056.00				
Aires Nuevos	Completada	2006	\$72,000.00				
Area de Recreación Exterior	Completada	2006	\$7,000.00				
Remodelar Baños	Completada	2007	\$310,000.00				
Refrigeradores y Fogones Nuevos	Completada	2007	\$50,000.00				
Pintar Pasillos	Completada	2008	\$39,912.32				
Pintar Apartamentos	Completada	2008	\$27,735.68				
Reparar y Remodelar Parqueo	Completada	2009	\$20,000.00				
Modernizar Elevadores	Completada	2009	\$28,800.00				
		Total	\$1,184,273.14				



HIALEAH HOUSING AUTHORITY



SOCIAL SERVICES DEPARTMENT
75 EAST 6TH STREET, HIALEAH, FL 33010
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JULIO PONCE, CHAIRPERSON
BENJAMIN ALVAREZ, VICE-CHAIRMAN
FATHER JOSE PANIAGUA, COMMISSIONER
ALICIA PEREZ, COMMISSIONER
ANA WYDRA, COMMISSIONER

ALEX MORALES
EXECUTIVE DIRECTOR

Resident Meeting Minutes

Project: <u>Milander Manor</u>	Meeting Location: <u>Milander Manor</u>
Location: <u>815 West 75 Street Hialeah, FL 33014</u>	Meeting Date: <u>09/24/2009</u>
Owner: <u>Hialeah Housing Authority</u>	Time: <u>10:00 A. M.</u>
Re : <u>Resident Meeting for 5 Year plan</u>	

This confirms and records our interpretation of the discussions, which occurred, and our understanding reached during this meeting.

STAFF MEMBERS: Alex Morales, Executive Director	Maria Pang, Resident Initiative Coordinator
Joel Bonilla, Housing Director	Rafael Garcia, Building Manager
Emilio Diaz, Area Supervisor	

Mr. Morales opened the meeting by thanking all residents for their attendance. He then proceeded with a review of all jobs completed from previous plan (see attached), and then informed tenants of the new projects to be accomplished in the new five year plan.

2011	2014
2012 Replace exterior lights and lamps. Remodel rear exterior.	2015
2013 Paint units and building interior and exterior. Replace ventilation systems for kitchens and bathrooms.	Other 5yr Plan items not scheduled:

Mr. Morales encouraged the residents to present any outstanding needs and / or any suggestions to this plan.

RESIDENTS REQUESTS / SUGGESTIONS:

Residents would like a bench with backrest at main entrance.

Other concerns:

Unit #301 needs shower caulking redone

Unit # 302 needs shower head repaired

Reports of maintaince calls going straight to voicemail and calls not returned.

Event Participation Log

Building: MILANER MANOR

Event / Evento: PAN - 5 year Pan

Date / Fecha: 9/24/09

	Name/Nombre	Apt		Name/ Nombre	Apt
1	Maria Padalzo	409	26		
2	Yolanda Renteria	510	27		
3	Rosa Ribera	208	28		
4	Maria E. Rojas	302	29		
5	Maretha Silva	208	30		
6	Grace Palomino	301	31		
7	Glenn L. Deane	109	32		
8	Jose A. Garcia	305	33		
9	ISABEL MUÑOZ	401	34		
10	Liza Hernandez	311	35		
11	Silvia Rodriguez	111	36		
12	Esther Braguela		37		
13	Waldo Dominguez		38		
14	Cecilia Valle		39		
15	Juan Valle		40		
16	Amor A. Ortiz		41		
17			42		
18			43		
19			44		
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25			50		

Milander Manor - 815 West 75 Street

Completadas / En Proceso

En Proyecto

Obra	Status	Año	Costo	Obra	Status	Año	Costo
Nuevos Gabinetes de Cocina y Baño	Completada	2002	\$134,975.00	Instalar Piso de Losa en los Apartamentos	Pendiente Licitación	2009	\$180,000.00
Pintar el Exterior del Edificio	Completada	2003	\$21,646.00	Camaras de Seguridad	Pendiente Presupuesto Nuevo	2010	\$40,000.00
Remodelar Lobby	Completada	2003	\$5,000.00	Remplazar Aceras Y Luces Exteriores <i>Ronald Beck</i>	Plan de 5 Años	2012	\$25,000.00
Aires Nuevos	Completada	2003	\$45,748.00	Pintar Interior de Casas	Plan de 5 Años	2013	\$42,000.00
Reemplazar Venatanas en los Pasillos	Completada	2003	\$31,250.00	Pintar Exterior	Plan de 5 Años	2013	\$36,000.00
Instalar Losas en los Pasillos	Completada	2003	\$28,949.65	Pintar Pasillos	Plan de 5 Años	2013	\$24,000.00
Pintar Pasillos	Completada	2004	\$24,900.00	Remplazar Sistema de Ventilación de Cocina y Baño	Plan de 5 Años	2013	\$60,000.00
Pintar Apartamentos	Completada	2004	\$30,320.00				
Techo Nuevo	Completada	2004	\$122,500.00				
Refrigeradores Nuevos	Completada	2005	\$35,000.00				
Renovar Areas Verde e Instalación de Sistema de Reagadillo	Completada	2005	\$29,999.00				
Remodelar Entrada Incluyendo Fuente	Completada	2005	\$18,000.00				
Fogones Nuevos	Completada	2005	\$16,000.00				
Sistema de Seguridad	Completada	2005	\$5,804.00				
Reemplazar Buzones de Correo	Completada	2006	\$2,000.00				
Reparar y Remodelar Parqueo	Completada	2006	\$35,000.00				
Remodelar Baños	Completada	2007	\$185,000.00				
Area de Recreación Exterior	Completada	2007	\$5,000.00				
Pintar Apartamentos	Completada	2008	\$26,816.00				
Pintar Exterior del Edificio	Completada	2008	\$27,860.00				
Pintar Pasillos	Completada	2008	\$14,040.00				
Modernizar Elevadores	Completada	2008	\$85,000.00				
Ventanas Nuevas	Completada	2008	\$90,000.00				
Instalar Cortinas Contra Huracanes	Completada	2009	\$121,039.00				
		Total	\$1,141,846.65				



HIALEAH HOUSING AUTHORITY



SOCIAL SERVICES DEPARTMENT
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JULIO PONCE, CHAIRPERSON
BENJAMIN ALVAREZ, VICE-CHAIRMAN
FATHER JOSE PANIAGUA, COMMISSIONER
ALICIA PEREZ, COMMISSIONER
ANA WYDRA, COMMISSIONER

ALEX MORALES
EXECUTIVE DIRECTOR

Resident Meeting Minutes

Project: <u>Donald F. Scott / Project 21</u>	Meeting Location: <u>Donald F. Scott</u>
Location: <u>425 West 25 Street Hialeah, FL 33010</u>	Meeting Date: <u>09/24/2009</u>
Owner: <u>Hialeah Housing Authority</u>	Time: <u>11:00 A. M.</u>
Re : <u>Resident Meeting for 5 Year plan</u>	

This confirms and records our interpretation of the discussions, which occurred, and our understanding reached during this meeting.

STAFF MEMBERS: Alex Morales, Executive Director	Maria Pang, Resident Initiative Coordinator
Joel Bonilla, Housing Director	Lydia Larralde, Building Manager
Emilio Diaz, Area Supervisor	

Mr. Morales opened the meeting by thanking all residents for their attendance. He then proceeded with a review of all jobs completed from previous plan (see attached), and then informed tenants of the new projects to be accomplished in the new five year plan.

2011	2014 Replace existing water heaters with tankless heater. Install security cameras. Paint interior and exterior of homes.
2012 Install tile flooring in units.	2015
2013	Other 5yr Plan items not scheduled:

Mr. Morales encouraged the residents to present any outstanding needs and / or any suggestions to this plan.

RESIDENTS REQUESTS / SUGGESTIONS:

Martha Chanfrau suggested we check new bathroom cabinets since her cabinet door became loose shortly after installation. She reported that it was due to a wrong sized screw which could not be tightened as it would damaged the door.

Other concerns/comments:

Alex informed residents new stoves would be electric, not gas and would be installed with new cabinets and refrigerators. Painting will begin once the first block of houses has had the cabinets installed. Bathrooms will be checked for towel holders. Residents asked about small square tiles in the bathrooms and were informed they will be replaced with the tile flooring. Resident happy with renovations.

Event Participation Log

Building : Donald Scott

Event / Evento : RAM - 5 Year PLAN

Date / Fecha : 9/24/09

	Name/Nombre	Apt	Name/Nombre	Apt
1	Rosa Rodriguez - Bona	26	473 W. 25 St.	
2	Israel Leal	27	475 W 25 st	
3	GRAHAM	28	2535 West SWAY	
4	Louder Vidal	29	443 W 25 PL.	
5	Bonifacio Gay	30	453 W 25 ST.	
6	Martin Gonzalez	31	453 W. 25 ST.	
7	Alicia Castilla	32	473 W 25 POK.	
8	Martha Chantrea	33	595 W 25 ST	
9	Nestor Chantrea	34	595 W 25 ST.	
10		35		
11		36		
12		37		
13		38		
14	<u>PROJECT 21</u>	39		
15	<u>RESIDENTS</u>	40		
16		41		
17		42		
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Donald Scott Villas - 425 West 25 Place

Completadas / En Proceso			
Obra	Status	Año	Costo
Puertas Nuevas	Completada	2001	\$30,000.00
Ventanas Nuevas	Completada	2002	\$99,337.09
Pintar Exterior	Completada	2003	\$40,358.00
Instalar Cortinas Contra Huracanes	Completada	2003	\$87,612.00
Cercas Nuevas	Completada	2003	\$124,971.00
Gutters Nuevos	Completada	2003	\$40,590.00
Techos Nuevos	Completada	2003	\$205,372.00
Pintar Interior de Casas	Completada	2004	\$35,720.00
Nuevos Pisos / <i>Sqm</i>	Completada	2005	\$12,559.70
Remodelar Baños	Completada	2009	\$60,000.00
Refrigeradores y Fogones Nuevos	En Proceso	2009	\$60,000.00
Nuevos Gabinetes de Cocina y Baño	En Proceso	2009	\$150,000.00
Pintar Interior de Casas	Listo para Comenzar	2009	\$65,000.00
Pintar Exterior	Listo para Comenzar	2009	\$50,000.00
	Total		\$1,061,519.79

En Proyecto			
Obra	Status	Año	Costo
Instalar Piso de Losa en los Apartamentos	Plan de 5 Años	2012	\$220,000.00
Reemplazar Calentadores de Agua con Sistema sin Tanque	Plan de 5 Años	2014	\$40,000.00
Camaras de Seguridad	Plan de 5 Años	2014	\$80,000.00
Pintar Interior de Casas	Plan de 5 Años	2014	\$78,000.00
Pintar Exterior	Plan de 5 Años	2014	\$60,000.00



HIALEAH HOUSING AUTHORITY



SOCIAL SERVICES DEPARTMENT
75 EAST 6TH STREET, HIALEAH, FL 33010
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FATHER JOSE PANIAGUA, COMMISSIONER
ALICIA PEREZ, COMMISSIONER
ANA WYDRA, COMMISSIONER

ALEX MORALES
EXECUTIVE DIRECTOR

Resident Meeting Minutes

Project: Raul Martinez Meeting Location: Ruth Tinsman
Location: 6337 West 24th Ave Hialeah, FL 33016 Meeting Date: 09/24/2009
Owner: Hialeah Housing Authority Time: 6:30 P. M.
Re : Resident Meeting for 5 Year plan

This confirms and records our interpretation of the discussions, which occurred, and our understanding reached during this meeting.

STAFF MEMBERS: Alex Morales, Executive Director
Joel Bonilla, Housing Director
Emelio Diaz, Area Supervisor
Maria Pang, Resident Initiative Coordinator
Tomas Delgado, Building Manager

Mr. Morales opened the meeting by thanking all residents for their attendance. He then proceeded with a review of all jobs completed from previous plan (see attached), and then informed tenants of the new projects to be accomplished in the new five year plan.

2011 Install new A/C units in apartments.	2014 Install security camaras. Paint apartment units and building exterior.
2012	2015 Install new windows.
2013 Install tile flooring in apartments. Replace existing water heater with tankless heater.	Other 5yr Plan items not scheduled:

Mr. Morales encouraged the residents to present any outstanding needs and / or any suggestions to this plan.

RESIDENTS REQUESTS / SUGGESTIONS:

Alex informed residents we were considering redoing the entrance however there is a lack of space.

Other concerns/comments:

Resident wanted to know if she could install a microvae with extractor. She was informed a written request must be submitted to manager as we needed to oversee the work.

Unit # 108 notified us her bathroom ceiling had bubbles which may have been caused by leaks from the apartment above her.

Event Participation Log

Building: RAUL MARTINEZ (VERDE)

Event / Evento: RAUL 5-YEAR PLAN

Date / Fecha: 9/24/09

	Name/Nombre	Apt		Name/ Nombre	Apt
1	Verida Kabele	102	26		
2	Daniela Sanchez	108	27		
3	Rosa Rivero	205	28		
4	Uriel Santiago	204	29		
5	Margarita Sanchez	101	30		
6	Rosa Robleto	107	31		
7			32		
8			33		
9			34		
10			35		
11			36		
12			37		
13			38		
14			39		
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Project 16 - 6329 West 24 Avenue

Completadas / En Proceso

En Proyecto

Obra	Status	Año	Costo	Obra	Status	Año	Costo
Pintar el Exterior del Edificio	Completada	2004	\$30,000.00	Pintar Apartamentos	Pendiente Licitación	2009	\$42,000.00
Interior Paint	Completada	2004	\$43,000.00	Pintar el Exterior del Edificio	Pendiente Licitación	2009	\$46,000.00
Area de Recreación Nueva	Completada	2006	\$35,000.00	Pintar Unidades (Apartamentos)	Pendiente Licitación	2009	\$42,000.00
Sistema de Seguridad	Completada	2006	\$15,000.00	Refrigeradores y Fogones Nuevos	Pendiente Presupuesto Nuevo	2010	\$35,000.00
Renovar Areas Verde e Instalación de Sistema de Reagadillo	Completada	2007	\$2,750.00	Aires Nuevos	Plan de 5 Años	2011	\$180,000.00
				Reemplazar Calentadores de Agua con Sistema sin Tanque	Plan de 5 Años	2013	\$48,000.00
New Fencing	Completada	2009	\$2,200.00	Instalar Piso de Losa en los Apartamentos	Plan de 5 Años	2013	\$245,000.00
Techos Nuevos	Completada	2009	\$140,000.00	Camaras de Seguridad	Plan de 5 Años	2014	\$40,000.00
Instalar Cortinas Contra Huracanes	Completada	2009	\$53,600.00	Pintar Apartamentos	Plan de 5 Años	2014	\$45,000.00
Nuevos Gabinetes de Cocina y Baño	En Proceso	2009	\$160,000.00	Pintar el Exterior del Edificio	Plan de 5 Años	2014	\$50,000.00
Remodelar Baños	Pending Start Date	2009	\$65,000.00	Ventanas Nuevas	Plan de 5 Años	2015	\$120,000.00
		Total	\$546,550.00				



HIALEAH HOUSING AUTHORITY



SOCIAL SERVICES DEPARTMENT
75 EAST 6TH STREET, HIALEAH, FL 33010
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JULIO PONCE, CHAIRPERSON
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FATHER JOSE PANIAGUA, COMMISSIONER
ALICIA PEREZ, COMMISSIONER
ANA WYDRA, COMMISSIONER

ALEX MORALES
EXECUTIVE DIRECTOR

Resident Meeting Minutes

Project: Dale G. Bennett Villas Meeting Location: Ruth Tinsman
Location: 2860 West 71 Street Hialeah, FL 33018 Meeting Date: 09/24/2009
Owner: Hialeah Housing Authority Time: 6:30 P. M.
Re : Resident Meeting for 5 Year plan

This confirms and records our interpretation of the discussions, which occurred, and our understanding reached during this meeting.

STAFF MEMBERS: Alex Morales, Executive Director
Joel Bonilla, Housing Director
Emelio Diaz, Area Supervisor
Maria Pang, Resident Initiative Coordinator
Veronica Gonzalez, Building Manager

Mr. Morales opened the meeting by thanking all residents for their attendance. He then proceeded with a review of all jobs completed from previous plan (see attached), and then informed tenants of the new projects to be accomplished in the new five year plan.

2011 Paint apartments.	2014 Paint building exterior. Install security camaras.
2012	2015 Install new windows.
2013 Install tile flooring in all units. Replace existing water heater with tankless heater.	Other 5yr Plan items not scheduled:

Mr. Morales encouraged the residents to present any outstanding needs and / or any suggestions to this plan.

RESIDENTS REQUESTS / SUGGESTIONS:

Residents stated parking sinkholes were returning and numbers on spaces were fading. Alex informed residents we would look into it and were considering redoing the entrance.

Other concerns/comments:

Resident asked about the process for a tranfer, stating he had a 91 year old woman residing with him. Resident was informed he must make written request with the property manager.

Residents stated maintenance calls are going to voicemail more often with calls not being returned.

Event Participation Log

Building : DAVE BENNETT (ROSADO)

Event / Evento : RAM - 5 YEAR PLAN

Date / Fecha : 9/24/09

	Name/Nombre	Apt		Name/ Nombre	Apt
1	EMY CHAVARRIA	101	26		
2	Enrich Morales		27		
3	ANAYS GUTMAN	204	28		
4	Delgado 2830	204	29		
5			30		
6			31		
7			32		
8			33		
9			34		
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Dale Bennett Villas - 2860 West 71 Street

Completadas / En Proceso

En Proyecto

Obra	Status	Año	Costo	Obra	Status	Año	Costo
Pintar el Exterior del Edificio	Completada	2003	\$32,200.00	Pintar el Exterior del Edificio	Pendiente Licitación	2009	\$35,000.00
Aires Nuevos	Completada	2004	\$379,225.00	Refrigeradores y Fogones Nuevos	Pendiente Presupuesto Nuevo	2010	\$30,000.00
New Roof	Completada	2004	\$79,411.00	Pintar Apartamentos	Plan de 5 Años	2011	\$45,000.00
Pintar Apartamentos	Completada	2005	\$36,500.00	Instalar Piso de Losa en los Apartamentos	Plan de 5 Años	2013	\$200,000.00
Nuevos Gabinetes de Cocina y Baño	Completada	2005	\$172,967.00	Reemplazar Calentadores de Agua con Sistema sin Tanque	Plan de 5 Años	2013	\$140,000.00
Barandas Nuevas	Completada	2006	\$100,000.00	Pintar el Exterior del Edificio	Plan de 5 Años	2014	\$35,000.00
Area de Recreación Nueva	Completada	2006	\$35,000.00	Camaras de Seguridad	Plan de 5 Años	2014	\$40,000.00
Sistema de Seguridad	Completada	2006	\$9,000.00	Ventanas Nuevas	Plan de 5 Años	2015	\$100,000.00
Renovar Areas Verde e Instalación de Sistema de Reagadillo	Completada	2007	\$30,000.00				
Instalar Cortinas Contra Huracanes	Completada	2009	\$47,000.00				
Reparar y Remodelar Parqueo	Completada	2009	\$21,000.00				
Remodelar Baños	Pending Start Date	2009	\$60,000.00				
		Total	\$1,002,303.00				



HIALEAH HOUSING AUTHORITY



SOCIAL SERVICES DEPARTMENT
75 EAST 6TH STREET, HIALEAH, FL 33010
PH: 305-888-9744 – FAX: 305-887-5505

JULIO PONCE, CHAIRPERSON
BENJAMIN ALVAREZ, VICE-CHAIRMAN
FATHER JOSE PANIAGUA, COMMISSIONER
ALICIA PEREZ, COMMISSIONER
ANA WYDRA, COMMISSIONER

ALEX MORALES
EXECUTIVE DIRECTOR

Resident Meeting Minutes

Project: James Bright Villas Meeting Location: Ruth Tinsman
Location: 5215 West 25th Ave Hialeah, FL 33016 Meeting Date: 09/24/2009
Owner: Hialeah Housing Authority Time: 6:30 P. M.
Re : Resident Meeting for 5 Year plan

This confirms and records our interpretation of the discussions, which occurred, and our understanding reached during this meeting.

STAFF MEMBERS: Alex Morales, Executive Director Maria Pang, Resident Initiative Coordinator
Joel Bonilla, Housing Director Tomasa Delgado, Building Manager
Emelio Diaz, Area Supervisor

Mr. Morales opened the meeting by thanking all residents for their attendance. He then proceeded with a review of all jobs completed from previous plan (see attached), and then informed tenants of the new projects to be accomplished in the new five year plan.

2011 Paint apartments.	2014 Paint building exterior.
2012 Install new A/C units and tile flooring in apartments.	2015 Install new windows.
2013 Install security camaras. Replace existing water heater with tankless heater.	Other 5yr Plan items not scheduled:

Mr. Morales encouraged the residents to present any outstanding needs and / or any suggestions to this plan.

RESIDENTS REQUESTS / SUGGESTIONS:

Alex informed residents we were considering redoing the entrance.

Other concerns/comments:

New resident was concerned FPL would fine him for a private lock placed on their meter. Joel would look into it. Resident asked if a/c not working was considered and emergency. Informed him it was not. Example given was of a water leak. Once contained (not fixed) it would no longer be an emergency but give us 24 hours to get to it.

Residents stated maintenance calls are going to voicemail more often with calls not being returned. 2 reports of bad service by operator.

Event Participation Log

Building : BRIGHT VILLA

Event / Evento : RAM - 5 year PLAN

Date / Fecha : 9/24/09

	Name/Nombre	Apt		Name/ Nombre	Apt
1	LAZARO RICO	101	26		
2	Monica Jaldes.	101	27		
3	MARUM GUTIERREZ	202	28		
4	José M Mambero		29		
5			30		
6			31		
7			32		
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9			34		
10			35		
11			36		
12			37		
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James Bright Villas - 5220 West Place

Completadas / En Proceso

En Proyecto

Obra	Status	Año	Costo	Obra	Status	Año	Costo
Pintar el Exterior del Edificio	Completada	2003	\$29,750.00	Pintar el Exterior del Edificio	Pendiente Licitación	2009	\$35,000.00
Barandas Nuevas	Completada	2003	\$98,900.00	Refrigeradores y Fogones Nuevos	Pendiente Presupuesto Nuevo	2010	\$30,000.00
Techos Nuevos	Completada	2004	\$138,800.00	Pintar Apartamentos	Plan de 5 Años	2011	\$45,000.00
Nuevos Gabinetes de Cocina y Baño	Completada	2006	\$189,847.00	Aires Nuevos	Plan de 5 Años	2012	\$150,000.00
Reparacion de Puertas	Completada	2006	\$5,000.00	Instalar Piso de Losa en los Apartamentos	Plan de 5 Años	2012	\$200,000.00
Area de Recreación Nueva	Completada	2006	\$35,000.00	Reemplazar Calentadores de Agua con Sistema sin Tanque	Plan de 5 Años	2013	\$40,000.00
Sistema de Seguridad	Completada	2006	\$12,000.00	Camaras de Seguridad	Plan de 5 Años	2013	\$40,000.00
Pintar Apartamentos	Completada	2007	\$47,000.00	Pintar el Exterior del Edificio	Plan de 5 Años	2014	\$40,000.00
Renovar Areas Verde e Instalación de Sistema de Reagadillo	Completada	2007	\$37,050.00	Ventanas Nuevas	Plan de 5 Años	2015	\$100,000.00
Instalar Cortinas Contra Huracanes	Completada	2009	\$47,000.00				
Reparar y Remodelar Parqueo	Completada	2009	\$40,000.00				
Remodelar Baños	Listo para Comenzar	2009	\$60,000.00				
		Total	\$740,347.00				



HIALEAH HOUSING AUTHORITY



SOCIAL SERVICES DEPARTMENT
 75 EAST 6TH STREET, HIALEAH, FL 33010
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JULIO PONCE, CHAIRPERSON
 BENJAMIN ALVAREZ, VICE-CHAIRMAN
 FATHER JOSE PANIAGUA, COMMISSIONER
 ALICIA PEREZ, COMMISSIONER
 ANA WYDRA, COMMISSIONER

ALEX MORALES
 EXECUTIVE DIRECTOR

Resident Meeting Minutes

Project: La Esperanza Meeting Location: La Esperanza
 Location: 1770 West 44 Place Hialeah, FL 33012 Meeting Date: 09/25/2009
 Owner: Hialeah Housing Authority Time: 10:00 A. M.
 Re : Resident Meeting for 5 Year plan

This confirms and records our interpretation of the discussions, which occurred, and our understanding reached during this meeting.

STAFF MEMBERS: Alex Morales, Executive Director Maria Pang, Resident Initiative Coordinator
 Joel Bonilla, Housing Director
 Alonso Hudson, Area Supervisor

Mr. Morales opened the meeting by thanking all residents for their attendance. He then proceeded with a review of all jobs completed from previous plan (see attached), and then informed tenants of the new projects to be accomplished in the new five year plan.

2011 Install tile flooring in apartments.	2014
2012 Install tile flooring in townhouses. Install security camaras for apartments.	Paint apartment units, townhomes and exterior of apartment building.
Replace existing water heater with tankless heater..Install security camaras for townhomes.	Other 5yr Plan items not scheduled:

Mr. Morales encouraged the residents to present any outstanding needs and / or any suggestions to this plan.

RESIDENTS REQUESTS / SUGGESTIONS:

Resident commented security camaras should come first. Resident requested a fan be added to laundry room. They were informed changes would be made.

Other concerns/comments:

Resident asked if handicap parking could be assigned. Response was it was illegal to do so. Palm trees will not be trimmed. Residents asked if there was a fee for changing light bulb. The only cost is for the bulb. Maintenance will only change them for elderly. There is a \$25 fine should a family unit call for this. Residents asked if overhead lamp could be changed. Yes, upon receipt and approval of written request. Maintenance must oversee the work, they will not install any appliances purchased by tenant. Stoves will be replaced on case by case basis. Joel will request water fountain be replaced.

Event Participation Log

Building : LA ESPERANZA

Event / Evento : RAM - 5 YEAR PLAN

Date / Fecha : 9/25/09

	Name/Nombre	Apt		Name/ Nombre	Apt
1	Román Lozano	106	26	Alina Basterrechea	1790
2	Glenn Flory	114	27	Antonio Dominguez	108
3	Mario Martinez	202	28		
4	Maria Gonzalez	118	29		
5	Theresa Lopez	417	30		
6	Roberto Carrasco	4109	31		
7	DANIELA PRECES	317	32		
8	DOMICIANO ARENCIBIA	317	33		
9	OSCAR RODRIGUEZ	211	34		
10	OSCAR MAHARCA	201	35		
11	Humberto Ruiz	302	36		
12	MARIO RUIZ	210	37		
13	Martina Gonzalez	316	38		
14	Geny Gomez		39		
15	Abdula Gomez	405	40		
16	Liza Jimenez	207	41		
17	Esther Chen	313	42		
18	Priscilla Suarez	120	43		
19	Alinda Dell	213	44		
20	Olga Hernandez	315	45		
21	Esteban MARTINEZ	203	46		
22	Arsenio Macareno	102	47		
23	Olivia Serrano		48		
24	Candace Robinson	406	49		
25	Adela Parraja	404	50		

La Esperanza - 1770 West 44 Place

Completadas / En Proceso

En Proyecto

Obra	Status	Año	Costo	Obra	Status	Año	Costo
Sistema de Regadillo Contra Fuego (Apartamentos)	Completada	2002	\$237,712.00	Reemplazar Buzones de Correo	Pendiente Licitación	2009	\$2,000.00
Remodelar Salon de Domino	Completada	2003	\$2,000.00	Pintar Unidades (Apartamentos)	Pendiente Licitación	2009	\$50,000.00
Remodelar Comedor	Completada	2003	\$5,000.00	Generador Nuevo	En Diseño	2009	\$60,000.00
Nuevos Gabinetes de Cocina y Baño (Apartamentos)	Completada	2004	\$155,869.00	Pintar Unidades (Apartamentos)	Pendiente Licitación	2009	\$50,000.00
Techo Nuevo (Apartamentos)	Completada	2004	\$213,340.00	Pintar Unidades (Townhouses)	Pendiente Presupuesto Nuevo	2010	\$45,000.00
Pintar Unidades (Apartamentos)	Completada	2004	\$43,450.00	Pintar el Exterior del Edificio	Pendiente Presupuesto Nuevo	2010	\$65,000.00
Aires Nuevos (Townhouses)	Completada	2004	\$385,670.00	Refrigeradores y Fogones Nuevos (Townhouses)	Pendiente Presupuesto Nuevo	2010	\$40,000.00
Pintura Interior (Townhouses)	Completada	2005	\$42,135.00	Area de Recreación Nueva	Pendiente Presupuesto Nuevo	2010	\$60,000.00
Pintar el Exterior del Edificio	Completada	2005	\$61,650.00	Instalar Piso de Losa en los Apartamentos	Plan de 5 Años	2011	\$180,000.00
Remodelar Baños (Apartamentos)	Completada	2008	\$280,000.00	Instalar Piso de Losa en los Townhouses	Plan de 5 Años	2012	\$220,000.00
Refrigeradores Nuevos (Apartamentos)	Completada	2008	\$35,000.00	Camaras de Seguridad (Edificio)	Plan de 5 Años	2012	\$40,000.00
Instalar Cortinas Contra Huracanes	Completada	2009	\$116,500.00	Reemplazar Calentadores de Agua con Sistema sin Tanque	Plan de 5 Años	2013	\$140,000.00
Modernizar Elevadores	En Proceso	2009	\$82,500.00	Camaras de Seguridad (Townhouses)	Plan de 5 Años	2013	\$40,000.00
Reparar y Remodelar Parqueo, Rediseñar Entrada, Cerca Nueva, Nuevo Sistema de Seguridad, Renovar Areas Verde, Instalar Sistema de Regadillo Nuevo, Reparar Aceras, Nuevos Dumpster Enclosures, Fuentes Nuevas.	Listo para Comenzar	2009	\$500,000.00	Pintar Unidades (Apartamentos)	Plan de 5 Años	2015	\$50,000.00
Nuevos Gabinetes de Cocina y Baño (Townhouses)	Listo para Comenzar	2009	\$140,000.00	Pintar Unidades (Townhouses)	Plan de 5 Años	2015	\$50,000.00
Remodelar Baños (Townhouses)	Listo para Comenzar	2009	\$140,000.00	Pintar el Exterior del Edificio	Plan de 5 Años	2015	\$70,000.00
	Total		\$2,440,826.00				



HIALEAH HOUSING AUTHORITY



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BENJAMIN ALVAREZ, VICE-CHAIRMAN
FATHER JOSE PANIAGUA, COMMISSIONER
ALICIA PEREZ, COMMISSIONER
ANA WYDRA, COMMISSIONER

ALEX MORALES
EXECUTIVE DIRECTOR

Resident Meeting Minutes

Project: Ruth Tinsman Meeting Location: Ruth Tinsman
Location: 6545 West 24th Ave Hialeah, FL 33016 Meeting Date: 09/25/2009
Owner: Hialeah Housing Authority Time: 11:00 A. M.
Re : Resident Meeting for 5 Year plan

This confirms and records our interpretation of the discussions, which occurred, and our understanding reached during this meeting.

STAFF MEMBERS: Alex Morales, Executive Director
Joel Bonilla, Housing Director
Emelio Diaz, Area Supervisor
Maria Pang, Resident Initiative Coordinator
Veronica Gonzalez, Building Manager

Mr. Morales opened the meeting by thanking all residents for their attendance. He then proceeded with a review of all jobs completed from previous plan (see attached), and then informed tenants of the new projects to be accomplished in the new five year plan.

2011 Install tile flooring in apartments.	2014 Paint apartment units and building exterior.
2012 New roof and A/C units. Replace sidewalks and exterior lights.	2015 Install new kitchen and bathroom cabinets. Paint hallways.
2013 Replace existing water heater with tankless heater. Install new mailboxes.	Other 5yr Plan items not scheduled:

Mr. Morales encouraged the residents to present any outstanding needs and / or any suggestions to this plan.

RESIDENTS REQUESTS / SUGGESTIONS:

Residents request palm trees be trimmed as fallen seeds are becoming a trip hazard.

Other concerns/comments:

The long hallway on the 3rd floor is without a/c. Persons living alone will eventually be moved to a different building due to housing regulations. Residents complained about bird problem. Advised nothing could be done. Camaras will be installed. Residents concerned about fish pond being black. They were advised it was not a pool and water tended to be dark.

Unit #228 Reported refrigerator leak and sink clogged.

Event Participation Log

Building : RUTH TINSMAN

Event / Evento : RAM - 5 Year Plan

Date / Fecha : 9/25/09

	Name/Nombre	Apt		Name/ Nombre	Apt
1	Julio Gomez	413	26	Julio Rojas	
2	Francisco Suarez	413	27	Concepcion Hernandez	308
3	Alicia Lopez	416	28	Perfecta Cabrera	407
4	Guerra Cruz	400	29	Leon Bay	408
5	Doña Julia Garcia	403	30	Ernesto Llamas	426
6	Ernesto Llamas	422	31	Trinidad Piedra	436
7	Josefina Jarama	304	32	Rafael Torres	124
8	Marcela Madero	206	33	Lucas Alvarez	419
9	Araceli Cancio		34	Maria Cordoba	223
10	Leticia Delgado		35	Juan Fleiter	
11	Juan Medina		36	Alfonso Gutierrez	326
12	Maria Braga		37	Manuel Diaz	210
13	Emelina Sordano		38	Juan Garcia	223
14	Araceli Montero		39	Acta Flores	210
15	Magdalena Montero		40	Osvaldo Barrera	301
16	Yolanda Lopez		41	Roberto Garrios	301
17	Concepcion Garrios		42	Maria Lopez	410
18	Soledad Restrepo		43	Manuel Gort	
19	Ada Marferrer		44	Yolanda Gort	
20	Miriam Montero	116	45	Guillermo Delgado	415
21	Miguel Quintana	115	46	Leonel Alonso	202
22	Sylvia Santana	115	47	Maria Jimenez	
23	Marta Posada	409	48	Agustina Garcia	
24	Eduardo Hernandez	409	49	Johana Brito	
25	Concepcion Hernandez	103	50	Alfredo Brito	

Event Participation Log

Building : RUTH TINSMAN

Event / Evento : RAM 5 Year Plans

Date / Fecha : 9/28/09

	Name/Nombre	Apt		Name/ Nombre	Apt
1	Jose Cabrera		26		
2	Maria Pons		27		
3	Adela Mascaro		28		
4	Tuana Olazábal		29		
5	Delia Sanchez		30		
6	Diana Estrada		31		
7	Luis H de		32		
8	Alga Naranjo		33		
9	Isolda Alvarez		34		
10	Luis Alvarez		35		
11	Guillermo Ponte	207	36		
12	Laura Rodriguez		37		
13			38		
14			39		
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Obras Completadas y Programadas

Ruth Tinsman Pavilion - 6545 West 24 Avenue

Completadas / En Proceso

En Proyecto

Obra	Status	Año	Costo	Obra	Status	Año	Costo
Pintar el Exterior del Edificio	Completada	2004	\$32,800.00	Pintar el Exterior del Edificio	Pendiente Licitación	2009	\$35,000.00
Pintar Apartamentos	Completada	2004	\$54,900.00	Pintar Apartamentos	Pendiente Licitación	2009	\$59,000.00
Nueva Aula para Computadoras	Completada	2004	\$3,500.00	Pintar Pasillos	Pendiente Presupuesto Nuevo	2010	\$37,000.00
Pintar Pasillos	Completada	2005	\$34,000.00	Refrigeradores y Fogones Nuevos (Townhouses)	Pendiente Presupuesto Nuevo	2010	\$60,000.00
Renovar Areas Verde e Instalación de Sistema de Reagadillo	Completada	2005	\$45,612.00	Instalar Piso de Losa en los Apartamentos	Plan de 5 Años	2011	\$220,000.00
Remodelar Lobby	Completada	2005	\$5,000.00	Techo Nuevo	Plan de 5 Años	2012	\$120,000.00
Fuente nueva	Completada	2005	\$15,000.00	Aires Nuevos	Plan de 5 Años	2012	\$300,000.00
Instalar Losas en los Pasillos	Completada	2005	\$38,226.35	Reemplazar Aceras y Luces Exteriores	Plan de 5 Años	2012	\$50,000.00
Sistema de Seguridad	Completada	2005	\$6,838.00				
Techo Para Entrada del Fondo del Edificio	Completada	2006	\$30,000.00	Reemplazar Buzones de Correo	Plan de 5 Años	2013	\$2,000.00
Area de Recreación Exterior	Completada	2007	\$5,000.00	Reemplazar Calentadores de Agua con Sistema sin Tanque	Plan de 5 Años	2013	\$80,000.00
Instalar Cortinas Contra Huracanes	Completada	2008	\$112,866.00	Pintar el Exterior del Edificio	Plan de 5 Años	2014	\$40,000.00
Remodelar Baños	Completada	2009	\$350,000.00	Pintar Apartamentos	Plan de 5 Años	2014	\$65,000.00
Reparar y Remodelar Parqueo	En Proceso	2009	\$95,000.00	Nuevos Gabinetes de Cocina y Baño	Plan de 5 Años	2015	\$30,000.00
		Total	\$828,742.35	Pintar Pasillos	Plan de 5 Años	2015	\$40,000.00
						Total	\$1,138,000.00



HIALEAH HOUSING AUTHORITY



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FATHER JOSE PANIAGUA, COMMISSIONER
ALICIA PEREZ, COMMISSIONER
ANA WYDRA, COMMISSIONER

ALEX MORALES
EXECUTIVE DIRECTOR

Resident Meeting Minutes

Project: Hoffman Gardens Meeting Location: Ruth Tinsman
Location: 7650 West 8th Ave Hialeah, FL 33014 Meeting Date: 09/25/2009
Owner: Hialeah Housing Authority Time: 6:30 P. M.
Re : Resident Meeting for 5 Year plan

This confirms and records our interpretation of the discussions, which occurred, and our understanding reached during this meeting.

STAFF MEMBERS: Alex Morales, Executive Director Maria Pang, Resident Initiative Coordinator
Joel Bonilla, Housing Director Rafael Amoreti, Building Manager
Emelio Diaz, Area Supervisor

Mr. Morales opened the meeting by thanking all residents for their attendance. He then proceeded with a review of all jobs completed from previous plan (see attached), and then informed tenants of the new projects to be accomplished in the new five year plan.

2011	2014 Install security camaras. Paint building exterior.
2012	2015 Replace existing water heater with tankless heater.
2013 Install tile flooring in apartments.	Other 5yr Plan items not scheduled:

Mr. Morales encouraged the residents to present any outstanding needs and / or any suggestions to this plan.

RESIDENTS REQUESTS / SUGGESTIONS:

NONE

Other concerns/comments:

Resident Luis Ayala wanted to know if laundry outlet will be replaced in his unit. Joel stated he would take a look. Residents are very interested in security camaras. They were informed new building would consist of 24 studio apartments. New cabinets are not up to code due to fusebox being blocked. Layout may be changed next week. Watering lawns is currently residents concern until irrigation system can be installed. Comcast cables running over sidewalk are in legal proceedings.

Event Participation Log

Building : HORRMAN GARDENS

Event / Evento : PLAN - 5 YEAR PLAN

Date / Fecha : 9/25/09

	Name/Nombre	Apt		Name/ Nombre	Apt
1	Cleopatra <u>Joseph</u>		26		
2	Katelin <u>Joseph</u>		27		
3	<u>Katelinis Garza</u>		28		
4	<u>Marisno Granados</u>	870 L	29		
5	<u>MARIA P Jimenez</u>	910-D	30		
6	<u>Luis Rodriguez</u>	940A	31		
7	<u>Olga Blanco</u>		32		
8	<u>Luis Nieves</u>	830-H	33		
9	<u>Antonia MAureen Cantillo</u>	860M	34		
10	<u>Queen Sanchez</u>		35		
11	<u>JOSE GARCIA</u>		36		
12	<u>LOUIS M. AYALA</u>		37		
13	<u>Zobeida ayala</u>		38		
14	<u>Jaana Morales</u>	975-H	39		
15	<u>Maria Rodriguez</u>	885D	40		
16	<u>Clara Garcia</u>	F.	41		
17	<u>Vionara Perez</u>	D	42		
18	<u>Angela Cepeda</u>	K	43		
19	<u>Tanis Perez</u>	(B)	44		
20	<u>SUSAN A LI</u>	D.	45		
21	<u>Leonardo Puntacion</u>	975E	46		
22	<u>Perla Sosa</u>	975B	47		
23	<u>Wany Medina</u>	975A	48		
24	<u>Irma Balcas</u>		49		
25	<u>MIRTA FERNANDEZ</u>	985D	50		

Hoffman Gardens - 7650 West 8 Avenue

Completadas / En Proceso				
Obra	Status	Año	Costo	
Renovar Sistema de Sewer	Completada	2003	\$90,458.00	
Aires Nuevos	Completada	2005	\$1,457,163.00	
Renovació de Areas de Parqueo, Techos Nuevos, Fachadas Nuevas, Crear Balcones, Areas Verde, Sistema de Regadillo, Cercas Nuevas	Completada	2006	\$4,111,491.00	
Nuevos Gabinetes de Cocina y Baño	En Proceso	2009	\$590,587.00	
Remodelar Baños	En Proceso	2009	\$220,000.00	
Refrigeradores y Fogones Nuevos	En Proceso	2009	\$100,000.00	
Venatanas y Puretas Nuevas (Resistente a Huracanes)	En Proceso	2009	\$450,000.00	
Nueva Oficina y Laundry	Listo para Comenzar	2009	\$500,000.00	
Pintar Townhouses	Listo para Comenzar	2009	\$200,000.00	
		Total	\$7,519,699.00	

En Proyecto				
Obra	Status	Año	Costo	
Reemplazar Unidades Destruídas por Fuego	En Diseño	2009	\$1,500,000.00	
Area de Recreación Nueva <i>Cada Play Area</i>	Pendiente Presupuesto Nuevo	2010	\$150,000.00	
Instalar Piso de Losa en los Apartamentos	Plan de 5 Años	2013	\$500,000.00	
Camaras de Seguridad	Plan de 5 Años	2014	\$80,000.00	
Pintar el Exterior del Edificio	Plan de 5 Años	2014	\$100,000.00	
Reemplazar Calentadores de Agua con Sistema sin Tanque	Plan de 5 Años	2015	\$160,000.00	