

Housing Authority of the City of Lakeland, Florida

PHA Plans

5 Year Plan for Fiscal Years 2003 - 2007
Annual Plan for Fiscal Year 2003

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH
INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: Lakeland Housing Authority

PHA Number: FL 011

PHA Fiscal Year Beginning: 1/2003

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

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

Display Locations For PHA Plans and Supporting Documents: The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2003 - 2007
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

The PHA's mission is: (state mission here):

To provide quality, affordable housing and self-sufficiency opportunities in an effective and professional manner.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS. (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

PHA Goal: Expand the supply of assisted housing through development of new units under HOPE VI, other affordable housing opportunities and acquisition of additional housing vouchers.

Objectives:

Apply for additional rental vouchers: **After our current vouchers are fully utilized.**

Reduce public housing vacancies:

Leverage private or other public funds to create additional housing opportunities: **HOPE VI Implementation (See Supporting Document HOPE VI Revitalization Plan) and other affordable housing opportunities**

Acquire or build units or developments: **HOPE VI Implementation (See Supporting Document HOPE VI Revitalization Plan) and other affordable housing opportunities**

Other (list below):

Achieve 98% Lease Up rate under Section 8 program.

- PHA Goal: Improve the quality of assisted housing
 - Objectives:
 - Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction: **Improve annually as measured by RASS.**
 - Concentrate on efforts to improve specific management functions
 - Renovate or modernize public housing units: **Lake View Gardens, Cecil Gober Villas, John Wright Homes, West Lake, Paul Colton Villas, & Bonnet Shores.**
 - Demolish or dispose of obsolete public housing
 - Provide replacement public housing: **HOPE VI Implementation; See Supporting Document HOPE VI Revitalization Plan**
 - Provide replacement vouchers:
 - Other: (list below)

- PHA Goal: Increase assisted housing choices
 - Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs: **Section 32 & Nehemiah.**
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
 - Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: **Undertake mixed finance/mixed income development. : HOPE VI Implementation; See Supporting Document HOPE VI Revitalization Plan. Also, research site based waiting lists for possible implementation in HOPE VI mixed finance/mixed income housing.**
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: **Undertake scattered site housing acquisition/development in non-impacted neighborhoods; undertake mixed finance/mixed income development. : HOPE VI Implementation; See Supporting Document HOPE VI Revitalization Plan**
 - Implement public housing security improvements:

- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)
- Improve curb appeal of all sites through maintenance of exterior appearance.**

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability: **See Supporting Document HOPE VI Revitalization Plan and other resident service programs for examples of planned services.**
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities: **See Supporting Document HOPE VI Revitalization Plan and other resident service programs for examples of planned services.**
 - Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
- Objectives:
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

Goal #1: Provide an environment and organizational structure that empowers LHA managers to assume greater responsibility in managing operations.

Objective #1: Improve PO tracking and decrease turn-around time to five (5) business days.

Objective #2: Allow all Directors to approve purchases less than \$1,000.

Objective #3: Implement Task Tracking by designing an Access database or other appropriate system by end of first quarter 2003.

Objective #4: Improve monthly reporting by designing Access database to monitor PHAS as well as any other areas that cannot be tracked through our existing software.

Objective #5: Establish MBO's for each department and update and report monthly.

Goal #2: Be an Innovative Affordable Housing Provider

Objective #1: Update the displays in the administrative building lobby periodically with photographs of work in progress, resident activities, calendars of events, and architectural renderings of proposed projects.

Objective #2: Provide customer service telephone training to key staff.

Objective #3: Upgrade and reprogram our telephone system to insure it is user friendly with short hold times and easy access by callers to staff they need to speak with.

Objective #4: Utilize public relations and information techniques to educate the public about the work that we do: issue public service announcements and press releases; meet with news reporters periodically; seek advice from the City of Lakeland's public information officer; enhance our web site, annual report and newsletter.

Objective #5: Encourage professional development activities that will enhance staff capabilities to meet the needs of the public. Work with residents to improve all existing programs and facilities and establish new programs and fully utilize facilities to meet identified needs.

Goal #3: Be an Innovative Affordable Housing Provider

Objective #1: Work with residents to improve all existing programs and facilities and establish new programs and fully utilize facilities to meet identified needs.

Objective #2: Utilize 100%+ of allocated annual Section 8 budget authority.

Objective #3: Implement the HOPE VI Homeownership Phases as planned, including Magnolia Pointe, the Homes at Washington Ridge, and the Section 8 Homeownership Plan (5 closings).

Objective #4: Implement the HOPE VI Rental Phases as planned.

Objective #5: Develop staff and organizational capability so that LHA is prepared to develop and manage 60+ units of affordable rental units by the end of 2004.

Objective #6: Manage and coordinate various resident service programs (CSS, FSS, youth, elderly, disabled, training) so that 10% of eligible populations participate monthly.

Objective #7: Work with the City of Lakeland to coordinate our affordable housing efforts with their targeted redevelopment plans.

Objective #8: Investigate the possibility of funding and/or joint ventures in rehabilitation of housing in historic areas and development of assisted living facilities.

Goal #4: Implement income generating and cost saving measures while increasing operational efficiency.

Objective #1: Leverage funds / services by collaborating with LHA partners.

Objective #2: Implement CSS Work Plan.

Objective #3: Implement Energy and Water Cost savings programs.

Objective #4: Write three (3) grant applications to foundations or other non-governmental sources.

Objective #5: Review cost saving opportunities and progress quarterly.

Goal #5: Improve physical condition and appearance of all properties.

Objective #1: Implement Capital Fund Program as indicated in the Five-Year Plan.

Objective #2: Utilize professional design consultants for fresh approaches to old problems: use more color on West Lake exteriors during repainting; design xeriscape landscaping improvements for common areas.

Objective #3: Utilize utility and energy savings "add-ons" to the public housing operating budget to reduce operating costs and finance improvements to public housing apartments: air conditioning, metered utilities, dryer connections.

Annual PHA Plan
PHA Fiscal Year 2003
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

- Standard Plan**
- Streamlined Plan:**
- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**
- Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

According to the latest HUD instructions, this section does not have to be completed.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration (Attachment F)
- FY 2003 Capital Fund Program Annual Statement (Attachment A)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart (Attachment G)
- FY 2003 Capital Fund Program 5 Year Action Plan (Attachment B)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (Attachment H)
- Other (List below, providing each attachment name)
 - 2000 CGP P&E (Attachment C)
 - 2001 CFP P&E (Attachment D)
 - 2002 CFP P&E (Attachment E)
 - Definition of Substantial Modification (Attachment I)
 - Resident Membership on the Board (Attachment J)
 - RAB Membership (Attachment K)
 - Progress on the 5-Year Plan (Attachment L)
 - Pet Policy (Attachment M)
 - Voluntary Conversion Insert (Attachment N)
 - Section 8 Homeownership Capacity Statement (Attachment O)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI Revitalization Plans or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Dakota Park Management Plan	Public Housing
X	Washington Ridge Management Plan	Public Housing
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction							
By Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ability	Size	Location
Income <= 30% of AMI	1997	5	5	5	5	5	5
Income >30% but <=50% of AMI	1520	4	4	4	4	4	4
Income >50% but <80% of AMI	2403	3	3	3	3	3	3
Elderly	1662	4	4	4	4	4	4
Families with Disabilities	Un-known						
Black	1952	3	3	3	3	3	3
Hispanic	259	3	3	3	3	3	3
Race/Ethnicity							
Race/Ethnicity							

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

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

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

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

Housing Needs of Families on the Waiting List

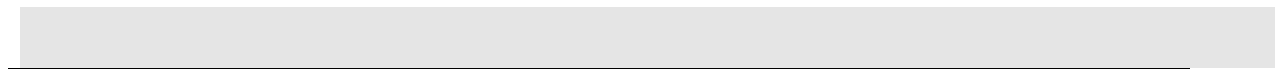
Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	389		98
Extremely low income <=30% AMI	332	85.3	
Very low income (>30% but <=50% AMI)	48	12.3	
Low income (>50% but <80% AMI)	9	2.3	
Families with children	264	67.8	
Elderly families	34	9.2	
Families with Disabilities	88	22.6	
Race/ethnicity – Black	232	59.6	
Race/ethnicity – White	155	39.8	
Race/ethnicity - Indian	0		
Race/ethnicity – Asian	1		

Characteristics by Bed-room Size (PH Only)			
1BR	106	27.3	19
2 BR	175	44.9	50
3 BR	79	20.3	24
4 BR	24	6.1	3
5 BR	5	1.2	2
5+ BR			

Is the waiting list closed (select one)? No Yes If yes: How long has it been closed (# of months)?
 Does the PHA expect to reopen the list in the PHA Plan year? No Yes
 Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes



Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1031		215
Extremely low income <=30% AMI	879	85.2%	
Very low income (>30% but <=50% AMI)	136	13.1	
Low income (>50% but <80% AMI)	13	1.2%	
Families with children	532	51.6%	
Elderly families	107	10.3%	
Families with Disabilities	388	37.6%	
White	499	48.3%	
Black	530	51.4%	
Native American	0		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Maintain designation of Cecil Gober for elderly occupancy.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003 grants)		
a) Public Housing Operating Fund	938,679	
b) Public Housing Capital Fund	648,500	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	5,476,046	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	100,000	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)		
Self-Sufficiency Coordinator	90,000	Section 8 Supportive Services
2. Prior Year Federal Grants (unobligated funds only) (list below)		
HOPE VI	15,000,000	Capital Improvements
CFP00	19,000	Capital Improvements
CFP01	130,000	Capital Improvements
CFP02	1,297,630	Capital Improvements
PHDEP01	32,000	Supportive Services
3. Public Housing Dwelling Rental Income	410,000	Public Housing Operations
4. Other income (list below)		
Administrative Reserve Interest	15,000	Section 8 Tenant Based Assistance
Investment Income	18,500	Public Housing Operations
Entrepreneurial Activities	5,000	Public Housing Operations
4. Non-federal sources (list below)		
Total resources	24,180,355	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) **When they get near the top of the waiting list or immediately if there is no waiting list.**

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

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

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

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

(2)Waiting List Organization

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

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

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

- PHA main administrative office
- PHA development site management office
- Other (list below)

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

1. How many site-based waiting lists will the PHA operate in the coming year? **4- Dakota Park, Magnolia Pointe, Washington Ridge, Scattered Sites**

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

If yes, how many lists? **3 - Magnolia Pointe, Washington Ridge and Scattered Sites**

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? **5**

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

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

(3) Assignment

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

- One **If a unit is refused for other than a valid reason, they are not housed for six months**
- Two
- Three

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

Other preference(s) (list below)

Lived in Washington Park or Lake Ridge Homes after August, 1999, or Dakota Park after January 2002 and who desire to move into HOPE VI sponsored replacement rental housing

A qualified purchaser of a HOPE VI sponsored Homeownership unit

Absence of a Proscribed Crime Preference (see ACOP glossary)

Absence of Misdemeanors

Voter Registration

Enrolled in School (school-aged children)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on.

If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

- 5 Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 3 Working families and those unable to work because of age or disability
- Veterans and veterans' families

- 5 Residents who live and/or work in the jurisdiction
- 5 Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - 1 Lived in Washington Park or Lake Ridge Homes after August, 1999, or Dakota Park after January 2002 and who desire to move into HOPE VI sponsored replacement rental housing
 - 1 A qualified purchaser of a HOPE VI sponsored Homeownership unit
 - 2 Absence of Proscribed Crime Preference (see ACOP Glossary)
 - 4 Absence of Misdemeanors
 - 5 Voter Registration

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
		All sites are at less than 30% of AMI	

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

See Section 4.7 of the Administrative for various Grounds for Denial

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

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

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

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
- Other (describe below):

Forwarding address of departing tenant when there is a balance on the tenant's account.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

- Hospitalization or medical hardship.**
- Hardship due to shortage of family units.**
- Other valid reason.**

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

Lived in Washington Park or Lake Ridge Homes after August, 1999, or Dakota Park after January 2002 and who desire to move into HOPE VI sponsored replacement rental housing

A qualified purchaser of a HOPE VI sponsored Homeownership unit

Not currently living in standard, affordable housing

Absence of a Proscribed Crime Preference (see ACOP glossary)

Absence of Misdemeanors

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

1. Lived in Washington Park or Lake Ridge Homes after August, 1999, or Dakota Park after January 2002 and who desire to move into HOPE VI sponsored replacement rental housing

- 1. A qualified purchaser of a HOPE VI sponsored Homeownership unit**
- 2. Not currently living in standard, affordable housing**
- 3. Absence of a Proscribed Crime Preference (see ACOP glossary)**
- 4. Absence of Misdemeanors**

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
 Other (list below)

Through Partner Agency: State Department of Children & Families, the One-Stop Shop and also their sub-contractor.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

\$0

\$1-\$25

\$26-\$50

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

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

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase - **The rent only changes if the increase is at least \$250 a month.**
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

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

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

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management:

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

?? List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	324	24
Section 8 Vouchers	745	125
Section 8 Certificates		
Section 8 Mod Rehab		
Welfare to Work	373	60
Family Unification	100	31
Disabled	25	2
Public Housing Drug Elimination Program (PHDEP)	324	24
HOPE VI	343	0
ROSS	324	24

C. Management and Maintenance Policies

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

(1) Public Housing Maintenance and Management: (list below)

Admissions and Continued Occupancy Policy

Human Resource Policy

Investment Policy

Public Presentations During Commission Meetings

Procurement Policy

Grievance Policy
Parking Policy
Trash Disposal Policy
Records Retention Policy
Safety Policy

(2) Section 8 Management: (list below)
Administrative Policy

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
 PHA development management offices
 Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment A

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5-Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment B

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5-Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: **Washington Ridge**

2. Development (project) number: **FL011-001, FL011-003, and FL011-005**

3. Status of grant: (select the statement that best describes the current status)

Revitalization Plan under development

Revitalization Plan submitted, pending approval

Revitalization Plan approved

Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below: **Dakota Park Tax-Credit Rental Apartment Property and Washington Ridge Rentals.**

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

Acquiring lots and in-fill development in the Paul A. Diggs neighborhood pursuant to HOPE VI Implementation; Begin acquisition/new development of units in Greater Lakeland area pursuant to HOPE VI Implementation; Rehabilitation, and homeownership units at Magnolia Pointe (formerly Lakeview Gardens).

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

7. Timeline for activity:
- a. Actual or projected start date of activity:
 - b. Projected end date of activity:

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

[24 CFR Part 903.7 9 (i)]

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

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: Cecil Gober
1b. Development (project) number: FL-011-006
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: 4/1/03
5. If approved, will this designation constitute a <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected: 37

7. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Washington Ridge
1b. Development (project) number: FL-011-Unknown (Mid-rise portion)
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: 4/1/03
5. If approved, will this designation constitute a <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?
7. Number of units affected: 30
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Washington Ridge
1b. Development (project) number: FL-011-Unknown (duplex portion)
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: 4/1/03
5. If approved, will this designation constitute a <input checked="" type="checkbox"/> New Designation Plan

<input type="checkbox"/> Revision of a previously approved Designation Plan?
8. Number of units affected: 12
7. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.79(j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment?
<input type="checkbox"/> Assessment underway
<input type="checkbox"/> Assessment results submitted to HUD
<input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)
<input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status)
<input type="checkbox"/> Conversion Plan in development
<input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY)

<input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
<p>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</p> <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____)
<input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
<input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
<input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent
<input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units
<input type="checkbox"/> Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

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

<p>Public Housing Homeownership Activity Description (Complete one for each development affected)</p>
<p>1a. Development name: Magnolia Pointe</p>

1b. Development (project) number: FL-011-005
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (01/08/2002)
5. Number of units affected: 44
6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

12. PHA Community Service and Self-sufficiency Programs:

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 27/04/99

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

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method	Access (development office /	Eligibility (public housing or

		(waiting list/random selection/specific criteria/other)	PHA main office / other provider name)	section 8 participants or both)
FSS	129	Self Selected	Main Office	Both
HOPE VI CSS	343	Residence	West Lake Office	Public Housing

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2003 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	0	50
Section 8	84	79

b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures:

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

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

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

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

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

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2003 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2003 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain?
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management:

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 Not applicable
 Private management
 Development-based accounting
 Comprehensive stock assessment
 Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment H
 Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
 Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:
 Other: (list below)

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

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

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here): **City of Lakeland, Florida and Polk County, Florida**

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

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

Priority 1 of the City of Lakeland’s Consolidated Plan is to “maintain and extend the life of existing housing stock available to very low, low, and moderate income families through the use of rehabilitation assistance. The Plan targets seven census tracts within the City of Lakeland for code enforcement and housing rehabilitation assistance. Housing rehabilitation is provided city-wide. The PHA HOPE VI

Revitalization sites fall within two of these targeted census tracts.

Home purchase financial and technical assistance is the City's second priority. Down payment and closing cost assistance and home ownership counseling through Keystone Challenge will support the PHA's home ownership initiatives under the HOPE VI Revitalization at Washington Ridge.

The City's third priority of increasing the supply of decent, affordable rental units supported the PHA through its non-profit affiliate, the Lakeland-Polk Housing Corporation, to obtain rehabilitation financing for the Dakota Park Apartments which provides affordable housing for larger families. This apartment complex is identified as a replacement housing resource in the approved HOPE VI Revitalization Application.

Finally, the City's Action Plan provides \$20,000 in funds for development of the Mid-Town Redevelopment Plan. This Mid-Town Redevelopment Plan will encompass the Paul A. Diggs Neighborhood and the Washington Park and Lakeridge Homes public housing complexes. The Plan is a necessary pre-condition for implementation of the Community Redevelopment Area, which will add critical leverage to the HOPE VI grant funds. The City of Lakeland budgeted \$80,000 in their General Fund in order to quiet lots to be used in conjunction with HOPE VI, for single family in-fill homes.

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

As can be seen by the above, the City of Lakeland has been very generous in cooperating with the LHA. Polk County has not traditionally gotten involved with LHA, because most of LHA's properties are located within the corporate city limits of Lakeland.

D. Other Information Required by HUD

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

Attachments

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

Attachment F

10.4 DECONCENTRATION POLICY

It is the Lakeland Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The Lakeland Housing Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

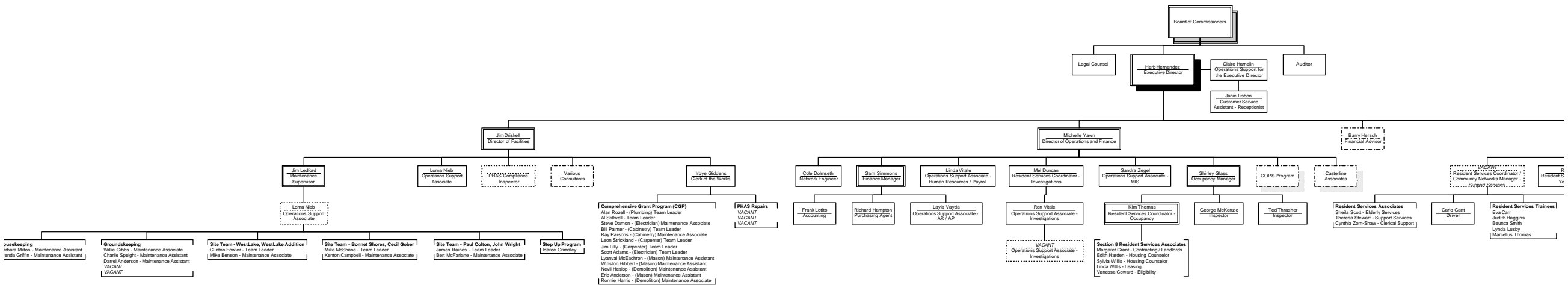
Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

10.5 DECONCENTRATION INCENTIVES

The Lakeland Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development.

Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner.

Attachment G Organization Chart



Attachment H Resident Comments on the Plan

Comment: Site lighting in some areas of public housing needs to be upgraded.

Response: All site lighting will be reviewed and a plan for upgrades developed and implemented.

Comment: Some landscaping is overgrown and needs to be trimmed.

Response: All landscaping will be reviewed and a plan for trimming and removal developed and implemented.

Comment: Police patrols are infrequent.

Response: LHA staff will work with the RAB and LPD to increase patrols at appropriate times.

Comment: Broken glass at the West Lake basketball court is a hazard.

Response: Surveillance and security cameras will be used to determine the source of this problems and management will deal with it appropriately.

Comment: Elderly residents at West Lake have to park a distance from their apartments and this is difficult when they have groceries.

Response: This is a difficult problem to resolve since the residents accepted these apartments knowing the parking situation. LHA staff will review this situation with the RAB to work together to come up with possible solutions.

Comment: West Lake has a lot of noise pollution from loud music and people cursing and yelling outside.

Response: LPD officers assigned to LHA will be notified to be more alert for these problems and to deal with them appropriately.

Comment: Residents do not seem to care about the upkeep and care of their yards.

Response: LHA will work with the RAB to develop incentives to improve resident yard upkeep.

LHARAA Recommendations for Section 8 Administration Plan

Grounds For Denial

Section 4.7” If the Section 8 preferences and occupancy guidelines were changed to make them more consistent, Section 8 should allow for mitigating circumstances to be considered like PH does. Example: If a person is within six months of the five or ten year clear record period and can validate their clear record and productivity, they should receive a fair hearing and be seriously considered for housing. PH allows for this so should Section 8.

Also just as a person whose adjudication of guilt has been withheld is eligible for PH and Section 8, so should one whose case is pending.

Selecting Families From Waiting List

Section 5.2 A: Clarify that Washington Park or Lake Ridge residents who want to move to areas outside of Washington Ridge follow the same wait list procedures as others and not be placed on the top of the list, and given points just because they are relocating. Also background checks should be done.

Recertification

Section 14:1

Include as # 3 background checks are to be done in order to update housing if any criminal activity has occurred during the year.

Lakeland Housing Authority response to the above recommendations:

Lakeland Housing Authority (LHA) has discussed these recommendations with the LHARAA and agrees with three of the four recommendations. The recommendation, “Just as a person whose adjudication of guilt has been withheld is eligible for PH and Section 8, so should one whose case is pending”, raises some concerns for LHA management, but will be discussed in more detail with the LHARAA over the next 30 days.

During this review process LHA discovered several other changes that need to be made to our Public Housing Admissions and Continued Occupancy Policy (ACOP) and Section 8 Administrative Plan. All of the recommended changes will be finalized over the next 60 days and presented to the LHARAA and then the Board of Commissioners for approval.

Attachment I Definition

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which requires formal approval of the Board of Commissioners.

Required Attachment _J_: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: **Karen Webb**

B. How was the resident board member selected: (select one)?

- Elected
- Appointed

C. The term of appointment is (include the date term expires): **May, 2005**

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

B. Date of next term expiration of a governing board member:

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): **Mayor Ralph Fletcher**

Required Attachment ___K___: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Stella Black, President
Dorothy Sanders, Vice President
Enga Johnson, Secretary
Juanita McGee, Treasurer
Brenda Griffin, Sergeant at Arms

RAB Consultant is Joyce Barr
Staff Liaison is Dee Roberts
Oversight is Earl Haynes

Attachment L
Statement of Progress in Meeting the 5-Year Plan
Mission and Goals

The following tables reflects the progress we have made in achieving our goals and objectives:

Goal One: Expand the supply of assisted housing through development of new units under HOPE VI and acquisition of additional housing vouchers.	
Objective	Progress
Apply for additional rental vouchers after our current vouchers are fully utilized.	Applied for 309 Fair Share vouchers- will have answer by Sept. 2003 Applied for FSS Coordinator – funding not provided due to missed deadline Applied for 2 FSS Coordinator positions in 2002, awaiting outcome. Applied for roughly 300 Mainstream Vouchers in 2002.
Leverage private or other public funds to create additional housing opportunities per our HOPE VI Revitalization Plan.	Fl. Housing Finance Corp. has agreed to provide over \$1,523,094 in housing credits for 236 rental units of HOPE VI. City of Lakeland has provided \$2,000,000 cash for site work. Other leveraged sources have also been provided—see latest HOPE VI quarterly progress report.
Acquire or build units or developments per our HOPE VI Revitalization Plan.	44 renovated units at Magnolia Pointe will be available in October as affordable condominiums. 40 renovated units at Dakota Park will begin re-occupancy in October. 196 rental units have been financed and will be completed in late 2003.
Achieve 98% Lease Up rate under our Section 8 program.	Lease up rate for FY 2001 ended at 95%. Lease up for 2002 has been slow, but have established a year- end goal of 93%.

Goal Two: Improve the quality of assisted housing.	
Objective	Progress
Improve public housing management: (PHAS score).	PHAS score is comprised of a number of separate indicators. The FY 2001 PHAS scores have not been finalized, but we expect to have these by mid-September 2002. The MASS

	<p>portion of our score will certainly score High Performer. The FASS portion of our score may not be a High Performing score. The PASS indicator may not score High Performer and the RASS portion of our score will be High Performer score.</p>
<p>Improve voucher management: (SEMAP score).</p>	<p>Mgmt. is working on internal systems that will improve the overall management of our voucher program. Consultants, NFC, have provided SOP's to assist in this process. Lack of planning has been a problem from year to year. FY 2002 has provided lots of challenges as well as changes, which may take a while to affect the overall program performance.</p>
<p>Increase customer satisfaction annually as measured by RASS.</p>	<p>Each year, LHA's RASS score increases, which indicates that the Follow- Up Action Plan works.</p>
<p>Streamline our assisted housing application process.</p>	<p>Completed</p>
<p>Renovate or modernize public housing units in Lake View Gardens, Cecil Gober Villas, John Wright Homes, Paul Colton Villas, & Bonnet Shores.</p>	<p>We are nearly complete with the total modernization of LVG including all unit interiors, exteriors and all common area including underground utilities. JW/CG/BS/PC are currently slated for complete modernization of the kitchens, baths, new ceiling insulation, upgraded heating systems, exterior windows and doors, new washer/dryer room and repair of baseboards/termite damage. This work will be completed in conjunction with our ESCo (energy savings rehab) project during the next two-three years. We also are planning to paint the exterior of WL and WLA in the next two years. Numerous common are projects are also anticipated including, playgrounds, fencing, drives, walks and landscaping improvements.</p>
<p>Demolish or dispose of obsolete public housing in Washington Park & Lakeridge Homes per our HOPE VI Revitalization Plan.</p>	<p>Lake Ridge is 100% demolished. Washington Park is 85% demolished. Completion scheduled for September.</p>
<p>Provide replacement public housing per our HOPE VI Revitalization Plan.</p>	<p>20 of the 40 units at Dakota Park and 109 of the 196 units at Washington Ridge will be public housing. Planning is underway to complete the Plan within the 54-month timeframe.</p>

Provide replacement vouchers per our HOPE VI Revitalization Plan.	This goal was inadvertently placed in our 2002 plan. In our Revitalization Plan, we made it clear that we would not be requesting replacement vouchers. Rather, we have requested, and will continue to request, fair share vouchers. We have been successful in obtaining 473 vouchers in the past 3 years and this is more than sufficient to handle the replacement voucher needs created by the HOPE VI program.
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Goal Three: Increase assisted housing choices.	
Objective	Progress
Provide voucher mobility counseling.	Mobility counseling begins with Orientation into the S8 program and continues through the program.
Conduct outreach efforts to potential voucher landlords.	Marketing to new landlords and landlords whom have not participated in recent years is ongoing. Quarterly landlord meetings create an opportunity for both new and existing landlords to stay informed of policy changes. Marketing includes, radio, newspaper, New Landlords referral program, etc.
Implement public housing or other homeownership programs through Section 32 & Nehemiah.	A homeownership plan has been written and will be submitted this year.
Implement public housing site-based waiting lists.	Site based waiting lists will be incorporated in the management plans of all HOPE VI rental units. Dakota Park management plan is complete and Washington Ridge plan will be complete by October.
Create affordable homeownership plan for conversion of public housing.	Our Section 5h plan for Magnolia Pointe is being reviewed by SAC and approval is expected any day.

Goal Four: Provide an improved living environment.	
Objective	Progress
Implement measures to deconcentrate poverty by bringing higher income public housing	Concentration of higher income level populations is not an issue currently in our

<p>households into lower income developments. Undertake mixed finance/mixed income development through HOPE VI. Also, research site based waiting lists for possible implementation in HOPE VI mixed finance/mixed income housing.</p>	<p>public housing. See above for update on our mixed finance applications for DP and WR, and site based waiting lists for DP and WR.</p>
<p>Undertake scattered site housing acquisition/development in higher income neighborhoods and undertake mixed finance/mixed income development through HOPE VI.</p>	<p>Planning for these final phases of HOPE VI is underway. Acquisition of land has been difficult.</p>
<p>Install security cameras.</p>	<p>Rerouting of fiber optic cabling from camera signals from LPD to Bonnet Shores. The signals from WestLake, Central, and Bonnet Shores where rerouted. Signals from Washington Park, LakeRidge, and Gary Smith's two properties where dropped. Monitoring Station has been moved from LPD to LHA's Bonnet Shores Monitoring station. This entailed complete renovation of the building structure, additional phone lines, internet access, security system, air conditioning, network cabling, and rewiring of phone system. Cameras where removed from four locations in Washington Park and three locations in LakeRidge Currently these units are being stored at Bonnet Shores. A 16 Channel Digital Video Recorder (DVR) was purchased to record the video signals from the remaining cameras DVR was installed and system went "live" January 2002</p> <ul style="list-style-type: none"> 1 camera at Central 3 cameras at WestLake 3 cameras at Bonnet Shores <p>Training of staff to monitor system was completed twice – once in January, and once in June.</p> <p>Purchase order was signed for system installation and work has started to install DVRs and an additional camera at Gary Smith's Properties Additional camera will be purchased new to provide view from stairwell Lakeland Electric and Telemetrics have started work a the Paul Colton Property to install four cameras and hook them into the system. These</p>

	cameras will come from storage at Bonnet Shores (Reusing the Washington Park cameras). When this is completed, two additional cameras will be installed – one in Bonnet Shores and one in WestLake. This has been budgeted for – but no PO has been submitted.
Improve curb appeal of all sites through maintenance of exterior appearance.	New signs have been installed at all properties, trees trimmed, new fences installed, gutters and gutter-guard have been put on several properties. Exterior siding and soffits have been clad with vinyl. Retention ponds have been repaired and cleaned out of all debris on a regular basis.

Goal Five: Promote self-sufficiency and asset development of assisted households.	
Objective	Progress
Target unemployed PHA residents (not just at HOPE VI sites) for over 688 jobs committed under HOPE VI Implementation and other efforts. Increase number of employed residents by 5% annually.	We have started the process of connecting employers to our residents. Many employers are reluctant to research their records to tell us if they have hired Paul A Diggs Neighborhood residents, however, recently the Lakeland Regional Medical Center has agreed to do so. This year several employers hired residents from the PADN. ECR hired 1 person, CyberRep.Com. hired 1 person, PCSB hired 1 person, Imperial Cabinets hired 1 person, Publix hired 2 persons and LHA hired 6 persons. The reality of the 688 committed jobs during the initial application process of H6 is that many organizations have had to downsize, resulting in layoffs as a result of the 911 tragedy. Many of our service providers continue to live up to their commitments of in-kind contributions.
Provide or attract supportive services to improve assistance recipients' employability.	Staff has taken proactive measures to address the supportive needs of our clients. Our case managers continue to represent the Authority and serve our residents at the Polk's One Stop Center in Lakeland, for easy access of services

	for our residents. The CSS staff has begun the groundwork for it's 2 nd Annual Job Fair and Career Day. The LHA staff assigned to the One Stop Center will continue a collaborative and concentrative effort to provide supportive services to our assistance recipients..
Provide or attract supportive services to increase independence for the elderly or families with disabilities: See HOPE VI Revitalization Plan and other resident service programs for examples of planned services.	Staff in conjunction with VISTE, PCOC and Polk's Dept. of Aging Services, has been coordinating the activities of our elderly and families with disabilities. A staff person is still assigned for the purpose of addressing and coordinating the needs of our elderly and families with disabilities. LHA is on the process of introducing our elderly residents to the computer age by setting up a computer lab at our elderly site.

Goal Six: Ensure equal opportunity and affirmatively further fair housing.	
Objective	Progress
Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability.	Ongoing training is provided to staff in this area. Staff work closely with clients to ensure that they are treated fairly by both our staff and the Section 8 landlords.
Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.	See above. Staff makes clients needing modifications to units aware of any sources of funding available to assist with this. HOPE VI units are being built with visitability and accessibility as primary goals—all HUD regulations are being met or exceeded.

Goal Seven: Successful implementation and completion of HOPE VI Revitalization of Washington Ridge within 5 years or 54 months of Grant Agreement execution.	
Objective	Progress
Implement the Revitalization Plan.	We are on schedule to achieve this goal, assuming we identify land for the final phases and are successful in winning FHFC housing credits. Due to highly competitive environment for credits, we requested and

received a 2 year extension to our grant period.

Attachment M Pet Policy

The Lakeland Housing Authority allows for pet ownership in its developments with the written pre-approval of the Housing Authority.

The Lakeland Housing Authority adopts the following reasonable requirements as part of the Pet Policy:

1. Residents are responsible for any damage caused by their pets, including the cost of fumigating or cleaning their units.
2. In exchange for this right, resident assumes full responsibility and liability for the pet and agrees to hold the Lakeland Housing Authority harmless from any claims caused by an action or inaction of the pet.
3. Residents must have the prior written approval of the Housing Authority before moving a pet into their unit.
4. Residents must request approval on the Authorization for Pet Ownership Form that must be fully completed before the Housing Authority will approve the request.
5. Residents must give the Housing Authority a picture of the pet so it can be identified if it is running loose.
6. A pet deposit of \$300 is required at the time of registering a pet.
7. The Lakeland Housing Authority will allow only common household pets. This means only domesticated animals such as a dog, cat, bird, rodent (including a rabbit), fish in aquariums or a turtle will be allowed in units. Common household pets do not include reptiles (except turtles).

All dogs and cats must be spayed or neutered before they become six months old. A licensed veterinarian must verify this fact.

Only one four-legged pet per unit and other non- four-legged pets will be allowed according to this schedule.

Unit Size	Pets
Zero Bedroom	1
One Bedroom	1
Two Bedrooms	1

Three Bedrooms	2
Four or More Bedrooms	2

Any animal deemed to be potentially harmful to the health or safety of others, including attack or fight trained dogs, will not be allowed.

No animal may exceed twenty (20) pounds in weight projected to full adult size.

8. In order to be registered, pets must be appropriately inoculated against rabies, distemper and other conditions prescribed by state and/or local ordinances. They must comply with all other state and local public health, animal control, and anti-cruelty laws including any licensing requirements. A certification signed by a licensed veterinarian or state or local official shall be annually filed with the Lakeland Housing Authority to attest to the inoculations.

9. The Lakeland Housing Authority, or an appropriate community authority, shall require the removal of any pet from a project if the pet's conduct or condition is determined to be a nuisance or threat to the health or safety of other occupants of the project or of other persons in the community where the project is located.

Attachment N

- a. How many of the PHA's developments are subject to the Required Initial Assessments? **4**
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? **1**
- c. How many Assessments were conducted for the PHA's covered developments? **4**
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
None	

- d. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

Attachment O

23.0 Homeownership Option

23.1 Purpose

The Lakeland Housing Authority's homeownership option is designed to promote and support homeownership by a "first-time" homeowner -- a family that meets the definition in this Plan. It allows one or more members of the family to purchase a home. Section 8 payments supplement the family's own income to facilitate the transition from rental to homeownership. The initial availability of these assistance payments helps the family pay the costs of homeownership, and may provide additional assurance for a lender, so that the family can finance purchase of the home.

Section 8 homeownership assistance for a cooperative homeowner is specifically authorized for both families that are first time cooperative homeowners and families that owned its cooperative unit prior to receiving Section 8 assistance.

23.2 Family Participation Requirements

- A. In order to assure a successful transition from rental to homeownership, this program shall be open only to those who have been assisted by the Section 8 rental assistance program, lived in public housing, or resided in another Lakeland Housing Authority owned or managed property for at least nine months. During this period (the previous nine months), all program requirements will have been complied with.
- B. Only 10% of the Lakeland Housing Authority's vouchers shall be utilized at any one time.
- C. The family is qualified to participate as set forth in Section 23.3 of this policy.
- D. The unit to be purchased is eligible as set forth in Section 23.4 of this policy.
- E. The family has satisfactorily completed the required pre-assistance homeownership counseling.
- F. Located in a special flood hazard area, the purchaser has obtained flood insurance on the home and agrees to maintain this insurance.

23.3 Family eligibility requirements

- A. The family has been admitted to the Section 8 Housing Choice Voucher program and desires to participate in the homeownership program.

- B. At the commencement of homeownership assistance the family must be one of the following:
1. A first-time homeowner;
 2. A cooperative member; or
 3. A family of which a family member is a person with disabilities, and the use of the homeownership option is needed as a reasonable accommodation so that the program is readily accessible to and usable by such person.

- C. At commencement of homeownership assistance for the family, the family must demonstrate that its total annual income (gross income), as determined by the Lakeland Housing Authority, of all the adult family members who will own the home at commencement of homeownership assistance is not less than the Federal minimum hourly wage multiplied by 2,000 hours.

Except in the case of an elderly family or a disabled family, the Lakeland Housing Authority shall not count any welfare assistance received by the family in determining annual income under this section.

The disregard of welfare assistance income under the preceding paragraph only affects the determination of minimum annual income used to determine if a family initially qualifies for commencement of homeownership assistance in accordance with this section, but does not affect:

1. The determination of income-eligibility for admission to the voucher program;
2. Calculation of the amount of the family's total tenant payment (gross family contribution); or
3. Calculation of the amount of homeownership assistance payments on behalf of the family.

In the case of an elderly family or a disabled family, welfare assistance shall be counted in determining annual income.

- D. The family must demonstrate that one or more adult members of the family who will own the home at commencement of homeownership assistance:

1. Is currently employed on a full-time basis (the term ``full-time

employment" means not less than an average of 30 hours per week); and

2. Has been continuously so employed during the year before commencement of homeownership assistance for the family.

This requirement shall be considered fulfilled if:

1. The family member is self-employed and earning a net income (income after business expenses have been deducted) that equals the federal minimum hourly wage multiplied by 2000 hours; or
2. Any employment interruptions either were not the fault of the family member or were for less than 30 days and caused by an effort to improve the family's situation.

The employment requirement does not apply to an elderly family or a disabled family. Furthermore, if a family other than an elderly family or a disabled family, includes a person with disabilities, an exemption from the employment requirement shall be granted if the Lakeland Housing Authority determines that an exemption is needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities.

- E. The Lakeland Housing Authority shall not commence homeownership assistance for a family if any family member has previously received assistance under the homeownership option, and has defaulted on a mortgage securing debt incurred to purchase the home.
- F. Except for cooperative members who have acquired cooperative membership shares prior to commencement of homeownership assistance, no family member has a present ownership interest in a residence at the commencement of homeownership assistance for the purchase of any home.
- G. Except for cooperative members who have acquired cooperative membership shares prior to the commencement of homeownership assistance, the family has entered a contract of sale.

23.4 Eligible units

- A. Any unit that is eligible under the Section 8 rental assistance program is eligible for this program except the restrictions against purchasing a unit owned by the housing authority or precluding a unit occupied by its owner or by a person with any interest in the dwelling unit are not applicable. The types of units eligible are:

1. Single family dwellings;
 2. Condominiums;
 3. Cooperatives; and
 4. Manufactured Housing and their pads.
- B. The unit must be either existing or under construction at the time the Lakeland Housing Authority determines that the family is eligible for homeownership assistance.
- C. The unit must be either a one unit property or a single dwelling unit in a cooperative or condominium.
- D. The unit must satisfy the housing quality standards (HQS) and have been inspected by an independent inspector designated and paid for by the family.
- E. The seller cannot be someone who has been debarred, suspended, or is subject to a limited denial of participation by HUD.

23.5 Searching for a new home

Because the financial health of the Lakeland Housing Authority's Section 8 program depends upon having units either under lease or being purchased, it is necessary for the Lakeland Housing Authority to limit the amount of time a family can take between the time a Housing Choice Voucher is issued to the family and the time a home is identified that the family wishes to purchase. Normally, families will have up to sixty (60) days to locate an appropriate property and notify the housing authority. If extraordinary difficulties are encountered, the family can request up to two (2) thirty (30) day extensions that may be granted at the sole discretion of the Lakeland Housing Authority. If an extension is requested and granted, the family will orally report to the housing authority every two weeks to update the Lakeland Housing Authority on the progress of its search.

Once a suitable property has been identified and an agreement to purchase contract entered into, the Lakeland Housing Authority will determine a maximum time in which the closing must occur and the family to take occupancy of the property. This time frame will vary depending on market conditions.

If the family is unable to locate a suitable home to purchase, it can request that the Housing Choice Voucher be converted into a rental assistance voucher. This request must be made before the voucher expires. Approval of the request will be at the sole discretion

of the Lakeland Housing Authority with the decision being based on the effort exerted by the family and the condition of the marketplace.

Additional time will be grant to a disabled family as a reasonable accommodation if justified by the family's actions and/or marketplace conditions.

23.6 Homeownership Counseling

Before the commencement of homeownership assistance for a family, the family must attend and satisfactorily complete a pre-assistance homeownership and housing counseling program required by the Lakeland Housing Authority (pre-assistance counseling). If possible, the counseling will be conducted by a HUD-approved counseling agency. If this is not available, the housing authority shall make other arrangements for the pre-assistance counseling.

Among the topics to be covered in the PHA-required pre-assistance counseling program are:

- A. Home maintenance (including care of the grounds);
- B. Budgeting and money management;
- C. Credit counseling;
- D. How to negotiate the purchase price of a home;
- E. How to obtain homeownership financing and loan preapprovals, including a description of types of financing that may be available, and the pros and cons of different types of financing;
- F. How to find a home, including information about homeownership opportunities, schools, and transportation in the PHA jurisdiction;
- G. Advantages of purchasing a home in an area that does not have a high concentration of low-income families and how to locate homes in such areas;
- H. Information on fair housing, including fair housing lending and local fair housing enforcement agencies; and
- I. Information about the Real Estate Settlement Procedures Act (RESPA), state and Federal truth-in-lending laws, and how to identify and avoid loans with oppressive terms and conditions.

The Lakeland Housing Authority will also offer additional counseling after

commencement of homeownership assistance (ongoing counseling). This counseling will be voluntary for all homeownership assistance recipients except those requesting their second, fourteenth and fifteenth years of assistance. The reason for this mandatory counseling is to make sure the families are either off to a good start or preparing for the termination of their assistance.

23.7 Home Inspections

The Lakeland Housing Authority will not commence homeownership assistance for a family until it has inspected the unit and has determined that the unit passes HQS.

The unit must also be inspected by an independent professional inspector selected by and paid by the family. The independent inspection must cover major building systems and components, including foundation and structure, housing interior and exterior, and the roofing, plumbing, electrical, and heating systems. The independent inspector must be qualified to report on property conditions, including major building systems and components. The Lakeland Housing Authority may not require the family to use an independent inspector selected by the housing authority. The independent inspector may not be a housing authority employee or contractor, or other person under control of the housing authority. The independent inspector shall be certified by the American Society of Home Inspectors or one whose inspections are accepted by three local lenders. It shall be the responsibility of the inspector to verify that the inspector meets this certification qualification.

The independent inspector must provide a copy of the inspection report both to the family and to the Lakeland Housing Authority. The housing authority will not commence homeownership assistance for the family until it has reviewed the inspection report of the independent inspector. Even if the unit otherwise complies with the HQS (and may qualify for assistance under the Lakeland Housing Authority's tenant-based rental voucher program), the housing authority shall have discretion to disapprove the unit for assistance under the homeownership option because of information in the inspection report.

23.8 Contract of sale

Before commencement of homeownership assistance, a member or members of the family must enter into a contract of sale with the seller of the unit to be acquired by the family. The family must give the Lakeland Housing Authority a copy of the contract of sale.

The contract of sale must:

- A. Specify the price and other terms of sale by the seller to the purchaser.

- B. Provide that the purchaser will arrange for a pre-purchase inspection of the dwelling unit by an independent inspector selected by the purchaser.
- C. Provide that the purchaser is not obligated to purchase the unit unless the inspection is satisfactory to the purchaser.
- D. Provide that the purchaser is not obligated to pay for any necessary repairs.
- E. Contain a certification from the seller that the seller has not been debarred, suspended, or subject to a limited denial of participation.

23.9 Financing the Purchase of the Home

- A. A purchasing family must invest at least three percent of the purchase price of the home they are buying in the property. This can take the form of either a down payment, closing costs, or a combination of the two. Of this sum, at least one percent of the purchase price must come from the family's personal resources.
- B. The family must qualify for the mortgage loan under a lender's normal lending criteria taking into account the fact that this is by definition a low-income family.
- C. If the home is purchased using FHA mortgage insurance, it is subject to FHA mortgage insurance requirements.
- D. If the loan is financed either by the seller or a non-traditional mortgage lending institution or individual, the loan shall be subject to the review of the Lakeland Housing Authority. The housing authority may verify that there are no unusual or onerous requirements in the loan documents and that the mortgage is affordable to the purchasing family. Also, the lender must require that an appraisal of the property is conducted and the appraiser must determine that the property is worth at least as much as the purchaser is paying.
- E. Unless the purchaser can convince the Lakeland Housing Authority of unusual circumstances, no balloon payment mortgages or variable rate mortgages shall be allowed in the program.
- F. All mortgage loans must close within the period of time established by the Lakeland Housing Authority at the time the purchaser and seller enter into their sale contract.

23.10 Requirements for Continuing Assistance

Homeownership assistance will only be paid while the family is residing in the home. If the family moves out of the home, the Lakeland Housing Authority may not continue

homeownership assistance after the month when the family moves out. The family or lender is not required to refund to the PHA the homeownership assistance for the month when the family moves out.

The family must comply with the following obligations:

- A. The family must attend and complete ongoing homeownership and housing counseling before the end of the first, thirteenth and fourteenth years of assistance in order for assistance to continue.
- B. The family must comply with the terms of any mortgage securing debt incurred to purchase the home (or any refinancing of such debt).
- C. As long As the family is receiving homeownership assistance, use and occupancy of the home is subject to the following requirements:
 - 1. The family must use the assisted unit for residence by the family. The unit must be the family's only residence.
 - 2. The composition of the assisted family residing in the unit must be approved by the Lakeland Housing Authority. The family must promptly inform the housing authority of the birth, adoption or court-awarded custody of a child. The family must request housing authority approval to add any other family member as an occupant of the unit. No other person (i.e., nobody but members of the assisted family) may reside in the unit (except for a foster child or live-in aide).
 - 3. The family must promptly notify the Lakeland Housing Authority if any family member no longer resides in the unit.
 - 4. If the Lakeland Housing Authority has given approval, a foster child or a live-in-aide may reside in the unit.
 - 5. Members of the household may engage in legal profitmaking activities in the unit, but only if such activities are incidental to primary use of the unit for residence by members of the family.
 - 6. The family must not sublease or let the unit.
 - 7. The family must not assign the lease or transfer the unit.
 - 8. The family must supply any information or certification requested by the housing authority to verify that the family is living in the unit, or relating to family absence from the unit, including any housing authority requested

information or certification on the purposes of family absences. The family must cooperate with the housing authority for these purposes. The family must promptly notify the housing authority of their absence from the unit.

- D. The family may grant a mortgage on the home for debt incurred to finance purchase of the home or any refinancing of such debt.
- E. Upon death of a family member who holds, in whole or in part, title to the home or ownership of cooperative membership shares for the home, homeownership assistance may continue pending settlement of the decedent's estate, notwithstanding transfer of title by operation of law to the decedent's executor or legal representative, so long as the home is solely occupied by remaining family members in accordance with Paragraph C above. In the case of a divorce or family separation, the assistance shall follow what a court decrees.
- F. The family shall supply the Lakeland Housing Authority with any required information requested by the housing authority. In particular this shall include information relating to the following:
 - 1. Citizenship or related immigration matters;
 - 2. Family income and composition;
 - 3. Social security numbers;
 - 4. Any mortgage or other debt placed on the property;
 - 5. Any sale or other transfer of any interest in the home; and
 - 6. The family's homeownership expenses.
- G. The family must notify the housing authority before the family moves out of the home.
- H. The family must notify the Lakeland Housing Authority if the family defaults on a mortgage securing any debt incurred to purchase the home.
- I. During the time the family receives homeownership assistance under this program, no family member may have any ownership interest in any other residential property.
- J. Before commencement of homeownership assistance, the family must execute a statement of family obligations in the form prescribed by HUD. In the statement,

the family agrees to comply with all family obligations under the homeownership option.

- K. The family must secure the written permission of the Lakeland Housing Authority before it refinances any debt secured by the home or places any additional secured debt on the property.
- L. The family must assure the Lakeland Housing Authority that all real estate taxes were paid on a timely basis. If they are not paid, assistance shall be terminated.

23.11 Maximum term of Homeownership Assistance

- A. Except in the case of a family that qualifies as an elderly or disabled family, family members shall not receive homeownership assistance for more than fifteen years if the initial mortgage incurred to finance purchase of the home has a term of 20 years or longer; or ten years, in all other cases.
- B. The maximum term described in the preceding paragraph applies to any member of the family who has an ownership interest in the unit during the time the homeownership payments are made or is the spouse of any member of the household who has an ownership interest during the time the homeownership payments are made.
- C. As noted in Paragraph A of this Section, the maximum homeownership assistance term does not apply to elderly and disabled families. In the case of an elderly family, the exception only applies if the family qualifies as an elderly family at the start of homeownership assistance. In the case of a disabled family, the exception applies if at any time during receipt of homeownership assistance the family qualifies as a disabled family. If, during the course of homeownership assistance, the family ceases to qualify as a disabled or elderly family, the maximum term becomes applicable from the date homeownership assistance commenced. However, such a family must be provided at least 6 months of homeownership assistance after the maximum term becomes applicable (provided the family is otherwise eligible to receive homeownership assistance in accordance with this program).
- D. If the family has received such assistance for different homes, or from different housing authorities, the total of such assistance terms is subject to the maximum term described in Paragraph A of this section.

23.12 Amount and Distribution of Homeownership Assistance

A. While the family is residing in the home, the Lakeland Housing Authority shall pay a monthly homeownership assistance payment on behalf of the family that is equal to the lower of:

1. The payment standard minus the total tenant payment; or
2. The family's monthly homeownership expenses minus the total tenant payment.

B. The payment standard for a family is the lower of:

1. The payment standard for the family unit size; or
2. The payment standard for the size of the home.

If the home is located in an exception payment standard area, the Lakeland Housing Authority will use the appropriate payment standard for the exception payment standard area.

The payment standard for a family is the greater of:

1. The payment standard (as determined in accordance with Paragraph A of this section) at the commencement of homeownership assistance for occupancy of the home; or
2. The payment standard (as determined in accordance with Paragraph A of this section) at the most recent regular reexamination of family income and composition since the commencement of homeownership assistance for occupancy of the home.

The Lakeland Housing Authority will use the same payment standard schedule, payment standard amounts, and subsidy standards for the homeownership option as for the rental voucher program.

C. A family's homeownership expenses shall include the following items:

1. Principal and interest on initial mortgage debt, any refinancing of such debt, and any mortgage insurance premium incurred to finance purchase of the home;
2. Real estate taxes and public assessments on the home;
3. Home insurance;

4. The PHA allowance for maintenance expenses;
 5. The PHA allowance for costs of major repairs and replacements;
 6. The Lakeland Housing Authority's utility allowance for the home; and
 7. Principal and interest on mortgage debt incurred to finance costs for major repairs, replacements or improvements for the home. If a member of the family is a person with disabilities, such debt may include debt incurred by the family to finance costs needed to make the home accessible for such person, if the housing authority determines that allowance of such costs as homeownership expenses is needed as a reasonable accommodation so that the homeownership option is readily accessible to and usable by such person.
- D. Homeownership expenses for a cooperative member may only include amounts to cover:
1. The cooperative charge under the cooperative occupancy agreement including payment for real estate taxes and public assessments on the home;
 2. Principal and interest on initial debt incurred to finance purchase of cooperative membership shares and any refinancing of such debt;
 3. Home insurance;
 4. The PHA allowance for maintenance expenses;
 5. The PHA allowance for costs of major repairs and replacements;
 6. The PHA utility allowance for the home; and
 7. Principal and interest on debt incurred to finance major repairs, replacements or improvements for the home. If a member of the family is a person with disabilities, such debt may include debt incurred by the family to finance costs needed to make the home accessible for such person, if the housing authority determines that allowance of such costs as homeownership expenses is needed as a reasonable accommodation so that the homeownership option is readily accessible to and usable by such person.

- E. If the home is a cooperative or condominium unit, homeownership expenses may also include cooperative or condominium operating charges or maintenance fees assessed by the condominium or cooperative homeowner association.
- F. The Lakeland Housing Authority will pay homeownership assistance payments directly to the lender on behalf of the family unless the lender does not want the payment to be made directly to them. If there is any excess assistance, it will be paid to the family.
- G. Homeownership assistance for a family terminates automatically 180 calendar days after the last housing assistance payment on behalf of the family. However, the Lakeland Housing Authority retains the discretion to grant relief from this requirement in those cases where automatic termination would result in extreme hardship for the family.

23.13 Homeownership Portability

- A. A family may qualify to move outside the initial Lakeland Housing Authority's jurisdiction with continued homeownership assistance under the voucher program. Families determined eligible for homeownership assistance by the Lakeland Housing Authority may purchase a unit outside our jurisdiction, if:
 - 1. They meet our normal requirements for portability under the rental program;
 - 2. The receiving housing authority is administering a voucher homeownership program and the family meets the receiving housing authority's eligibility requirements; and
 - 3. The receiving housing authority is accepting new homeownership families.
- B. Conversely, if the Lakeland Housing Authority has slots open in our homeownership program we will accept homeowners exercising portability from another program and absorb such families if possible.
- C. In general, the portability procedures described previously in this Administrative Plan apply to the homeownership option. The administrative responsibilities of the initial and receiving housing authorities are not altered except that some administrative functions (e.g., issuance of a voucher or execution of a tenancy addendum) do not apply to the homeownership option.
- D. The family must attend the briefing and counseling sessions required by the receiving housing authority. The receiving housing authority will determine whether the financing for, and the physical condition of the unit, are acceptable.

The receiving housing authority must promptly notify the initial housing authority if the family has purchased an eligible unit under the program, or if the family is unable to purchase a home within the maximum time established by the housing authority.

- E. Continued assistance under portability procedures is the next Section of this Administrative Plan.

23.14 Moving with Continued Tenant-Based Assistance

- A. A family receiving homeownership assistance may move to a new unit with continued tenant-based assistance. The family may move either with voucher rental assistance (in accordance with rental assistance program requirements) or with voucher homeownership assistance (in accordance with homeownership option program requirements). The Lakeland Housing Authority will not commence continued tenant-based assistance for occupancy of the new unit so long as any family member owns any title or other interest in the prior home. No more than one move per year may occur in the program.
- B. The Lakeland Housing Authority must be able to determine that all initial requirements have been satisfied if a family that has received homeownership assistance wants to move to a new unit with continued homeownership assistance. However, the following requirements do not apply:
 - 1. The requirement for pre-assistance counseling is not applicable.
 - 2. The requirement that a family must be a first-time homeowner is not applicable.
- C. The Lakeland Housing Authority may deny permission to move with continued assistance in the following circumstances:
 - 1. The Lakeland Housing Authority may deny permission to move with continued rental or homeownership assistance if the housing authority determines that it does not have sufficient funding to provide continued assistance.
 - 2. At any time, the Lakeland Housing Authority may deny permission to move with continued rental or homeownership assistance in accordance with the next Section.

23.15 Denial or Termination of Assistance for Families

- A. At any time, the Lakeland Housing Authority may deny or terminate homeownership assistance in accordance with the same rules it utilizes for the rental program.
- B. The same restrictions on admission or continued assistance in regards to criminal activities shall apply to the homeownership program as the rental program.
- C. The Lakeland Housing Authority may deny or terminate assistance for violation of participant obligations as previously described for the rental program.
- D. The PHA shall terminate voucher homeownership assistance for any member of family receiving homeownership assistance that is dispossessed from the home pursuant to a judgment or order of foreclosure on any mortgage (whether FHA-insured or non-FHA) securing debt incurred to purchase the home, or any refinancing of such debt. The Lakeland Housing Authority, in its discretion, may permit the family to move to a new unit with continued voucher rental assistance if the family can show that the default was for reasons beyond its control. However, the housing authority will deny such permission, if:
 - 1. The family defaulted on an FHA-insured mortgage; and
 - 2. The family fails to demonstrate that:
 - a. The family has conveyed title to the home, as required by HUD, to HUD or HUD's designee; and
 - b. The family has moved from the home within the period established or approved by HUD.

23.16 Recapture of Homeownership Assistance

- A. The Lakeland Housing Authority shall recapture a percentage of the homeownership assistance provided to the family upon the family's sale or refinancing of the home.
- B. Upon purchase of the home, a family receiving homeownership assistance shall execute documentation as required by HUD, and consistent with State and local law, that secures the Lakeland Housing Authority's right to recapture the homeownership assistance in accordance with this section. The lien securing the recapture of homeownership subsidy may be subordinated to a refinanced mortgage at the discretion of the housing authority.
- C. In the case of the sale of the home, the recapture shall be in an amount equaling the lesser of:

1. The amount of homeownership assistance provided to the family, adjusted as described in Paragraph F of this section; or
 2. The difference between the sales price and purchase price of the home, minus:
 - a. The costs of any capital expenditures;
 - b. The costs incurred by the family in the sale of the home (such as sales commission and closing costs);
 - c. The amount of the difference between the sales price and purchase price that is being used, upon sale, towards the purchase of a new home under the Section 8 homeownership option; and
 - d. Any amounts that have been previously recaptured, in accordance with this section.
- D. In the case of a refinancing of the home, the recapture shall be in an amount equaling the lesser of:
1. The amount of homeownership assistance provided to the family, adjusted as described in Paragraph F of this section; or
 2. The difference between the current mortgage debt and the new mortgage debt; minus:
 - a. The costs of any capital expenditures;
 - b. The costs incurred by the family in the refinancing of the home (such as closing costs); and
 - c. Any amounts that have been previously recaptured as a result of refinancing.
- E. The recapture amount shall be determined using the actual sales price of the home, unless the sale is to an identity-of-interest entity. In the case of identity-of-interest transactions, the housing authority shall establish a sale price based on fair market value.
- F. The amount of homeownership assistance subject to recapture will automatically be reduced over a 10 year period, beginning one year from the purchase date, in annual increments of 10 percent. At the end of the 10 year period, the amount of

homeownership assistance subject to recapture will be zero.

Attachment A

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Lakeland Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P0115203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	239,000			
3	1408 Management Improvements	11,000			
4	1410 Administration	120,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	40000			
8	1440 Site Acquisition				
9	1450 Site Improvement	128,000			
10	1460 Dwelling Structures	510,000			
11	1465.1 Dwelling Equipment— Nonexpendable	1,000			
12	1470 Nondwelling Structures	1,000			
13	1475 Nondwelling Equipment	48,800			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	1,000			
18	1499 Development Activities	5,000			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Lakeland Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL29P0115203 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service				
20	1502 Contingency	95,200			
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,200,000			
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	0			
24	Amount of line 21 Related to Security – Soft Costs	0			
25	Amount of Line 21 Related to Security – Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	205,000			

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

PHA Name: Lakeland Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P01150203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations							
	- Operating Subsidy	1406	>20%	239,000				
	Total 1406			239,000				
PHA-Wide	Management Improvements							
	- Develop & Update Agency Plan	1408	Lump Sum	6,000				
	- Vacancy Reduction	1408	Lump Sum	1,000				
	- Develop Resident Initiatives	1408	Lump Sum	1,000				
	- Computer Software	1408	Lump Sum	1,000				
	- Grant Writing	1408	Lump Sum	1,000				
	- Security Camera System	1408	Lump Sum	1,000				
	Total 1408			11,000				
PHA – Wide	Administration							
	- Facilities Director – 25%, Maintenance Sup 50% Operations Support Assoc. – 50%, Purchasing Agent – 35%	1410	Lump Sum	58,000				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Lakeland Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P01150203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	- Employee Benefits	1410	Lump Sum	22,000				
	- Proration of Admin Support	1410	Lump Sum	40,000				
	Total 1410			120,000				
PHA-Wide	Fees and Costs							
	- Clerk-of-the-Works Salary 50% (15 hours per week)	1430	Lump Sum	15,500				
	- Security Camera Maintenance Contract	1430	Lump Sum	1,000				
	- A/E Fees	1430	Lump Sum	19,000				
	- Sundry Planning and In-house Design	1430	Lump Sum	4,500				
	Total 1430			40,000				
PHA-Wide	Site Improvements							
	- Tree Trimming	1450	Lump Sum	10,000				
	- Sidewalk Repairs	1450	Lump Sum	10,000				
	- Erosion Control	1450	Lump Sum	6,000				
	- Fencing	1450	Lump Sum	5,000				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Lakeland Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P01150203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	- Reseal/Paving Repair	1450	Lump Sum	15,000				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Lakeland Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P01150203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	- Drainage Repair/Gutters	1450	Lump Sum	4,000				
	- Landscaping	1450	Lump Sum	15,000				
	- Signage	1450	Lump Sum	1,000				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Lakeland Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P01150203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	- Add Parking Central - Misc Repairs –PHAS	1450 1450	Lump Sum Lump Sum	15,000 2,000				
FL11-4 Westlake Addition.	- Playground Equipment/ Basketball Court	1450	Lump Sum	1,000				
FL11-5 Lakeview Gardens	Site improvements	1450	Lump Sum	1,000				
		1450	Lump Sum					
FL11-6 Cecil Gober & John Wright	- Playground Improvements (Forced account labor)	1450	Lump Sum	1,000				
	- Water Line Replacement and Individual Meters (Forced account labor)	1450	Lump Sum	1,000				
FL11-7 Paul Colton & Bonnet Shores	- Water Line Replacement and Individual Meters (Force account labor)	1450	Lump Sum	40,000				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Lakeland Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P01150203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	- Playground Improvements (Force account labor)	1450	Lump Sum	1,000				
	Total 1450			128,000				
PHA-Wide	Dwelling Structures							
	- Exterior Painting	1460	Lump Sum	3,000				
	- Pressure Washing	1460	Lump Sum	1,000				
	- Exterior/ Screen Doors	1460	Lump Sum	1,000				
	- Security Window Screens	1460	Lump Sum	1,000				
	- Exterior Masonry Repairs	1460	Lump Sum	1,000				
	- Soffet, Fascia, & Gable Repairs	1460	Lump Sum	1,000				
	- Fire Suppression System	1460	Lump Sum	20,000				
	- Misc Repairs PHAS	1460	Lump Sum	2,000				
FL11-2 Westlake	- Comprehensive Modernization to include –Exterior Paint, mildew control, central HVAC, dryer/vent/wiring, and range vent hoods	1460	Lump Sum	25,000				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Lakeland Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P01150203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL11-4 Westlake Add	Exterior Paint	1460	Lump Sum	1000				
FL11-6 Cecil Gober & John Wright	- Comprehensive Modernization to include utility doors, exterior windows, kitchen and bath modernization, VCT flooring replacement, water supply line replacement, emergency call system, dryer vents, central HVAC, interior & exterior doors and attic insulation, repair termite damage, drywall replacement, HW heater replacement, upgrade elec service (replace aluminum wire and devices) (Forced account labor)	1460	Lump Sum	1000				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Lakeland Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P01150203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL11-7 Paul Colton & Bonnet Shores	- Comprehensive Modernization to include utility doors, exterior windows, kitchen and bath modernization, VCT flooring replacement, water supply line replacement, emergency call system, dryer vents, central HVAC, attic insulation, gutters and downspouts, and interior & exterior doors, repair termite damage, drywall replacement, HW heater replacement, upgrade elec service (replace aluminum wire and devices) (Forced account labor)	1460	Lump Sum	393,000				
	Total 1460			450,000				
1465.1 PHA-Wide	Dwelling Equipment - Appliance Replacement	1465.1	Lump Sum	1,000				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Lakeland Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P01150203 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Total 1465.1			1,000				
1470	Non-Dwelling Structures							
PHA-Wide	- Renovation of Community Buildings	1470	Lump Sum	1,000				
	Total 1470			1,000				
1475	Non-Dwelling Equipment							
PHA-Wide	- Replace Office furniture and equipment	1475	Lump Sum	5,000				
	- Common Area furniture and fixtures	1475	Lump Sum	1,000				
	Purchase maintenance vehicles	1475	2	30,000				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Lakeland Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P01150203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replacement Equipment including handtruck, floor buffers, wet vacs, spray paint equip., chain saws, backpack sprayers, hvac recovery equip., and drywall spray texture machine)	1475	Lump Sum	4,000				
	Replacement mower	1475	Lump Sum	4,800				
	Replacement dump trailer	1475	Lump Sum	4,000				
	Total 1475			48,800				
1495.1	Relocation Costs							
	- Relocation	1495.1	Lump Sum	1,000				
	Total 1495.1			1000				
1498	Mod Used for Development							
	- Development	1498	Lump Sum	5,000				
	Total 1498			5,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Lakeland Housing Authority		Grant Type and Number Capital Fund Program No: FL29P01150203 Replacement Housing Factor No:					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
1406	12/04			6/06				
1408	12/04			6/06				
1410	12/04			6/06				
1430	12/04			6/06				
1450	12/04			6/06				
1460	12/04			6/06				
1465.1	12/04			6/06				
1470	12/04			6/06				
1475	12/04			6/06				
1495.1	12/04			6/06				
1499	12/04			6/06				
1502	12/04			6/06				

Attachment B

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Lakeland Housing Authority		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant:2004 PHA FY: 2004	Work Statement for Year 3 FFY Grant:2005 PHA FY: 2005	Work Statement for Year 4 FFY Grant:2006 PHA FY: 2006	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2007
	Annual Statement				
Westlake 11-2		1000	1000	1000	146000
Westlake Addition 11-4		25000	1000	1000	1000
Lakeview Gardens/Magnolia Pointe 11-5		1000	1000	1000	1000
Cecil Gober 11-6		1000	1000	200000	100000
John Wright 11-6		1000	150000	50000	50000
Bonnet Shores 11-7		100000	1000	1000	1000
Paul Colton 11-7		200000	200000	121000	1000
HA-Wide		271000	260000	250000	225000
CFP Funds Listed for 5-year planning					
		600,000	615,000	625,000	650,000
Replacement Housing Factor Funds		113,000	115,000	150,000	205,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u> 2 </u> FFY Grant: 2004 PHA FY: 2004			Activities for Year: <u> 3 </u> FFY Grant: 2005 PHA FY:2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	Westlake 11-2	Site improvements Mold, Mildew mitigation	1000	Westlake 11-2	Interior modernization	1000
Annual	Westlake Addition 11-4	Exterior Paint Site Improvements	25,000	Westlake 11-4		
sStatement	Lakeview Gardens/Magnolia Pointe 11-5	Carpet, Site Improvements	1,000	Lakeview Gardens/ Magnolia Pointe 11-5	Site Improvements	1000
	Cecil Gober 11-6	Community Building repairs , Site improvements	1,000	Cecil Gober 11-6	Site Improvement Interior Modernization	1000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2004 PHA FY: 2004			Activities for Year: <u>3</u> FFY Grant: 2005 PHA FY:2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	Bonnet Shores 11-7 Paul Colton 11-7	Comprehensive modernization including interior & exterior doors and windows, kitchen and bath cabinets, new water supply system with individual meters and CPVC piping in units, replacement all plumbing fixtures, tub surrounds and VCT flooring, drywall, framing/ trim repairs from termite damage, R-30 attic insulation, replacement duct system and existing forced air heat with new HVAC split system, dryer vent to outside, replace main elec service panel and all aluminum wiring/ devices. (Force Account)	100,000 200,000	Bonnett Shores 11-7 Paul Colton 11-7	Site Improvements Comprehensive modernization including interior & exterior doors and windows, kitchen and bath cabinets, new water supply system with individual meters and CPVC piping in units, replacement all plumbing fixtures, tub surrounds and VCT flooring, drywall, framing/ trim repairs from termite damage, R-30 attic insulation, replacement duct system and existing forced air heat with new HVAC split system, dryer vent to outside, replace main elec service panel and all aluminum wiring/ devices. (Force Account)Site Improvements	1,000 200,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year :_4__ FFY Grant: 2006 PHA FY: 2006			Activities for Year: __5_ FFY Grant: 2007 PHA FY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Westlake 11-2	Site Improvement	1000	Westlake 11-2	Comprehensive Modernization including Central HVAC, Exterior, Interior Doors, Dryer Hookup/Vent, Electric Panel upgrade, VCT Flooring, Kitchen Cabinets	140,000
Westlake Add 11-4	Site Improvement	1000	Westlake Add 11-4	Site Improvements	1,000
Lakeview Gardens/ Magnolia Pointe 11-5	Site Improvement	1,000	Lakeview Gardens/ Magnolia Pointe 11-5	Site Improvement	1,000
Cecil Gober 11-6	Comprehensive modernization including interior & exterior doors and windows, kitchen and bath cabinets, new water supply system with individual meters and CPVC piping in units, replacement all plumbing fixtures, tub surrounds and VCT flooring, drywall, framing/ trim repairs from termite damage, R-30 attic insulation, replacement duct system and existing forced air heat with new HVAC split system, dryer vent to outside, replace main elec service panel and all aluminum wiring/ devices. (Force Account)	200,000	Cecil Gober 11-6	Comprehensive modernization including interior & exterior doors and windows, kitchen and bath cabinets, new water supply system with individual meters and CPVC piping in units, replacement all plumbing fixtures, tub surrounds and VCT flooring, drywall, framing/ trim repairs from termite damage, R-30 attic insulation, replacement duct system and existing forced air heat with new HVAC split system, dryer vent to outside, replace main elec service panel and all aluminum wiring/ devices. (Force Account)	100,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year :_4__ FFY Grant: 2006 PHA FY: 2006			Activities for Year: __5_ FFY Grant: 2007 PHA FY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
John Wright 11-6	Comprehensive modernization including interior & exterior doors and windows, kitchen and bath cabinets, new water supply system with individual meters and CPVC piping in units, replacement all plumbing fixtures, tub surrounds and VCT flooring, drywall, framing/ trim repairs from termite damage, R-30 attic insulation, replacement duct system and existing forced air heat with new HVAC split system, dryer vent to outside, replace main elec service panel and all aluminum wiring/ devices. (Force Account)	50,000	John Wright 11-6	Comprehensive modernization including interior & exterior doors and windows, kitchen and bath cabinets, new water supply system with individual meters and CPVC piping in units, replacement all plumbing fixtures, tub surrounds and VCT flooring, drywall, framing/ trim repairs from termite damage, R-30 attic insulation, replacement duct system and existing forced air heat with new HVAC split system, dryer vent to outside, replace main elec service panel and all aluminum wiring/ devices. (Force Account)	50,000
Bonnet Shores 11-7	Site Improvement	1,000	Bonnet Shores 11-7	Site Improvement	1,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year :_4__ FFY Grant: 2006 PHA FY: 2006			Activities for Year: __5_ FFY Grant: 2007 PHA FY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Paul Colton 11-7	Comprehensive modernization including interior & exterior doors and windows, kitchen and bath cabinets, new water supply system with individual meters and CPVC piping in units, replacement all plumbing fixtures, tub surrounds and VCT flooring, drywall, framing/ trim repairs from termite damage, R-30 attic insulation, replacement duct system and existing forced air heat with new HVAC split system, dryer vent to outside, replace main elec service panel and all aluminum wiring/ devices. (Force Account)	121,000	Paul Colton 11-7	Site Improvement	1,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year :_4__ FFY Grant: 2006 PHA FY: 2006			Activities for Year: __5_ FFY Grant: 2007 PHA FY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA - Wide	Operations	92,300	HA - Wide	Operations	83,000
	Management	4,600		Management	4,200
	Improvements	36,900		Improvements	33,200
	Administration	9,200		Administration	8,300
	Fees & Costs	1,000		Fees & Costs	1,000
	Site Improvements	1,000		Site Improvements	1,000
	Dwelling Structures	1,000		Dwelling Structures	1,000
	Dwelling Equipment	4,600		Dwelling Equipment	4,200
	NonDwelling Structures	27,700		NonDwelling Structures	25,900
	NonDwelling	2,800		NonDwelling	2,500
	Relocation Costs	1,000		Relocation Costs	1,000
	Mod. For Dev	1,000		Mod. For Dev	1,000
	Contingency	6,500		Contingency	5,800
Total CFP Estimated Cost	\$625,000				\$650,000

Attachment C

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of Lakeland		Grant Type and Number FL14P01150100 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2002 <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	\$0	\$0	\$0	\$0
2	1406 Operations	\$244,437	\$244,437	\$244,437	\$244,437.00
3	1408 Management Improvements	\$133,000	\$133,000	\$133,000	\$82,297.14
4	1410 Administration	\$122,218	\$122,218	\$122,218	\$122,218
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$59,641	\$59,641	\$59,641	\$59,641
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$70,034	\$70,034	\$70,034	\$4,537.74
10	1460 Dwelling Structures	\$402,330	\$502,732.13	\$502,732.13	\$502,732.13
11	1465.1 Dwelling Equipment— Nonexpendable	\$18,194	\$18,194	\$18,194	\$3300.00
12	1470 Nondwelling Structures	\$111,702	\$126,995.95	\$126,995.95	\$126,995.95
13	1475 Nondwelling Equipment	\$57,000	\$69,004.92	\$69,004.92	\$69,004.92
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$10,000	\$0	\$0	\$0
18	1499 Development Activities	\$10,000.44	\$0	\$0	\$0

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: The Housing Authority of the City of Lakeland	Grant Type and Number FL14P01150100 Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/2002 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service	\$0	\$0	\$0	\$0
20	1502 Contingency	\$107,700.56	\$0	\$0	\$0
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,346,257	\$1,346,257	\$1,346,257	\$1,215,163.88
22	Amount of line 21 Related to LBP Activities	\$0	\$0	\$0	\$0
23	Amount of line 21 Related to Section 504 compliance	\$137,214	\$0	\$0	\$0
24	Amount of line 21 Related to Security – Soft Costs	\$6,703	\$0	\$0	\$0
25	Amount of Line 21 Related to Security – Hard Costs	\$0	\$0	\$0	\$0
26	Amount of line 21 Related to Energy Conservation Measures	\$0	\$0	\$0	\$0

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

PHA Name: The Housing Authority of the City of Lakeland		Grant Type and Number FL14P01150100 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<u>PHA-Wide</u>	<u>Operations</u>							
	Support Operating Costs	1406	LS	\$244,437.00	\$244,437.00	\$244,437.00	\$244,437.00	
	Subtotal 1406			\$244,437.00	\$244,437.00	\$244,437.00	\$244,437.00	
<u>PHA-Wide</u>	<u>Management Improvements</u>							
	Develop and Update Agency Plan	1408	LS	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	
	Develop Resident Initiatives	1408	LS	\$3,000.00	\$3,000.00	\$0.00	\$0.00	
	Grant Writing	1408	LS	\$15,000.00	\$15,000.00	\$12,809.32	\$12,809.32	
	Computer Software	1408	LS	\$10,000.00	\$10,000.00	\$3,629.94	\$3,629.94	
	Supplement PM Program	1408	LS	\$95,000.00	\$95,000.00	\$106,560.74	\$56,487.88	
	Subtotal 1408			\$133,000.00	\$133,000.00	\$133,000.00	\$82,927.14	
<u>PHA-Wide</u>	<u>Administration</u>							
	Facilities Director (50%), Operations Support Assoc (100%), Purchasing Agent (35%)	1410	LS	\$54,000.00	\$54,000.00	\$52,402.39	\$52,402.39	
	Employee Benefit Contribution	1410	LS	\$17,000.00	\$17,000.00	\$18,597.61	\$18,597.61	
	Proration of Administrative Support	1410	LS	\$51,218.00	\$51,218.00	\$51,218.00	\$51,218.00	

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

PHA Name: Housing Authority of the City of Lakeland		Grant Type and Number Capital Fund Program Grant No: FL14P01150100 Replacement Housing Factor Grant No:				Federal FY of Grant:		
Development Number/Name PHA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Subtotal 1410			\$122,218.00	\$122,218.00	\$122,218.00	\$122,218.00	
<u>PHA-Wide</u>	<u>Fees and Costs</u>							
	Clerk of the Works Salary	1430	LS	\$28,000.00	\$28,000.00	\$40,375.30	\$40,375.30	
	Clerk of the Works Fringe Benefits	1430	LS	\$9,000.00	\$9,000.00	\$3,899.95	\$3,899.95	
	A&E Fees (FL 11-5 Lakeview Gardens)	1430	LS	\$18,141.00	\$18,141.00	\$15,065.75	\$15,065.75	
	Capital Plan Update Fee	1430	LS	\$3,500.00	\$3,500.00	\$0.00	\$0.00	
	Sundry Planning/Inhouse Design	1430	LS	\$1,000.00	\$1,000.00	\$300.00	\$300.00	
	Subtotal 1430			\$59,641.00	\$59,641.00	\$59,641.00	\$59,641.00	
<u>PHA-Wide</u>	<u>Dwelling Equipment</u>							
	Ranges and Refrigerators	1465	12 Sets	\$10,000.00	\$10,000.00	\$10,000.00	\$3,300.00	
	Subtotal 1465			\$10,000.00	\$10,000.00	\$10,000.00	\$3,300.00	
<u>PHA-Wide</u>	<u>Non-Dwelling Structure</u>							
	504 at Central Maintenance(Phase 2)	1470	LS	\$111,144.00	\$126,995.95	\$126,995.95	\$126,995.95	
	Subtotal 1470			\$111,144.00	\$126,995.95	\$126,995.95	\$126,995.95	
<u>PHA-Wide</u>	<u>Non-Dwelling Equipment</u>							
	Computer Equipment Upgrades	1475	LS	\$15,000.00	\$5,943.81	\$5,943.81	\$5,943.81	

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

PHA Name: Housing Authority of the City of Lakeland		Grant Type and Number Capital Fund Program Grant No: FL14P01150100 Replacement Housing Factor Grant No:			Federal FY of Grant:			
Development Number/Name PHA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Add Modular Office Equipment and Chairs-Central Office	1475	LS	\$40,000.00	\$60,952.11	\$60,952.11	\$60,952.11	
	Purchase Maintenance/Force Account Equipment	1475	LS	<u>\$2000.00</u>	<u>\$2109.00</u>	<u>\$2,109.00</u>	<u>\$2,109.00</u>	
	Subtotal 1475			\$57,000.00	\$69,004.92	\$69,004.92	\$69,004.92	
<u>PHA Wide</u>	<u>Relocation</u>							
	Relocation(Lakeview Gardens)	1495	LS	<u>\$10,000.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
	Subtotal 1495			\$10,000.00	\$0.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	<u>Mod Used for Development</u>							
	Supplement Replacement Housing	1498	LS	<u>\$10,000.44</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
	Subtotal 1498			\$10,000.44	\$0.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	<u>Contingency</u>							
	Contingency	1502	LS	<u>\$107,700.56</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
	Subtotal 1502			\$107,700.56	\$0.00	\$0.00	\$0.00	
FL 11-1	<u>Site Improvements</u>							
Lakeridge Homes	Sidewalk Repair (Phase 1)	1450	LS	<u>\$1,000.00</u>	<u>\$1,000.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
	Subtotal 1450			\$1,000.00	\$1,000.00	\$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: Housing Authority of the City of Lakeland		Grant Type and Number Capital Fund Program Grant No: FL14P01150100 Replacement Housing Factor Grant No:				Federal FY of Grant:		
Development Number/Name PHA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Total 11-1—Lakeridge Homes			\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	
FL 11-2	<u>Site Improvements</u>							
Westlake Apartments	Trim Trees(Phase 2)	1450	LS	<u>\$5,000.00</u>	<u>\$5,000.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
	Subtotal 1450			\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	<u>Dwelling Structure</u>							
	Attic insulation (Phase 1)	1460	3 units	<u>\$1,000.00</u>	<u>\$14,873.40</u>	<u>\$14,873.40</u>	<u>\$14,873.40</u>	
	Subtotal 1460			\$1,000.00	\$14,873.40	\$14,873.40	\$14,873.40	
	Total 11-2 – Westlake Apts.			\$6,000.00	\$19,873.40	\$14,873.40	\$14,873.40	
FL 11-5	<u>Site Improvements</u>							
Lakeview Homes	Site Improvements for Modernization and 504 Accessibility	1450	14%	<u>\$31,784.00</u>	<u>\$31,784.00</u>	<u>\$65,496.26</u>	<u>\$0.00</u>	
	Subtotal 1450			\$31,784.00	\$31,784.00	\$65,496.26	\$0.00	
	<u>Dwelling Structure</u>							

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

PHA Name: Housing Authority of the City of Lakeland		Grant Type and Number Capital Fund Program Grant No: FL14P01150100 Replacement Housing Factor Grant No:				Federal FY of Grant:		
Development Number/Name PHA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	504 Mobility and A/V Accessibility Renovations	1460	25%	\$22,346.00	\$22,346.00	\$22,346.00	\$22,346.00	
	Comprehensive Renovation	1460	9 Units	<u>\$374,984.00</u>	<u>\$461,512.73</u>	<u>\$463,148.73</u>	<u>\$463,148.73</u>	
	Subtotal 1460			\$397,330.00	\$483,858.73	\$485,494.73	\$485,494.73	
	<u>Dwelling Equipment</u>							
	Appliances(Phase 2)	1465	11 Units	<u>\$8,194.00</u>	<u>\$8,194.00</u>	<u>\$8,194.00</u>	<u>\$0.00</u>	
	Subtotal 1465			\$8,194.00	\$8,194.00	\$8,194.00	\$0.00	
	<u>Non-Dwelling Structures</u>							
	Benches/Trash Cans at Tot Lots	1470	25%	<u>\$372.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
	Sod/Mulch at Tot Lots	1470	25%	<u>\$186.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
	Subtotal 1470			\$558.00	\$0.00	\$0.00	\$0.00	
	Total 11-5 Lakeview Gardens			\$437,866.00	\$523,836.73	\$559,184.99	\$485,494.73	
	FL 11-6 Site Improvements							
Cecil Gober/	Site Drainage (Phase 1)	1450	4%	\$1,000.00	\$1,000.00	\$2,368.25	\$2,368.25	
John Wright	Sidewalk Repair (Phase 1)	1450	10%	\$1,000.00	\$1,000.00	\$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: Housing Authority of the City of Lakeland		Grant Type and Number Capital Fund Program Grant No: FL14P01150100 Replacement Housing Factor Grant No:				Federal FY of Grant:		
Development Number/Name PHA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Subtotal 1450			\$2,000.00	\$2,000.00	\$2,368.25	\$2,368.25	
	Dwelling Structures							
	Replace Utility Room Doors (Phase 1)	1460	4 Units	\$1,000.00	\$1,000.00	\$2,154.00	\$2,154.00	
	Subtotal 1460			\$1,000.00	\$1,000.00	\$2,154.00	\$2,154.00	
	Total FL 11-6-Gober/Wright			\$3,000.00	\$3,000.00	\$4,522.25	\$4,522.25	
FL 11-7	Site Improvements							
Paul Colton	Repair Drainage Bonnet Shores(Phase 2)	1450	72%	\$7,500.00	\$7,500.00	\$0.00	\$0.00	
Bonnet Shores	Repair Drainage Paul Colton	1450	100%	\$7,500.00	\$7,500.00	\$2,169.49	\$2,169.49	
	Site Sewer Cleaning Paul Colton	1450	58%	\$14,250.00	\$14,250.00	\$0.00	\$0.00	
	Fencing	1450	4%	\$1,000.00	\$1,000.00	\$0.00	\$0.00	
	Subtotal 1450			\$30,250.00	\$30,250.00	\$2,169.49	\$2,169.49	
	Dwelling Structure							
	Replace Interior Doors and Hardware (Phase 1)	1460	1 Unit	\$1,000.00	\$1,000.00	\$0.00	\$0.00	
	Gutter and Downspout Replacement (Phase 1)	1460	2 Units	\$1,000.00	\$1,000.00	\$210.00	\$210.00	

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

PHA Name: Housing Authority of the City of Lakeland		Grant Type and Number Capital Fund Program Grant No: FL14P01150100 Replacement Housing Factor Grant No:			Federal FY of Grant:			
Development Number/Name PHA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace Utility Room Doors (Phase1)	1460	4 Units	<u>\$1,000.00</u>	<u>\$1,000.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
	Subtotal 1460			\$3,000.00	\$3,000.00	\$210.00	\$210.00	
	Total 11-7-Colton/Bonnet			\$33,250.00	\$33,250.00	\$2,379.49	\$2,379.49	
	TOTAL CFP709			\$1,346,257.00	\$1,346,257.00	\$1,346,257.00	\$1,215,163.88	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Lakeland	Grant Type and Number Capital Fund Program No: FL14P01150100 Replacement Housing Factor No:	Federal FY of Grant: 2000
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Development Number/Name HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide-Operations	03/31/02			09/30/03			
PHAWide-Management Improvements	03/31/02			09/30/03			
PHA Wide-Administration	03/31/02			09/30/03			
PHA Wide-Fees and Costs	03/31/02			09/30/03			
Lakeridge Homes(FL 11-1)	03/31/02			09/30/03			
Westlake Apartments(FL 11-2)	03/31/02			09/30/03			
Lakeview Gardens(FL 11-5)	03/31/02			09/30/03			
Cecil Gober/John Wright(FL 11-6)	03/31/02			09/30/03			
Paul Colton/Bonnet Shores (FL 11-7)	03/31/02			09/30/03			

Attachment D

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: Lakeland Housing Authority		Grant Type and Number Capital Fund Program: FL14P01150101 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)						
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2002 <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	\$0.00	\$0.00	\$0.00	\$0.00	
2	1406 Operations	\$244,437	\$244,437	\$244,437.00	\$244,437.00	
3	1408 Management Improvements	\$38,000	\$38,000.00	\$11,465.23	\$11,465.23	
4	1410 Administration	\$130,773	\$130,773.00	\$62,492.78	\$62,492.78	
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	\$64,480	\$64,480.00	\$2,637.18	\$2,637.18	
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	
9	1450 Site Improvement	\$139,916.00	\$139,916.00	\$0.00	\$0.00	
10	1460 Dwelling Structures	\$503,430	\$624,004.00	\$562,572.78	\$562,572.78	
11	1465.1 Dwelling Equipment— Nonexpendable	\$37,000	\$37,000.00	\$0.00	\$0.00	
12	1470 Nondwelling Structures	\$15,000	\$15,000.00	\$8,275.38	\$8,275.38	
13	1475 Nondwelling Equipment	\$60,000	\$60,000.00	\$995.00	\$995.00	
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	

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Lakeland Housing Authority	Grant Type and Number Capital Fund Program: FL14P01150101 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/2002 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
17	1495.1 Relocation Costs	\$10,000.00	\$10,000.00	\$0.00	\$0.00
18	1498 Mod Used for Development	\$10,000.00	\$10,000.00	\$0.00	\$0.00
19	1502 Contingency	\$120,574.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$1,373,610.00	\$1,373,610.00	\$892,875.35	\$892,875.35
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Compliance	\$137,214.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security	\$6,703.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Energy Conservation Measures	\$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: Lakeland Housing Authority		Grant Type and Number Capital Fund Program #: FL14P01150101 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	<u>Operations</u>							
	-Operating Subsidy	1406	18%	\$244,437.00	\$244,437.00	\$244,437.00	\$244,437.00	
	Total 1406			\$244,437.00	\$244,437.00	\$244,437.00	\$244,437.00	
PHA Wide	<u>Management Improvements</u>							
	-Develop and Update Agency Plan	1408	LS	\$10,000.00	\$10,000.00	\$6,610.00	\$6,610.00	
	-Develop Resident Initiatives	1408	LS	\$3,000.00	\$3,000.00	\$0.00	\$0.00	
	-Computer Software	1408	LS	\$10,000.00	\$10,000.00	\$1,185.00	\$1,185.00	
	-Grant Writing	1408	LS	\$15,000.00	\$15,000.00	\$3,670.23	\$3,670.23	
	Total 1408			\$38,000.00	\$38,000.00	\$11,465.23	\$11,465.23	
PHA Wide	<u>Administration</u>							
	-Facilities Director-50%, Operations Support Assoc.-100%, Purchasing Agent-35%	1410	LS	\$57,780.00	\$57,780.00	\$27,294.77	\$27,294.77	
	-Employee Benefit Contribution	1410	LS	\$18,190.00	\$18,190.00	\$9,007.28	\$9,007.28	
	-Proration of Admn. Support	1410	LS	\$637,548.03	\$54,803.00	\$26,190.73	\$26,190.73	
	Total 1410			\$130,773.00	\$130,773.00	\$62,492.78	\$62,492.78	
PHA Wide	<u>Fees & Costs</u>							
	-Clerk-of-the Works Salary	1430	LS	\$3900.00	\$39,000.00	\$751.04	\$751.04	
	-Clerk-of-the-Works Fringe Benefits	1430	LS	\$12,480.00	\$12,480.00	\$176.14	\$176.14	

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

PHA Name: Lakeland Housing Authority		Grant Type and Number Capital Fund Program #: FL14P01150101 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	-A/E Fees (FL 11-5, FL 11-2)	1430	LS	\$8,50	\$8,500.00	\$1,710.00	\$1,710.00	
	-Capital Plan Update Fee	1430	LS	\$3,500.00	\$3,500.00	\$0.00	\$0.00	
	-Sundry Planning, In-house Design	1430	LS	<u>\$1,000.00</u>	<u>\$1,000.00</u>	<u>\$1,000.00</u>	<u>\$0.00</u>	
	Total 1430			\$64,480.00	\$64,480.00	\$2,637.18	\$2,637.18	
PHA Wide	<u>Site Improvements</u>							
	-Tree Trimming	1450	LS	\$1,000.00	\$1,000.00	\$0.00	\$0.00	
	-Sidewalk Repairs	1450	LS	\$15,000.00	\$15,000.00	\$0.00	\$0.00	
	-Erosion Control	1450	LS	\$6,000.00	\$6,000.00	\$0.00	\$0.00	
	-Fencing	1450	LS	\$15,000.00	\$15,000.00	\$0.00	\$0.00	
	-Reseal/Paving Repair	1450	LS	\$15,000.00	\$15,000.00	\$0.00	\$0.00	
	-Drainage Repair	1450	LS	\$10,000.00	\$10,000.00	\$0.00	\$0.00	
	-Landscaping	1450	LS	\$1,000.00	\$1,000.00	\$0.00	\$0.00	
	-Signage	1450	LS	\$4,000.00	\$4,000.00	\$0.00	\$0.00	
	-Add Parking Central	1450	LS	<u>\$5,000.00</u>	<u>\$5,000.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
	Total 1450			\$72,000.00	\$72,000.00	\$0.00	\$0.00	
PHA Wide	<u>Dwelling Structures</u>							
	-Fire Suppression	1460	LS	\$16,000.00	\$16,000.00	\$0.00	\$0.00	
	-Exterior Painting	1460	LS	\$10,000.00	\$10,000.00	\$0.00	\$0.00	
	-Pressure Washing	1460	LS	\$1,000.00	\$1,000.00	\$0.00	\$0.00	
	-Exterior Doors	1460	LS	<u>\$1,000.00</u>	<u>\$1,000.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
	Total 1460			\$28,000.00	\$28,000.00	\$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: Lakeland Housing Authority		Grant Type and Number Capital Fund Program #: FL14P01150101 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	<u>Dwelling Equipment</u>							
	-Ranges and Refrigerators	1465	LS	\$12,000.00	\$12,000.00	\$0.00	\$0.00	
	Total 1465			\$12,000.00	\$12,000.00	\$0.00	\$0.00	
PHA Wide	<u>NonDwelling Equipment</u>							
	-Add Modular Office Equipment/Furniture	1475	LS	\$45,000.00	\$45,000.00	\$995.00	\$995.00	
	Total 1475			\$45,000	\$45,000.00	\$995.00	\$995.00	
PHA Wide	<u>Relocation Costs</u>							
	-Relocation	1495	LS	\$10,000.00	\$10,000.00	\$0.00	\$0.00	
	Total 1495			\$10,000.00	\$10,000.00	\$0.00	\$0.00	
PHA Wide	<u>Mod Used for Development</u>							
	-Supplement Replacement Housing	1498	LS	\$10,000.00	\$10,000.00	\$0.00	\$0.00	
	Total 1498			\$10,000	\$10,000.00	\$0.00	\$0.00	
PHA Wide	<u>Contingency</u>							
	-Construction Contingency	1502	LS	\$120,574.00	\$0.00	\$0.00	\$0.00	
	Total 1502			\$120,574.00	\$0.00	\$0.00	\$0.00	
FL 11-2	<u>Site Improvements</u>							
Westlake	-Trim overhanging trees/additional parking	1450	LS	\$2,000.00	\$2,000.00	\$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: Lakeland Housing Authority		Grant Type and Number Capital Fund Program #: FL14P01150101 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Apartments	Sub-Total 1450			\$2,000.00	\$2,000.00	\$0.00	\$0.00	
	<u>Dwelling Structure</u>							
	<u>Comprehensive Modernization: (to include)</u>	1460	LS	\$10,000.00	\$10,000.00	\$0.00	\$0.00	
	-Mildew Control							
	-Central HVAC							
	-Attic Insulation							
	-Window Screens			-				
	-Dryer/Vent Wiring			-				
	-Building Relocation			-				
	Sub-Total 1460			\$10,000.00	\$10,000.00	\$0.00	\$0.00	
	<u>Non-Dwelling Structure</u>							
	-Community Building Renovation (limited)/Computer Lab	1470	LS	<u>\$5,000.00</u>	\$5,000.00	\$5,000.00	\$5,000.00	
	Sub-Total 1470			\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	Total: FL 11-2, Westlake Apartments			\$17,000.00	\$17,000.00	\$5,000.00	\$5,000.00	

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

PHA Name: Lakeland Housing Authority		Grant Type and Number Capital Fund Program #: FL14P01150101 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
FL 11-4	Site Improvements			-				
Westlake	-Playground Equipment/Parking Lot	1450	LS	<u>\$5,000.00</u>	\$5,000.00	\$0.00	\$0.00	
Addition	Sub-Total 1450			\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	Dwelling Structure							
	-Entry Steps(504) and Porch Columns	1460	LS	<u>\$5,000.00</u>	<u>\$5,000.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
	Sub-Total 1460			\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	NonDwelling Equipment							
	-Benches/Playground/Shade Devices/Trash Cans	1475	LS	<u>\$15,000.00</u>	\$15,000.00	\$0.00	\$0.00	
	Sub-Total 1475			\$15,000.00	\$15,000.00	\$0.00	\$0.00	
	Total: FL 11-4, Washington Addition			\$25,000.00	\$25,000.00	\$0.00	\$0.00	
FL 11 -5	Site Improvements							
Lakeview	<u>Comprehensive Site Improvements:</u> (to include)	1450	LS	<u>\$45,316.00</u>	\$45,316.00	\$0.00	\$0.00	
Gardens	-Erosion Control							
	-Landscaping / Grassing							

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

PHA Name: Lakeland Housing Authority		Grant Type and Number Capital Fund Program #: FL14P01150101 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	-Dwelling Unit / Yard Definition							
	-Sidewalks (FA)							
	-Road & Parking (Seal & Re-stripe)							
	-Site Furnishings							
	-Dumpster Pads							
	-Tot Lot Relocation			-				
	-Fencing							
	Sub-Total 1450			\$45,316.00	\$45,316.00	\$0.00	\$0.00	
				-				
	<u>Dwelling Structure</u>							
	Comprehensive Modernization: (to include)	1460	LS	<u>\$308,264.00</u>	<u>\$428,838.00</u>	<u>\$562,260.37</u>	<u>\$562,260.37</u>	
	-Interior/Exterior Renovation and 504/A & V Accessibility							
	Sub-Total 1460			\$308,264.00	\$428,838.00	\$562,260.37	\$562,260.37	
<u>FL 11 -5</u>	<u>Site Improvements</u>							
	<u>Dwelling Equipment</u>							
	-Appliances	1465	LS	<u>\$25,000.00</u>	<u>\$25,000.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
	Sub-Total 1465			\$25,000.00	\$25,000.00	\$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: Lakeland Housing Authority		Grant Type and Number Capital Fund Program #: FL14P01150101 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	Total: FL 11-5, Lakeview Gardens			\$378,580.00	\$499,154.00	\$562,260.37	\$562,260.37	
FL 11 -6	Site Improvements							
Cecil Gober	<u>Comprehensive Site Improvements: (to include)</u>	1450	LS	<u>\$10,600.00</u>	<u>\$10,600.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
John Wright	-Site Drainage / Erosion Control							
	-Sidewalk Repair / Parking							
	-Additional Parking			-				
	-Landscaping							
	-Playground							
	Sub-Total 1450			\$10,600.00	\$10,600.00	\$0.00	\$0.00	
	Dwelling Structure							
	<u>Comprehensive Modernization: (to include)</u>	1460	LS	<u>\$42,500.00</u>	<u>\$42,500.00</u>	<u>\$312.41</u>	<u>\$312.41</u>	
	-Replace Utility Doors							
	-Windows			-				
	-Kitchen Modernization							
	-Bathroom Modernization							
	-Water Line Replacement							
	-Emergency Call System							

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

PHA Name: Lakeland Housing Authority		Grant Type and Number Capital Fund Program #: FL14P01150101 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	-Dryer Vents							
	-Termite Treatment/Repair							
	-Central HVAC Repairs							
	-Attic Insulation							
	Sub-Total 1460			\$42,500.00	\$42,500.00	\$312.41	\$312.41	
	<u>NonDwelling Structures</u>							
	-Community Room/504/Door Opener/Canopy	1470	LS	<u>\$10,000.00</u>	<u>\$10,000.00</u>	<u>\$3,275.38</u>	<u>\$3,275.38</u>	
	Sub-Total 1470			\$10,000.00	\$10,000.00	\$3,275.38	\$3,275.38	
	Total: FL 11-6, Cecil Gober/John Wright			\$63,100.00	\$63,100.00	\$3,587.79	\$3,587.79	
<u>FL 11 -7</u>	<u>Site Improvements</u>							
Paul Colton	<u>Comprehensive Site Improvements: (to include)</u>	1450	LS	<u>\$5,000.00</u>	<u>\$5,000.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
Bonnet Shores	-Drainage Correction (Bonnet Shores)							
	-Drainage Correction (Paul Colton)							
	-Site Sewer Cleaning, Paul Colton							
	-Fencing							

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

PHA Name: Lakeland Housing Authority		Grant Type and Number Capital Fund Program #: FL14P01150101 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	-Playground							
	Sub-Total 1450			\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	<u>Dwelling Structure</u>							
	Comprehensive Modernization: (to include)	1460	LS	<u>\$109,666.00</u>	<u>\$109,666.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
	-Interior Doors / Hardware							
	-Gutters & Downspouts							
	-Utility Doors							
	-Windows							
	-Kitchen Modernization							
	-Bathroom Modernization							
	-Water Line Replacement							
	-Dryer Vents							
	-Termite Treatment/Repair							
	-Central HVAC							
	-Attic Insulation							
	Sub-Total 1460			\$109,666.00	\$109,666.00	\$0.00	\$0.00	
	Total: FL 11-7, Paul Colton/Bonnet Shores			\$114,666.00	\$114,666.00	\$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: Lakeland Housing Authority		Grant Type and Number Capital Fund Program #: FL14P01150101 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	TOTAL CFP710			\$1,373,610.00	\$1,373,610.00	\$892,875.35	\$892,875.35	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Lakeland Housing Authority		Grant Type and Number Capital Fund Program #: FL29P01150201 Capital Fund Program Replacement Housing Factor #:					Federal FY of Grant: 2001
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1406	Sep-03			Sep-05			
1408	Sep-03			Sep-05			
1410	Sep-03			Sep-05			
1430	Sep-03			Sep-05			
1465	Sep-03			Sep-05			
1475	Sep-03			Sep-05			
1495	Sep-03			Sep-05			
1498	Sep-03			Sep-05			
1502	Sep-03			Sep-05			

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

PHA Name: Lakeland Housing Authority		Grant Type and Number Capital Fund Program #: FL29P01150201 Capital Fund Program Replacement Housing Factor #:					Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
FL 11-2, Westlake Apartments	Sep-03			Sep-05				
FL 11-4, Westlake Addition	Sep-03			Sep-05				
FL 11-5, Lakeview Gardens	Sep-03			Sep-05				
FL 11-6, Ceil Gober & John Wright	Sep-03			Sep-05				
FL 11-7, Paul Colton Villas & Bonnet Shores	Sep-03			Sep-05				

Attachment E

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Lakeland Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P01150202 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2002 <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	260,000			0
3	1408 Management Improvements	49,000			0
4	1410 Administration	140,000			0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	74,500			0
8	1440 Site Acquisition				
9	1450 Site Improvement	104,000			0
10	1460 Dwelling Structures	501,500			0
11	1465.1 Dwelling Equipment— Nonexpendable	12,000			0
12	1470 Nondwelling Structures	15,000			0
13	1475 Nondwelling Equipment	50,000			0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	5,000			0
18	1499 Development Activities	10,000			0
19	1501 Collaterization or Debt Service				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Lakeland Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL29P01150202 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 06/30/2002 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency	76,630			0
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,297,630			0
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	15,000			
24	Amount of line 21 Related to Security – Soft Costs	12,500			
25	Amount of Line 21 Related to Security – Hard Costs	10,000			
26	Amount of line 21 Related to Energy Conservation Measures	302,000			

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

PHA Name: Lakeland Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P01150202 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations							
	- Operating Subsidy	1406	20%	260,000				
	Total 1406			260,000				
PHA-Wide	Management Improvements							
	- Develop and Update Agency Plan	1408	Lump Sum	10,000				
	- Develop Resident Initiatives	1408	Lump Sum	4,000				
	- Computer Software	1408	Lump Sum	10,000				
	- Grant Writing	1408	Lump Sum	15,000				
	- Security Camera System	1408	Lump Sum	10,000				
	Total 1408			49,000				
PHA – Wide	Administration							
	- Facilities Director – 50%, Operations Support Assoc. – 100%, Purchasing Agent – 35%	1410	Lump Sum	61,880				
	- Employee Benefits	1410	Lump Sum	19,600				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Lakeland Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P01150202 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	- Proration of Admin Support	1410	Lump Sum	58,520				
	Total 1410			140,000				
PHA-Wide	Fees and Costs							
	- Clerk-of-the-Works Salary	1410	Lump Sum	39,000				
	- Security Camera Maintenance Contract	1410	Lump Sum	12,500				
	- A/E Fees	1410	Lump Sum	18,500				
	- Sundry Planning and In-house Design	1410	Lump Sum	4,500				
	Total 1410			74,500				
PHA-Wide	Site Improvements							
	- Tree Trimming	1450	Lump Sum	1,000				
	- Sidewalk Repairs	1450	Lump Sum	15,000				
	- Erosion Control	1450	Lump Sum	6,000				
	- Fencing	1450	Lump Sum	5,000				
	- Reseal/Paving Repair	1450	Lump Sum	15,000				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Lakeland Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P01150202 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	- Drainage Repair/Gutters	1450	Lump Sum	10,000				
	- Landscaping	1450	Lump Sum	1,000				
	- Signage	1450	Lump Sum	1,000				
	- Add Parking Central	1450	Lump Sum	5,000				
FL11-4 Westlake Addition.	- Playground Equipment/ Basketball Court	1450	Lump Sum	5,000				
FL11-5 Lakeview Gardens	- Common Area Lighting	1450	Lump Sum	5,000				
	- Common Area Irrigation/Wells	1450	Lump Sum	5,000				
FL11-6 Cecil Gober & John Wright	- Playground Improvements (Forced account labor)	1450	Lump Sum	5,000				
	- Water Line Replacement and Individual Meters (Forced account labor)	1450	Lump Sum	10,000				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Lakeland Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P01150202 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL11-7 Paul Colton & Bonnet Shores	- Water Line Replacement and Individual Meters (Forced account labor)	1450	Lump Sum	10,000				
	- Playground Improvements (Forced account labor)	1450	Lump Sum	5,000				
	Total 1450			104,000				
PHA-Wide	Dwelling Structures							
	- Exterior Painting	1460	Lump Sum	10,000				
	- Pressure Washing	1460	Lump Sum	1,000				
	- Exterior/ Screen Doors	1460	Lump Sum	1,000				
	- Security Window Screens	1460	Lump Sum	1,000				
	- Exterior Masonry Repairs	1460	Lump Sum	1,000				
	- Soffet, Fascia, & Gable Repairs	1460	Lump Sum	1,000				
	- Energy Conservation	1460	Lump Sum	10,000				
FL11-2 Westlake	- Comprehensive Modernization to include – mildew control, central HVAC, dryer/vent/wiring, and range vent hoods	1460	Lump Sum	10,000				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Lakeland Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P01150202 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL11-5 Lakeview Garden	- Comprehensive Modernization to include interior and exterior renovations	1460	Lump Sum	5,000				
FL11-6 Cecil Gober & John Wright	- Comprehensive Modernization to include utility doors, exterior windows, kitchen and bath modernization, water supply line replacement, emergency call system, dryer vents, central HVAC, interior doors and attic insulation (Forced account labor)	1460	Lump Sum	163,500				
FL11-7 Paul Colton & Bonnet Shores	- Comprehensive Modernization to include utility doors, exterior windows, kitchen and bath modernization, water supply line replacement, emergency call system, dryer vents, central HVAC, attic insulation, gutters and downspouts, and interior doors (Forced account labor)	1460	Lump Sum	288,000				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Lakeland Housing Authority		Grant Type and Number			Federal FY of Grant:			
		Capital Fund Program Grant No: FL29P01150202			2002			
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Total 1460			450,000				
1465.1	Dwelling Equipment							
PHA-Wide	- Appliance Replacement	1465.1	Lump Sum	12,000				
	Total 1465.1			12,000				
1470	Non-Dwelling Structures							
PHA-Wide	- Renovation of Community Buildings	1470	Lump Sum	15,000				
	Total 1470			15,000				
1475	Non-Dwelling Equipment							
PHA-Wide	- Replace Office furniture and equipment	1475	Lump Sum	10,000				
	- Common Area furniture and fixtures	1475	Lump Sum	5,000				
	Purchase site-based maintenance vehicles	1475	2	14,000				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Lakeland Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P01150202 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replacement Equipment including handtruck, floor buffers, wet vacs, spray paint equip., chain saws, backpack sprayers, hvac recovery equip., and drywall spray texture machine)	1475	Lump Sum	6,000				
	Replacement diesel "Dixie Chopper" mower	1475	Lump Sum	13,000				
	Replacement double axle trailer	1475	Lump Sum	2,000				
	Total 1475			50,000				
1495.1	Relocation Costs							
	- Relocation	1495.1	Lump Sum	5,000				
	Total 1495.1			5000				
1498	Mod Used for Development							
	- Development	1498	Lump Sum	10,000				
	Total 1498			10,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Lakeland Housing Authority		Grant Type and Number Capital Fund Program No: FL29P01150202 Replacement Housing Factor No:					Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
1406	12/03			6/05				
1408	12/03			6/05				
1410	12/03			6/05				
1430	12/03			6/05				
1450	12/03			6/05				
1460	12/03			6/05				
1465.1	12/03			6/05				
1470	12/03			6/05				
1475	12/03			6/05				
1495.1	12/03			6/05				
1499	12/03			6/05				
1502	12/03			6/05				