

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

---

# PHA Plans Revised (June 22, 2000)

5 Year Plan for Fiscal Years 2000 - 2004

Annual Plan for Fiscal Year 2000

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

---

HUD 50075  
OMB Approval No: 2577-0226  
Expires: 03/31/2002

**PHA Plan  
Agency Identification**

**PHA Name:** Ocala Housing Authority

**PHA Number:** FL032

**PHA Fiscal Year Beginning: (mm/yyyy)** 10/2000

**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 2000 - 2004**

[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: The Ocala Housing Authority (OHA) is committed to providing and expanding safe, decent and sanitary housing in the most cost efficient manner, to the residents of Marion County; and to provide economic opportunities and housing free from illegal discrimination; and to build better neighborhoods by providing comprehensive opportunities for our Residents through partnerships and networking within our community.

**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  
Objectives:
  - Apply for additional rental vouchers: Applied for NOFA for Fair Share Allotment of Section 8 Vouchers on April 21, 2000.
  - Reduce public housing vacancies: Implement local preferences and self-sufficiency initiatives to reduce public housing vacancies by 5% by FY 2003.
  - Leverage private or other public funds to create additional housing opportunities: Obtain at least 25% private funds to match federal funds to build single-family homes.
  - Acquire or build units or developments: Build 75 single-family affordable homes by FY 2004

- Other (list below)  
Build 128 low-income multi-family units for the elderly and disabled by FY 2002 (Magnolia Walk Apartments Phase I and II).
  
- PHA Goal: Improve the quality of assisted housing  
Objectives:
  - Improve public housing management: (PHAS score) improve current PHAS scores by 10% by FY 2002.
  - Improve voucher management: (SEMAP score)
  - Increase customer satisfaction: Increase customer satisfaction rate to 95% by FY 2003
  - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
  - Renovate or modernize public housing units: Fully modernize remaining public housing units, including air conditioning, by FY 2004.
  - Demolish or dispose of obsolete public housing:
  - Provide replacement public housing:
  - Provide replacement vouchers:
  - Other: (list below)
  
- PHA Goal: Increase assisted housing choices  
Objectives:
  - Provide voucher mobility counseling: Educate current and new participants regarding voucher mobility.
  - Conduct outreach efforts to potential voucher landlords: Establish Landlords Advisory Council by FY 2001.
  - Increase voucher payment standards
  - Implement voucher homeownership program: Establish a Section 8 homeownership voucher program to assist 5 families each fiscal year, beginning with FY 2001.
  - Implement public housing or other homeownership programs: Request and receive HUD approval to begin construction of single-family homes on two vacant parcels during FY 2000
  - 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: Establish a local working family preference by FY 2000.
  - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  - Implement public housing security improvements: Implement a crime watch program in all 4 public housing developments by FY 2002.
  - Designate developments or buildings for particular resident groups (elderly, persons with disabilities): Build 128 low-income multi family units for the elderly and disabled by FY 2002 through development of Magnolia Walk Apartments Phase I and II.
  - Other: (list below)
    - Establish partnership with City of Ocala Parks and Recreation to begin a Summer Youth Program at 2 public housing sites during summer 2000.
    - Provide a van to transport youth and elderly to activities by FY 2003.
    - Petition the City of Ocala for a public transportation bus route to public housing complexes by FY 2001.
    - Initiate activities for seniors, children and adults that interest them by FY 2001. Activities such as dance, arts& crafts and team sports will be implemented.

**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: Implement and apply for a second HUD ROSS (Resident Opportunity Self-Sufficiency) grant which provides funds for Public Housing Residents to complete their education, receive job readiness training and career enhancement opportunities. Continue to build a successful Section 8 Family Self-Sufficiency Program by adding new families as current families leave program through homeownership.

- Provide or attract supportive services to improve assistance recipients' employability: Establish partnership with Central Florida Community College Project Reward: provides educational assistance for single parents, displaced homemakers, the under-employed or unemployed. Also build on an active partnership with Citrus Levy Marion Work Force Development Agency: the state Work Force Board. Their services consist of job services, resume assistance, unemployment payments, TANF and other State of Florida programs for Marion County residents.
- Provide or attract supportive services to increase independence for the elderly or families with disabilities. Form partnership with Marion County Senior Services Inc. This organization provides a wide array of critical services to seniors, age 60 and over and disable adults. Most services are for frail, low-income elderly. Some of the services provided are case management, meals program, transportation, day care and home care.
- 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: Advertise waiting list and vacancies through minority media, and provide written material in the Spanish language by FY 2002.
  - 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: Answer any comments or questions regarding living environment brought to the resident council, which consists of the resident representatives. Conduct anonymous surveys to ensure affirmative measures are being undertaken.
  - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: The Ocala Housing Authority will designate 8 units as fully 504 compliant by FY 2003.
  - Other: (list below)

**Other PHA Goals and Objectives: (list below)**

- 1) Establish an Emergency Housing Program for victims of fire and natural disasters: Working with the local American Red Cross office.
- 2) Assist families displaced due to Domestic Violence by providing emergency housing when available.
- 3) New Homes Development: Implement a new homeownership initiative including a homebuyers club and homeowner's association: Building 75 single-family homes on two vacant parcels owned by the Ocala Housing Authority.
- 4) New Rental Development & Joint Ventures with Ocala Leased Housing Corporation: Development of 128 low-income multi-family units for the elderly and disabled (Magnolia Walk I and II). Acquisition and renovation of 272 low-income rental units (Silver Oaks Village Ltd.)
- 5) Mortgage Foreclosure Intervention Program: Secure funds from City and County government to establish a mortgage foreclosure intervention program to assist families facing foreclosure due to an unforeseen emergency.
- 6) Receive final approval from HUD as a Certified Housing Counseling Agency.
- 7) Participation in the Mark-to-Market Program-utilizing the program to access feasibility of purchasing property that has expiring Section 8 leases to ensure safe and decent homes for all Marion County residents

**Proposed Partnerships Goals:**

Central Florida Community College Project Reward: A program that provides support services to single parents and displaced homemakers. This free program, co-sponsored by CFCC and the Carl Perkins Grant, will help the student in selecting a training program to obtain skills for a higher paying job. The program provides grants & stipends for classes, child-care and transportation.

Landlords Advisory Committee for Section 8: Comprised of owners and managers who are participating in the Section 8 Program. A network to build better communication between Section 8 Landlords and the Housing Authority with the goal to develop a more efficient program for the community.

Regional Coalition of Housing Authorities (Levy, Alachua, Marion and Citrus): Networking and sharing of ideas and resources. This also includes formulating a competitive bidding program for group medical insurance and hiring of consultants.

City of Ocala Police Department-Crime Watch Program: Monthly meetings conducted by the police department to educate residents regarding crime prevention and safety. Residents will also receive training in patrolling their communities to reduce crime and drug activities.



MAD DADS of Greater Ocala Inc.: Build on active partnership with this organization that provides a youth mentoring program, juvenile alternative sentencing program and after school diversion program.

Greater Ocala Community Development Corp.: Partnership to provide in depth education sessions for homebuyers to equip them for buying, maintaining and retaining a house.

Howard Academy: Agency that provides tutoring services for students in grades K-12<sup>th</sup>. Program will also provide GED services to qualified applicants between the ages of 15 and up.

United Gainesville Community Development Corporation: Partnership to provide business technical assistance in the form of workshops. Also provides assistance with applying for Micro-Loans.

Childhood Development Services: Establish partnership with local agency that provides child-care subsidy for Marion, Citrus and Levy Counties.

Citrus-Levy-Marion Workforce Development Agency: Partnership to provide one stop service for education, job and employment assistance.

**Annual PHA Plan**  
**PHA Fiscal Year 2000**

[24 CFR Part 903.7]

**i. Annual Plan Type:**

**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)]

In Accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998, the Ocala Housing Authority is pleased to submit the Agency Plan.

The Agency Plan is presented in two sections:

**Section 1: Five Year Plan**

This Section includes Ocala Housing Authority's Mission Statement, goals and objectives. Ocala Housing Authority has considered the Mission Statement, goals and objectives of HUD in developing the Five Year Plan. Ocala Housing Authority goals consist of increasing the availability of decent, safe and affordable housing, improving community quality of life, promoting self-sufficiency and ensuring equal opportunity for all Americans. These goals will be obtained through working with community partners, acquisition of rental property, applying for additional vouchers and building of affordable single-family and rental units. Ocala Housing will listen to its participants; community and public housing residents to ensure its mission, goals and objectives are consistent with the needs of the Marion County community.

## **Section 2: Annual Plan**

This section includes the components required by a small housing authority and housing authorities designated as high performers. Please refer to the Table of contents for the components included.

In this first year of required submission, the Ocala Housing Authority has elected to continue to operate its programs in an efficient, cost effective manner and to explore options authorized by the QHWRA. These options will be explored primarily as methods to increase the supply of affordable housing for families paying more than 50% of their income for housing costs, families living in sub-standard and overcrowded households, as described in the City of Ocala Florida, Consolidated Plan of 1995. The City of Ocala is currently working on their Consolidated Plan for 2000.

The Five Year and Annual Plans were available for review by the public on May 3, 2000 and a public hearing was held on June 19, 2000. An attendance sheet for the public hearing as well as minutes, including resident/public comments are available for review in the Ocala Housing Authority's file on the Annual Plan. All comments received have been considered and addressed by the Ocala Housing Authority, and the Board of Commissioners approved the Five-year and Annual Plans on June 29,2000 for submission to HUD.

Questions or approval notification should be addressed to the Executive Director, Ms. Gwendolyn B. Dawson, of the Ocala Housing Authority.

Respectfully submitted,

Gwendolyn B. Dawson  
Executive Director

**Table of Contents**

	<u>Page #</u>
<b>Annual Plan</b>	
i. Executive Summary.....	1-2
ii. Table of Contents	
List of Supporting Documents.....	4-6
1. Housing Needs .....	7-14
2. Financial Resources .....	15-16
3. Policies on Eligibility, Selection and Admissions .....	17-26
4. Rent Determination Policies .....	27-31
5. Operations and Management Policies.....“Exempt”.....	32-33
6. Grievance Procedures .....	“Exempt”..... 33
7. Capital Improvement Needs .....	34-35
8. Demolition and Disposition .....	36
9. Designation of Housing .....	37
10. Conversions of Public Housing .....	38-39
11. Homeownership .....	40-42
12. Community Service Programs .....	“Exempt” .....43-45
13. Crime and Safety .....	“Exempt”.....46-47
14. Pets (Inactive for January 1 PHAs).....	48
15. Civil Rights Certifications (included with PHA Plan Certifications).....	48
16. Audit .....	48
17. Asset Management.....	“Exempt” .....48-49
18. Other Information .....	49-53

**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 (FL032b01)
- FY 2000 Capital Fund Program Annual Statement (FL032a01 Excel 5.0)
- 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 (FL032c01)
- FY 2000 Capital Fund Program 5 Year Action Plan (FL032a01)
- Public Housing Drug Elimination Program (PHDEP) Plan (FL032d01)

- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

**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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
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 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.	5 Year and Annual Plans
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
	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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
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 checked="" 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 checked="" 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
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	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
	Approved HOPE VI applications 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
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	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
	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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
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
	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 (PHEDEP) 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
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	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-ibility	Size	Loca-tion
Income <= 30% of AMI	1,663	5	5	4	4	3	5
Income >30% but <=50% of AMI	717	5	4	4	4	3	4
Income >50% but <80% of AMI	260	2	2	2	2	2	2
Elderly	31	4	4	4	4	2	3
Families with Disabilities	198	4	4	3	4	2	3
Race/Ethnicity (African American)	617	5	5	4	4	3	4
Race/Ethnicity (White)	541	3	3	2	3	2	2
Race/Ethnicity (Hispanic)	166	5	4	4	4	3	4

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: 1995 City of Ocala
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset: Marion County CHAS Table 1C-All Households
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year: U.S. Housing Market Conditions 4<sup>th</sup> Quarter 1999 pg 73
- Other sources: (list and indicate year of information  
1999-2000, Ocala Housing Authority Waiting List.



**Table 1 of 3**

**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.

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance <b>**Mod-Rehab Program (Project -based) **</b>		
<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	15		28 Units
Extremely low income <=30% AMI	12	80%	
Very low income (>30% but <=50% AMI)	3	20%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	7	47%	
Elderly families	2	13%	
Families with Disabilities	3	20%	
Race/ethnicity (African American)	13	87%	
Race/ethnicity (White)	2	13%	
Race/ethnicity (Hispanic)	0	0%	

**Table 2 of 3**

**C. 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.

<b>Housing Needs of Families on the Waiting List</b>			
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	1,105		240 families
Extremely low income <=30% AMI	770	70%	
Very low income (>30% but <=50% AMI)	309	27%	
Low income (>50% but <80% AMI)	26	3%	
Families with children	759	69%	
Elderly families	17	2%	
Families with Disabilities	129	12%	
Race/ethnicity (White)	453	41%	
Race/ethnicity (African American)	502	46%	
Race/ethnicity (Hispanic)	150	13%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 3 (since March 31, 2000)			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

**TABLE 3 OF 3**

**D. 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.

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" 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	204		68 Units
Extremely low income <=30% AMI	155	76%	
Very low income (>30% but <=50% AMI)	47	23%	
Low income (>50% but <80% AMI)	2	1%	
Families with children	105	52%	
Elderly families	12	6%	
Families with Disabilities	66	33%	
Race/ethnicity (White)	86	43%	
Race/ethnicity (African American)	102	50%	
Race/ethnicity (Hispanic)	16	7%	

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)	# of Families	% of total families	Annual Turnover
1BR	96	47%	8
2 BR	55	27%	47
3 BR	29	14%	11
4 BR	24	12%	2
5 BR	0	0	0
5+ BR	0	0	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.

The Ocala Housing Authority will implement admission preferences, effective June 1, 2000, in order to address the housing needs of those with the greatest need (i.e. involuntary displacement, homelessness, paying >50% for rent and utilities). The OHA will also continue to develop affordable rental communities through the tax credit program, and we plan to develop 75 single-family homes for our new home-ownership initiative.

#### (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
- 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)  
Complete the construction of Phase I of Magnolia Walk (64 units) for elderly and disabled families.

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

**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)  
Develop 64 Low-Income Housing Tax Credit Units for Elderly and Disabled.  
(Magnolia Walk I).

**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)  
Develop 64 Low-Income Housing Tax Credit Units for Disabled and Elderly.  
(Magnolia Walk I).

**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)  
Establish a Section 8 Landlord Advisory Council.

**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)
- Analysis of the programs' lease-up rate and housing stock.

## **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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2000 grants)</b>		
a) Public Housing Operating Fund	283,763	
b) Public Housing Capital Fund	567,139	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	4,791,687	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	72,664	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	10,500	New Homeownership Program
i) HOME	0	
Other Federal Grants (list below)		
Section 8 FSS Coordinator	45,899	Section 8 Supportive Services
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
Resident Opportunity and Self-Sufficiency Grant	75,000	Resident services and initiatives



<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>3. Public Housing Dwelling Rental Income</b>	194,050	Public Housing Operations
<b>4. Other income (list below)</b>		
Interest & Other Income	8,000	Public Housing Operations
Section 8 Fraud & Ports Administration	15,000	Section 8 Supportive Services
Section 8 Interest	12,000	Section 8 Supportive Sources
<b>5. Non-federal sources (list below)</b>		
OHA Administration	45,679	Public Housing & Section 8 Operating and New Homeownership program
OHA Rental Housing	17,970	Public Housing & Section 8 Operating and New Homeownership program
<b>Total resources</b>	<b>6,139,351</b>	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.79 (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: When application is selected from 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: If no rental history or references are available then a credit check or profession and/or personal references are used.

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? We plan to implement by FY 2002 if financially feasible.

e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source) We plan to implement by FY2002 if financially feasible.

**Other:** Lifetime Registration of Sex Offenders for State of Florida.

##### **(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**

1. How many site-based waiting lists will the PHA operate in the coming year?

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

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
- Two
- Three or More

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

1.  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 (Due to Natural Disaster or Fire)  
 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 (If documented by law enforcement)
- Other preference(s) (list below) one or two persons Elderly, Disabled or Displaced families over single person's who are not elderly, displaced or a person with disabilities regardless of their admission preference.

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.

## 2 Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)  
Victims of domestic violence  
Substandard housing

- 1 Homelessness (Due to Natural Disaster or Fire)  
High rent burden

Other preferences (select all that apply)

- 1 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
- 1 Victims of reprisals or hate crimes

- 1 Other preference(s) (list below) one or two persons Elderly, Disabled or Displaced Families over single persons who are not elderly, displaced or a person with disabilities, regardless of their admission preference

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)  
Ocala Housing Authority's brochures.

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 :(Within 10 days of change of income composition).

**(6) Deconcentration and Income Mixing**

- a.  Yes  No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

- b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists  
If selected, list targeted developments below:

Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

Employing new admission preferences at targeted developments

If selected, list targeted developments below:

Pavilion Oaks, Pine Gardens, Deer Run and Shady Hollow

Other (list policies and developments targeted below)

d.  Yes  No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

## 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)
- 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? We plan to implement by FY 2002 if financially feasible.
- d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source) We plan to implement by FY 2002 if financially feasible.
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)  
Name of Previous and Present Landlord

### (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:

If the client is unable to find a home or apartment in the allowed search time, a search log is required to verify search efforts.

### **(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)
- Substandard housing (Certified by the appropriate government entity)
- 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) One or Two persons Elderly, Disabled or Displaced Families over single persons who are not elderly, displace or a person with disabilities regardless of their admission preference.

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.

2 Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Substandard housing (If certified by City of Ocala or Marion County government.)
- 1 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
- 1 Victims of reprisals or hate crimes (If documented by law enforcement)
- 1 Other preference(s) (list below) One or Two Persons Elderly, Disabled or Displaced Families over single persons who are not elderly, displaced or a person with disability regardless of their admission preference.

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)  
Media sources as outlined in the Section 8 Administrative Plan.

## **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 higher 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:

Lost of eligibility or waiting on eligibility determination for Federal, State or local assistance.

Would be evicted as a result of the imposition of the minimum rent.  
The income of the household decreased because of changed circumstance such as:

- Loss of employment
- Death in the family
- Other circumstances determined by the Housing Authority or HUD

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?

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

Flat rent based on bedroom size and operating cost

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)
- 95<sup>th</sup> 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
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \$100.00 per month
- Other (list below)  
New source of income or a person with income joins the family.

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)  
Total operating expenses divided by total bedroom months.

## 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)
  - Open market rental unit comparison

## **(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)

Lost of eligibility or waiting on eligibility determination for Federal, State or local assistance.

Would be evicted as a result of the imposition of the minimum rent.

Income of household decreased because of changed circumstances such as:

- i. Lost of employment
- ii. Death in the Family
- iii. Other circumstances determined by the Housing Authority or HUD



## **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)

***\*\*Ocala Housing Authority is exempt due to being a small PHA and a High Performer***

### **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.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	*****EXEMPT*****	
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

### 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.

## **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.

***\*\*Ocala Housing Authority is exempt due to being a High Performer\*\****

### 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 903.79 (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 FL032a01

-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 (state name FL032a01)

-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:

2. Development (project) number:

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:

- 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:

## **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.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name: N.H. Jones and Forest View Properties ( <b>Demolished with HUD approval April 1999</b> )
1b. Development (project) number: FL29P032001
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (10/1/2000)
Will either sell to non-profit, develop under a 5(h) homeownership program, or a combination of both.
5. Number of units affected: Land (11.37 acres)
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: Land disposition to Ocala Leased Housing Corp. a. Actual or projected start date of activity: 10/1/2000 b. Projected end date of activity: 09/30/2001

**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.

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
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 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 type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>	
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?

6. Number of units affected:  
 7. Coverage of action (select one)  
 Part of the development  
 Total development

**10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (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.

<b>Conversion of Public Housing Activity Description</b>	
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)

- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: \_\_\_\_\_)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: \_\_\_\_\_)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: \_\_\_\_\_)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- 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.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
1a. Development name:	Paradise Trails
1b. Development (project) number:	To be determined.
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 type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
Date Homeownership Plan/Program approved, submitted, or planned for submission: ( <u>DD/MM/YYYY</u> ) 10/1/2000	
5. Number of units affected:	60
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

<b>Public Housing Homeownership Activity Description</b> (Complete one for each development affected)	
1a. Development name: King Estates	
1b. Development (project) number: To be determined.	
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 type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application	
Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY) 10/1/2000	
7. Number of units affected: 40	
8. Coverage of action: (select one)	
<input checked="" type="checkbox"/> Part of the development <input 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:

Completion of a Housing Counseling Program that includes a minimum of 25 hours.

Approval by a financial institution for 1<sup>st</sup> mortgage financing

Current Section 8 Participant in good standing.

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (l)]

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**

#### **\*\*\*Ocala Housing Authority is Exempt due to being a small PHA and High Performer**

##### 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? DD/MM/YY

##### 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. )

<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

**(2) Family Self Sufficiency program/s**

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

- 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.

***\*\*Ocala Housing Authority is exempt due to being a small PHA and a High Performer, and OHA is submitting a PHDEP Plan with this PHA Plan.***

#### **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)

2. 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)

3. 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)  
Crime Watch meetings with tenants and Police Officer.

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

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2000 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 2000 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: FL032d01)



## **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.

**\*\*\*All certifications mailed as hard copies\*\*\***

## **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.

**\*\*\*\*Ocala Housing Authority is Exempt due to being a small PHA and High performer\*\***

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 (File name)
- Provided below: Residents would like to have air conditioning installed in public housing units; additional on-site laundry facilities; reduce crime through more law enforcement patrol; and provide a van to transport Youth and Seniors.

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: Include air conditioning in our Five Year Capital Fund Plan; established a partnership with the Senior Services Agency to provide transportation for seniors; and include plans to install additional laundry facilities, and build on partnerships with the police department.
- 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: Ocala, 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)  
 Ocala Housing Authority is providing additional youth and elderly activities.  
 Ocala Housing Authority will continue to provide safe, decent, and affordable housing in the coming year.  
 Ocala Housing Authority's resident self-sufficiency program will provide training opportunities for our residents.  
 Ocala Housing Authority's anti-drug, anti-crime policy for the coming year, are consistent with the City of Ocala initiatives contained in the Consolidate Plan.
- Other: (list below)

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

The City of Ocala has given high priority ratings to the following community development needs; Employment Training, Anti-Crime Programs and Youth Programs. The City of Ocala Community Programs Department three main goals for moderate, low, and extremely low-income residents are to 1) Provide Decent Housing, 2) Create Suitable Living Environments, and 3) Expand Economic Opportunities. The City of Ocala has committed Community Development Block Grant funds for housing, economic development, community improvement, public service, primarily for benefit of very-low and low-income persons. The City of Ocala sends RFP notices to non-profit, such as the Ocala Housing Authority allowing them the opportunity to apply for funds for various programs.

State Housing Initiatives Partnership (SHIP) a State of Florida Grant is used to provide down payment and closing cost assistance with mortgage loans from private lenders. Weed & Seed a federal grant provides funds for law enforcement and neighborhood restoration-for West Ocala residents. Ocala Housing Authority has two developments in the Weed and Seed target area.

## D. Other Information Required by HUD

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

Based on a letter received from REAC, the Ocala Housing Authority is required to include a follow-up plan for the two lowest scores below 90% and for any section with a score below 60%. The OHA received a score of 58.3% on safety and 73.5% on neighborhood appearance. Below are follow-up plans for Neighborhood Appearance and Safety.

### **Resident Survey Follow-up Plan NEIGHBORHOOD APPEARANCE**

It has always been the goal of the.. Ocala Housing Authority to provide Safe, Decent and Sanitary Housing, and at the same time provide an attractive community for our residents to live. To assist us in improving the curb appeal of our communities, the following initiatives are being continued and/or implemented to achieve these goals:

- Weekly community debris pick ups
- Designated area for bulk trash
- Partnering with the State of Florida Department of Correction for lawn maintenance
- Community beautification projects with MADDADS afternoon tutoring program and City of Ocala Recreation and Parks Summer Day Camp
- Obligation of 2000 Capital Funds for Sidewalk Repair and Replacement, Road Repavement/Pothole repairs, and Landscaping Improvement.
- Obligation of Public Housing Drug Elimination Grant Funds to provide:
  - Installation of Security Fencing
  - Increased Lighting
  - Strategically placed Barricades

### **Resident Survey Follow-up Plan SAFETY**

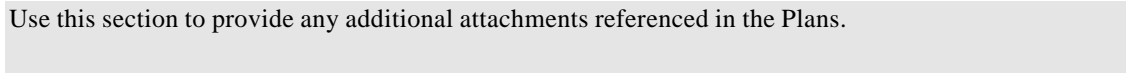
To better our resident's confidence that their homes are in SAFE environments, the following **Safety Plan of Actions** has been developed and implemented.

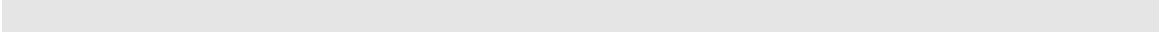
- Community Crime Watch Awareness meeting
- Networking events between Ocala Police Department and Residents
- Active Resident Councils
- Partnership with local MADDADS
- Partnership with Department of Justice Weed and Seed Program
- Partnership with the City of Ocala Recreation and Parks Division to create a Summer Day Camp
- Obligation of Public Housing Drug Elimination Grant Funds to provide:
  - Tenant Patrol Equipment and Supplies
  - Installation of Security Fencing
  - Increased Lighting
  - Strategically placed Barricades

*Successfully implementing an Action plan that Fights to ensure safe and decent living Environments.*

  
**Attachments**

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





**Annual Statement /  
Performance and Evaluation Report**  
Part I: Summary  
Comprehensive Grant Program (CGP)

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

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

<b>HA Name</b> Ocala Housing Authority		<b>Comprehensive Grant Number</b> FL06P032-501		<b>FFY of Grant Approval</b> 2000	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending _____ <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds	\$0			
2	1406 Operations (May not exceed 10% of line 20)	\$10,000			
3	1408 Management Improvements	\$59,449			
4	1410 Administration	\$35,277			
5	1411 Audit	\$0			
6	1415 Liquidated Damages	\$0			
7	1430 Fees and Costs	\$5,000			
8	1440 Site Acquisition	\$0			
9	1450 Site Improvement	\$104,579			
10	1460 Dwelling Structures	\$58,320			
11	1465.1 Dwelling Equipment - Nonexpendable	\$10,000			
12	1470 Nondwelling Structures	\$36,100			
13	1475 Nondwelling Equipment	\$5,000			
14	1485 Demolition	\$0			
15	1490 Replacement Reserve	\$0			
16	1492 Moving to Work Demonstration	\$0			
17	1495.1 Relocation Costs	\$0			
18	1498 homeownership program and disposition of lots to non-profit	\$243,414			
19	1502 Contingency (may not exceed 8% of line 20)	\$0			
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$567,139			
21	Amount of line 20 Related to LBP Activities	\$0			
22	Amount of line 20 Related to Section 504 Compliance	\$25,000			
23	Amount of line 20 Related to Security	\$58,955			
24	Amount of line 20 Related to Energy Conservation Measures	\$0			
(1) To be completed for the Performance and Evaluation Report or a Revised (2) To be completed for the Performance and Evaluation Report.					
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator and Date		



**Annual Statement /  
Performance and Evaluation Report  
Part II: Supporting Pages  
Comprehensive Grant Program (CGP)**

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

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

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>PHA-Wide</b>	<b><u>Operations</u></b>							
	-Operating Subsidy	1406	LS	\$10,000				
	<b>Total for Account 1406</b>			<b>\$10,000</b>				
<b>PHA-Wide</b>	<b><u>Management Improvements</u></b>							
	-Staff Training in HUD Regulations	1408	LS	\$5,000				
	-Computer Software Upgrades	1408	LS	\$2,000				
	-Vacancy Reduction	1408	LS	\$47,449				
	-MIS Technical Support	1408	LS	\$5,000				
	<b>Total for Account 1408</b>			<b>\$59,449</b>				
<b>PHA-Wide</b>	<b><u>Administration</u></b>							
	-Modernization Coordinator (100%)	1410	LS	\$34,777				
	-Sundry	1410	LS	\$500				
	<b>Total for Account 1410</b>			<b>\$35,277</b>				
<b>PHA-Wide</b>	<b><u>Fees and Costs</u></b>							
	-Architectural and Engineering Fees	1430	10%	\$5,000				
	<b>Total for Account 1430</b>			<b>\$5,000</b>				
<b>PHA-Wide</b>	<b><u>Dwelling Equipment-Nonexpendable</u></b>							
	Appliances	1465	LS	\$10,000				
	<b>Total for Account 1465.1</b>			<b>\$10,000</b>				
<b>PHA-Wide</b>	<b><u>Non-Dwelling Equipment</u></b>							
	-Computer Hardware	1475	LS	\$5,000				
	<b>Total for Account 1475</b>		<b>25000</b>	<b>\$5,000</b>				
			0					
<b>PHA-Wide</b>	<b><u>Contingency</u></b>							
	-Contingency	1502	8%	\$0				
	<b>Total for Account 1502</b>			<b>\$0</b>				

**Annual Statement /  
Performance and Evaluation Report  
Part II: Supporting Pages  
Comprehensive Grant Program (CGP)**

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

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

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement (2) To be completed for the Performance and Evaluation Report.								
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Director				
<b>FL 32-02</b>	<b>Site Improvements</b>							
<b>Pavilion Oaks</b>	-Landscaping/Tree Removal	1450	17 EA	\$10,000				
	-Sidewalk Repair/Replacement	1450	LS	\$2,000				
	-Resurface Parking Areas	1450	833 SY	\$10,000				
	Upgrade Laundry Room	1450	LS	\$2,500				
	Security Fence	1450	LS	<u>\$43,955</u>				
	<b>Subtotal</b>			<b>\$68,455</b>				
	<b>Dwelling Structure</b>							
	-Install GFI Outlets in Kitchens and Bathrooms	1460	78 EA	\$5,070				
	-Convert (1) 1 B/R for 504 Accessibility	1460	1 DU	<u>\$25,000</u>				
	<b>Subtotal</b>			<b>\$30,070</b>				
	<b>Total: Pavilion Oaks</b>			<b>\$98,525</b>				
<b>FL 32-03</b>	<b>Site Improvements</b>							
<b>Deer Run</b>	-Sidewalk Repair/Replacement	1450	LS	\$10,000				
	-Resurface/Install Parking Areas (phase 1)	1450	1135 SY	\$13,624				
	Upgrade Laundry Room	1450	LS	\$2,500				
	Landscaping/Tree Removal	1450	LS	<u>\$5,000</u>				
	<b>Subtotal</b>			<b>\$31,124</b>				
	<b>Non-Dwelling Structure</b>							
	-Construct 10 x 12 Laundry Facility in 1 B/R Section	1470	LS	<u>\$12,000</u>				
	<b>Subtotal</b>			<b>\$12,000</b>				
	<b>Total: Deer Run</b>			<b>\$43,124</b>				

**Annual Statement /  
Performance and Evaluation Report  
Part II: Supporting Pages  
Comprehensive Grant Program (CGP)**

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

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

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>FL 32-04</b> <b>Shady Hollow</b>	<b>Site Improvements</b>							
	-Sidewalk Repair/Replacement	1450	LS	\$1,000				
	Landscaping/Tree Removal	1450	LS	\$1,000				
	Resurface Parking Areas	1450	LS	<u>\$1,000</u>				
	<b>Subtotal</b>			<b>\$3,000</b>				

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

Signature of Executive Director and Date

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

<b>FL 32-04</b> <b>Shady Hollow</b>	<b>Dwelling Structure</b>							
	-Install GFI Outlets in Kitchens	1460	50 EA	\$3,250				
	-Replace wood Grain Floor Enclosure	1460	30 EA	\$15,000				
	-Install Awning Over Sliding Glass Door	1460	30 EA	<u>\$10,000</u>				
	<b>Subtotal</b>			<b>\$28,250</b>				
	<b>Total: Shady Hollow</b>			<b>\$31,250</b>				
<b>FL 32-08</b> <b>Pine Gardens</b>	<b>Site Improvements</b>							
	-Landscaping	1450	5 EA	<u>\$2,000</u>				
	<b>Subtotal</b>			<b>\$2,000</b>				
	<b>Non-Dwelling Structure</b>							
	-Modernize Laundry Facility/Create Community Space	1470	LS	\$15,000				
	-Construct a 10' x 14' Pavilion with Tables in Center Courtyard	1470	LS	<u>\$9,100</u>				
	<b>Subtotal</b>			<b>\$24,100</b>				
	<b>Total: Pine Gardens</b>			<b>\$26,100</b>				

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

Signature of Executive Director and Date

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

**Annual Statement /  
Performance and Evaluation Report  
Part II: Supporting Pages  
Comprehensive Grant Program (CGP)**

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

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

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	

**Chapter 4**  
**TENANT SELECTION AND ASSIGNMENT PLAN**  
**(Includes Managing the Waiting List)**  
**[24 CFR 960.204]**

**INTRODUCTION**

It is the Ocala Housing Authority's policy that each applicant shall be assigned an appropriate place on a **city-wide waiting list**. Applicants will be listed in sequence based upon date and time the application is received, the size and type of unit they require. In filling an actual or expected vacancy, the Ocala Housing Authority will offer the dwelling unit to an applicant in the appropriate sequence, with the goal of accomplishing deconcentration of poverty and income-mixing objectives. The Ocala Housing Authority will offer the unit until it is accepted. This Chapter describes the Ocala Housing Authority's policies with regard to the number of unit offers that will be made to applicants selected from the waiting list.

**Ocala Housing Authority's Objectives**

**\* Ocala Housing Authority policies will be followed consistently and will affirmatively further HUD's fair housing goals.**

It is the Ocala Housing Authority's objective to ensure that families are placed in the proper order on the waiting list so that the offer of a unit is not delayed to any family unnecessarily or made to any family prematurely. This chapter explains the policies for the management of the waiting list.

By maintaining an accurate waiting list, the Ocala Housing Authority will be able to perform the activities which ensure that an adequate pool of qualified applicants will be available to fill unit vacancies in a timely manner. Based on the Ocala Housing Authority's turnover and the availability of appropriate sized units, groups of families will be selected from the waiting list to form a final eligibility "pool." Selection from the pool will be based on completion of verification.

**A. MANAGEMENT OF THE WAITING LIST**

The Ocala Housing Authority will administer its waiting list as required by 24 CFR Part 5, Subparts E and F, Part 945 and 960.201 through 960.215. The waiting list will be maintained in accordance with the following guidelines:

The application will be a permanent file.

All applicants in the pool will be maintained **in order of Admission Preference and date and time of application**. All applicants must meet applicable income eligibility requirements as established by HUD.

## Opening and Closing the Waiting Lists

The Ocala Housing Authority, at its discretion, may restrict application intake, suspend application intake, and close waiting lists in whole or in part.

The decision to close the waiting list will be based on the number of applications available for a particular size and type of unit, and the ability of the Ocala Housing Authority to house an applicant in an appropriate unit within a reasonable period of time.

When the Ocala Housing Authority opens the waiting list, the Ocala Housing Authority will advertise through public notice in the following newspapers, minority publications and media entities, location(s), and program(s) for which applications are being accepted in the local paper of record, "minority" newspapers, and other media including:

Ocala Star Banner

Tri-county Challenger

Mahogany Revue

Community Organ

The notice will contain:

The dates, times, and the locations where families may apply.

The programs for which applications will be taken.

A brief description of the program.

Admission Preferences:

- Working families and those unable to work because of age or disability(head, spouse or sole member is employed) Verification of Employment will be determined at the time of final eligibility
- Homelessness (Due to Natural Disaster or Fire) Must be certified by a governmental agency
- Victim of Reprisals or Hate Crimes (actual or threatened physical violence or intimidation that is directed against a person or his or her property, and based on the person's race, religion, sex, national origin, disability, or familial status) Must be certified by law enforcement
- One or two persons that are elderly or disabled, and displaced families, will be given an admission preference over single persons who are not elderly, displaced, or a person with disabilities, regardless of their admission preference.

**\* A statement that Section 8 participants must submit a separate application if they want to apply for Public Housing.**

Limitations, if any, on who may apply.

The notices will be made in an accessible format if requested. They will provide potential applicants with information that includes the Ocala Housing Authority address and telephone number, how to submit an application, information on eligibility requirements.

Upon request from a person with a disability, additional time will be given as an accommodation for submission of an application after the closing deadline. This accommodation is to allow persons with disabilities the opportunity to submit an application in cases when a social service organization provides inaccurate or untimely information about the closing date.

### **When Application Taking is Suspended**

The waiting list may not be closed if it would have a discriminatory effect inconsistent with applicable civil rights laws.

During the period when the waiting list is closed, the Ocala Housing Authority will not maintain a list of individuals who wish to be notified when the waiting list is open.

**\* The Ocala Housing Authority will not announce suspension of application-taking.**

The open period shall be long enough to achieve a waiting list adequate to cover projected turnover over the next 12 months. The Ocala Housing Authority will give at least 10 business days' notice prior to closing the list. When the period for accepting applications is over, the Ocala Housing Authority will add the new applicants to the list by:

**\* Separating the new applicants into groups based on unit size and ranking applicants within each group by date and time of application.**

The Ocala Housing Authority will update the waiting list at least annually by removing the names of those families who are no longer interested, no longer qualify for housing, or cannot be reached by mail or telephone. At the time of initial intake, the Ocala Housing Authority will advise families of their responsibility to notify the Ocala Housing Authority when mailing address or telephone numbers change.

### **Reopening the List**

If the waiting list is closed and the Ocala Housing Authority decides to open the waiting list, the Ocala Housing Authority will publicly announce the opening.

Any reopening of the list is done in accordance with the HUD requirements.

### **Limits on Who May Apply**

When the waiting list is open

**\* Any family asking to be placed on the waiting list for Public Housing rental assistance will be given the opportunity to complete an application.**

When the application is submitted to the Ocala Housing Authority:

**It establishes the family's date and time of application for placement order on the waiting list.**

### **Multiple Families in Same Household**

When families apply that consist of two families living together, (such as a mother and father, and a daughter with her own husband or children), if they apply as a family unit, they will be treated as a family

### **Time of Selection**

When appropriate units are available, families will be selected from the waiting list in their preference-determined sequence.

Based on the PHA's turnover and the availability of appropriate sized units, groups of families will be selected from the waiting list to form a final eligibility "pool." Selection from the pool will be based on waiting list sequence/completion of verification.

### **Changes Prior to Unit Offer**

Changes that occur during the period between placement on the waiting list and an offer of a suitable unit may affect the family's eligibility or Total Tenant Payment. The family will be notified in writing of changes in their eligibility or level of benefits and offered their right to an informal hearing.

**Split Households:** When a family on the waiting list splits into two otherwise eligible families due to a divorce or legal separation, and the new families both claim the same placement on the waiting list, and there is no court determination, the PHA will make the decision taking into consideration the following factors:

- Which family member applied as head of household;
- Which family unit retains the children or any disabled or elderly members;
- Restrictions that were in place at the time the family applied;
- Role of domestic violence in the split;
- Recommendations of social service agencies or qualified professionals, such as children's protective services.



Documentation of these factors is the responsibility of the applicant families. If either or both of the families do not provide the documentation, they may be denied placement on the waiting list for failure to supply information requested by the PHA.

In cases where domestic violence played a role, the standard used for verification will be the same as that required for the “displaced due to domestic violence” preference.

Multiple Families in the Same Household: When families apply that consist of two families living together, (such as a mother and father, and a daughter with her own husband or children); if they apply as a family unit, they will be treated as a family unit.

Joint Custody of Children: Children who are subject to a joint custody agreement but live with one parent at least 51% of the time will be considered members of the household. 51% of the time is defined as 183 days of the year, which do not have to run consecutively.

## **B. WAITING LIST PREFERENCES**

An applicant will not be granted any preference (federal, ranking or local) if any member of the family has been evicted from any federally assisted housing during the past three years because of drug-related criminal activity.

### **Types of Applicants with Preference Over “Other Singles”**

Applicants who are elderly, disabled, or displaced households of no more than two persons will be given a selection priority over all “Other Single” applicants regardless of preference status.

“Other Singles” denotes a one-person household in which the applicants regardless of preference status.

“Other Singles” denotes a one-person household in which the individual member is neither elderly, disabled, or displaced by government action. Such applicants will be placed on the waiting list in accordance with their federal preferences, but cannot be selected for assistance before any elderly family, disabled family or displaced family regardless of admission preferences.

**Victim of Reprisals or Hate Crimes** (Actual or threatened physical violence or intimidation that is directed against a person or his or her property, and based on the person’s race, religion, sex, national origin, disability, or familial status)  
Must have happened recently or be of a reoccurring nature. Must be certified by law enforcement.

**Working Families and Those Unable to Work Because of Age or Disability** (Head, spouse or sole member is employed) Verification of Employment will be determined at the time of final eligibility.

**Homelessness** (Due to Natural Disaster or Fire)

Federal, state or local government action related to code enforcement, public improvement or development. Must be certified by a governmental agency.

### **Initial Determination of Admission Preference Qualification**

At the time of application, an applicant's entitlement to a Federal Preference may be made on the basis of:

An applicant's certification that they qualify for a preference will be accepted without verification. When the family is selected from the waiting list for the final determination of eligibility, the preference will be verified.

If the preference verification indicates that an applicant does not qualify for the preference, the applicant will be returned to the waiting list and ranked without the admission preference and given an opportunity for a meeting.

If at the time the family applied, the preference claim was the only reason for placement of the family on the list and the family cannot verify their eligibility for the preference as of the date of application, the family will be removed from the list.

**Ranking Preferences: Admission preferences are equally ranked.**

### **Preference Eligibility**

**Change in Circumstance:** Changes in an applicant's circumstances while on the waiting list may affect the family's entitlement to a preference. Applicants are required to notify the PHA in writing when their circumstances change. When an applicant claims an additional preference, s/he will be placed on the waiting list in the proper order of their newly-claimed preference.

The exception to this is if, at the time the family applied, the waiting list was only open to families who claimed the Admission Preference which they initially claimed. In such case, the applicant must verify that they were eligible for the first preference before they are returned to the waiting list with the new preference.

**Retention of Preference for Public Housing Residents:** If an applicant for Section 8 resides in the PHA's public housing and was on the Section 8 waiting list when admitted to the public housing on or after April 26, 1993, the applicant's entitlement to an admission preference is based on the preference status at the time of admission to public housing.

**Cross Listing of Public Housing and Section 8: The PHA will not merge the waiting lists for public housing and Section 8. However, if the Section 8 waiting list is open when the applicant is placed on the public housing list, the PHA must offer to place the family on both lists. If the public housing waiting list is open at the time an applicant applies for Section 8, the PHA must offer to place the family on the public housing waiting list.**

**Order of Selection**

The order of selection is based on the PHA's system for weighing preferences and the HUD requirement that elderly and disabled families and displaced singles will always be selected before other singles.

**Among Applicants with Equal Preference Status**

Among applicants with equal preference status, the waiting list will be organized by date and time.

Under the singles rule, elderly and disabled families and displaced singles will always be selected before other singles without regard to preference status.

**C. FACTORS OTHER THAN PREFERENCES THAT AFFECT SELECTION OF APPLICANTS**

The Ocala Housing Authority will match the characteristics of the available unit to the applicants available on the waiting lists. Factors such as unit size, accessible features, deconcentration or income mixing, income targeting, or units in housing designated for the elderly limit the admission of families to those characteristics that match the characteristics and features of the vacant unit available

By matching unit and family characteristics, it is possible that families who are lower on the waiting list may receive an offer of housing ahead of families with an earlier date and time of application.

**\* Any admission mandated by court order related to desegregation or Fair Housing and Equal Opportunity will take precedence over any other selection System. If permitted by the court order, the Ocala Housing Authority may offer the family a housing voucher.**

**D. INCOME TARGETING**

The Ocala Housing Authority will monitor its admissions to ensure that at least 40 percent of families admitted to public housing in each fiscal year shall have incomes that do not exceed 30% of area median income of the Ocala Housing Authority's jurisdiction.

**Hereafter families whose incomes do not exceed 30% of area median income will be referred to as "very low-income families."**

The Ocala Housing Authority shall have the discretion, at least annually, to exercise the “fungibility” provision of the QHWRA by admitting less than 40 percent of “extremely low-income families” to public housing in a fiscal year, to the extent that the Ocala Housing Authority has provided more than 75 percent of newly available vouchers and certificates to “extremely poor families.” This fungibility provision discretion by the Ocala Housing Authority is also reflected in the Ocala Housing Authority’s Administrative Plan.

The fungibility credits will be used to drop the annual requirement below 40 percent of admissions to public housing for extremely poor families by the lowest of the following amounts:

- The number of units equal to 10 percent of the number of newly available vouchers and certificates in the fiscal year; or
- The number of public housing units that 1) are in public housing projects located in census tracts having a poverty rate of 30% or more, and 2) are made available for occupancy by and actually occupied in that year by, families other than extremely low-income families.

The Fungibility Floor: Regardless of the above two amounts, in a fiscal year, at least 30% of the Ocala Housing Authority’s admissions to public housing will be to extremely low-income families. The fungibility floor is the number of units that cause the HA’s overall requirement for housing extremely low-income families to drop to 30% of its newly available units.

**\* Fungibility shall only be utilized if the Ocala Housing Authority is anticipated to fall short of its 40% goal for new admissions to public housing.**

**\* Low Income Family Admissions**

Once the Ocala Housing Authority has met the 40% targeted income requirement for new admissions of extremely low-income families, the Ocala Housing Authority will fill the remainder of its new admission units with families whose incomes do not exceed 80% of the HUD approved area median income.

**E. MIXED POPULATION UNITS**

A mixed population project is a public housing project, or portion of a project that was reserved for elderly families and disabled families at its inception (and has retained that character).

In accordance with the 1992 Housing Act, elderly families whose head spouse or sole member is at least 62 years of age, and disabled families whose head, co-head or spouse or sole member is a person with disabilities, will receive equal preference to such units.

No limit will be established on the number of elderly or disabled families that may occupy a mixed population property.

## **F. GENERAL OCCUPANCY UNITS**

General occupancy units are designed to house all populations of eligible families. In accordance with the HA's occupancy standards, eligible families not needing units designed with special features or units designed for special populations will be admitted to the HA's general occupancy units.

## **G. DECONCENTRATION OF POVERTY AND INCOME-MIXING**

The Ocala Housing Authority's admission policy is designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects.

Gross annual income is used for income limits at admission and for income-mixing purposes.

Skipping of a family on the waiting list specifically to reach another family with a lower or higher income is not to be considered an adverse action to the family. Such skipping will be uniformly applied until the target threshold is met.

- **The Ocala Housing Authority will gather data and analyze, at least annually, the tenant characteristics of its public housing stock, including information regarding tenant incomes, to assist in the Ocala Housing Authority's deconcentration efforts.**

The Ocala Housing Authority will use the gathered tenant incomes information in its assessment of its public housing developments to determine the appropriate designation to be assigned to the project for the purpose of assisting the Ocala Housing Authority in its deconcentration goals.

**\* If the Ocala Housing Authority's annual review of tenant incomes indicates that there has been a significant change in the tenant income characteristics of a particular project, the Ocala Housing Authority will evaluate the changes to determine whether, based on the Ocala Housing Authority methodology of choice, the project needs to be redesignated as a higher or lower income project or whether the Ocala Housing Authority has met the deconcentration goals and the project needs no particular designation.**

### **Deconcentration and Income-Mixing Goals**

**\*Admission policies related to the deconcentration efforts of the Ocala Housing Authority do not impose specific quotas. Therefore, the Ocala Housing Authority will not set specific quotas, but will strive to achieve deconcentration and income-mixing in its developments.**

- **The Ocala Housing Authority's income-mixing goal is a long-range goal and may not be achieved in the first year of implementation. The Ocala Housing Authority will use its annual analysis of its public housing stock and tenant incomes to provide benchmarks for the Ocala Housing Authority.**

**\*The Ocala Housing Authority's income-mixing goal, in conjunction with the requirement to target at least 40 percent of new admissions to public housing in each fiscal year to "extremely low-income families", will be to achieve the following occupancy percentages:**

**For higher income projects, an occupancy rate of 20% very low- and extremely low-income families.**

**For lower income projects, an occupancy rate of 20% families at or above the low-income limit (80% of area median).**

**\* In the upcoming fiscal year the Ocala Housing Authority will strive to achieve the following goals for deconcentration of poverty and income-mixing:**

**Increase of two lower income families into higher income developments.**

**Increase of two higher income families into lower income developments.**

**\* In the upcoming fiscal year, the Ocala Housing Authority will target the following developments for deconcentration and income-mixing to achieve the goals stated above:**

Lower income developments where the Ocala Housing Authority's goal is to increase higher income families:

N/A

Higher income developments where the Ocala Housing Authority's goal is to increase lower income families:

\* Pavillion Oaks

\* Pine Gardens

\* Deer Run

\* Shady Hollow **Project Designation Methodology**

The Ocala Housing Authority will determine and compare tenant incomes at the developments listed in this Chapter.

The Ocala Housing Authority will determine and compare the tenant incomes at the developments listed in this Chapter and the incomes of census tracts in which the developments are located.

Upon analyzing its findings the Ocala Housing Authority will apply the policies, measures and incentives listed in this Chapter to bring higher income families into lower income developments and lower income families into higher income developments.

The Ocala Housing Authority's goal is to have eligible families having higher incomes occupy dwelling units in projects predominantly occupied by eligible families having lower incomes, and eligible families having lower incomes occupy dwelling units in projects predominantly occupied by eligible families having higher incomes.

**Families having lower incomes include very low- and extremely low-income families.**

*Skipping of families for deconcentration purposes will be applied uniformly to all families.*

**\*When selecting applicant families and assigning transfers for a designated project the Ocala Housing Authority will determine whether the selection of the family will contribute to the Ocala Housing Authority's deconcentration goals.**

**\*The Ocala Housing Authority will not select families for a particular project if the selection will have a negative effect on the Ocala Housing Authority's deconcentration goals. However, if there are insufficient families on the waiting list or transfer list, under no circumstances will a unit remain vacant longer than necessary.**

**\*Method No. 1 – Aggregate Average Method**

**The Ocala Housing Authority will review the annual resident income of all of its sites and using the incomes of all families in all developments as a baseline, determine the average income of all of its resident families.**

**The Ocala Housing Authority will designate higher income developments those with average income above the aggregate average.**

**The Ocala Housing Authority will designate lower income developments those with average income below the aggregate average.**

**\* Ocala Housing Authority Incentives for Higher Income Families**

The Ocala Housing Authority will offer certain incentives to higher income families willing to move into lower income projects. The Ocala Housing Authority will not take any adverse action against any higher income family declining an offer by the Ocala Housing Authority to move into a lower income project.

In addition to maintaining its public housing stock in a manner that is safe, clean, well landscaped and attractive, the Ocala Housing Authority will offer the following incentives for higher income families moving into lower income projects:

- \* Ocala Housing Authority will pay for the installation of cable television.**
- \* Ocala Housing Authority will pay for the installation of telephone service.**
  - Ocala Housing Authority will allow occupancy standards of one child per bedroom.**

**\* Ocala Housing Authority will approve a transfer request to another site of the family's preference after three years of occupancy (such transfers will be based on date order of similar requests received).**

**\* Ocala Housing Authority will target homeownership opportunities to higher income families moving into lower income projects**

**- See page 4-11**

**\* Ocala Housing Authority will provide an escrow savings account to higher income families moving into lower income projects in the case of increased earned income.**

#### **H. OFFER OF PLACEMENT ON THE SECTION 8 WAITING LIST**

**The Ocala Housing Authority will not merge the waiting lists for public housing and Section 8. However, if the Section 8 waiting list is open when the applicant is placed on the public housing list, the Ocala Housing Authority must offer to place the family on both lists. If the public housing waiting list is open at the time an applicant applies for Section 8, the Ocala Housing Authority must offer to place the family on the public housing waiting list.**

#### **I. PREFERENCE DENIAL (CFR 5.415)**

**If the PHA denies a preference, the PHA will notify the applicant in writing of the reasons why the preference was denied and offer the applicant an opportunity for an informal meeting. If the preference denial is upheld as a result of the meeting, or the applicant does not request a meeting, the applicant will be placed on the waiting list without benefit of the preference. Applicants may exercise other rights if they believe they have been discriminated against.**

- If the applicant falsifies documents or makes false statements in order to qualify for any preference, they will be removed from the Waiting List.**

#### **J. REMOVAL FROM WAITING LIST AND PURGING [24 CFR 960.204(a)]**

The waiting list will be purged at least once a year by a mailing to all applicants to ensure that the waiting list is current and accurate. The mailing will ask for current information and confirmation of continued interest.

If an applicant fails to respond within seven working days s/he will be removed from the waiting list. If a letter is returned by the Post Office without a forwarding address, the applicant will be removed without further notice, and the envelope and letter will be maintained in the file.

If an applicant is removed from the waiting list for failure to respond, they will not be entitled to reinstatement unless a person with a disability requests a reasonable accommodation for being



unable to reply with the proscribed period; or the Ocala Housing Authority will allow a grace period of 30 days after completion of the purge. Applicants who respond during this grace period will be reinstated.

#### **K. OFFER OF ACCESSIBLE UNITS**

The Ocala Housing Authority has units designed for persons with mobility, sight and hearing impairments, referred to as accessible units.

No non-mobility impaired families will be offered these units until all eligible mobility-impaired applicants have been considered.

Before offering a vacant accessible unit to a non-disabled applicant, the Ocala Housing Authority will offer such units:

- First, to a current occupant of another unit of the same development, or other public housing developments under the Ocala Housing Authority's control, who has a disability that requires the special features of the vacant unit.
- Second, to an eligible qualified applicant on the waiting list having a disability that requires the special features of the vacant unit.

When offering an accessible/adaptable unit to a non-disabled applicant, the Ocala Housing Authority will require the applicant to agree to move to an available non-accessible unit within 30 days when either a current resident or an applicant needs the features of the unit and there is another unit available for the applicant. This requirement will be a provision of the lease agreement.

(See Chapter 9, Leasing)

#### **L PLAN FOR UNIT OFFERS**

The Ocala Housing Authority plan for selection of applicants and assignment of dwelling units to assure equal opportunity and non-discrimination on grounds of race, color, sex, religion, or national origin is:

**\* Plan "A". Under this plan the first qualified applicant in sequence on the waiting list will be made one offer of a unit of the appropriate size.**

The Ocala Housing Authority will maintain a record of units offered, including location, date and circumstances of each offer, each acceptance or rejection, including the reason for the rejection.

## **M CHANGES PRIOR TO UNIT OFFER**

Changes that occur during the period between removal from the waiting list and an offer of a suitable unit may affect the family's eligibility or Total Tenant Payment. The family will be notified in writing of changes in their eligibility or level of benefits and offered their right to an informal hearing when applicable (See Chapter on Complaints, Grievances, and Appeals)

## **N. APPLICANT STATUS AFTER FINAL UNIT OFFER**

When an applicant rejects the final unit offer the Ocala Housing Authority will:

- \* Remove the applicants name from the waiting list.**

Removal from the waiting list means:

- \* The applicant must reapply.**

## **O TIME-LIMIT FOR ACCEPTANCE OF UNIT**

Applicants must accept a unit offer within five working days of the date the offer is made. Offers made over the telephone will be confirmed by letter. If unable to contact an applicant by telephone, the Ocala Housing Authority will send a letter.

### **Applicants Unable to Take Occupancy**

If an applicant is willing to accept the unit offered, but is unable to take occupancy at the time of the offer for "*good cause*," the applicant will not be removed from the waiting list.

Examples of "*good cause*" reasons for the refusal to take occupancy of a housing unit include, but are not limited to:

An elderly or disabled family makes the decision not to occupy or accept occupancy in designated housing. [24 CFR 945.303(d)]

**\* Inaccessibility to source of employment or children's day care such that an adult household member must quit a job, drop out of an educational institution or a job training program;**

**\* Presence of lead paint in the unit offered when the applicant has children under the age specified by current law;**

**\* The family demonstrates to the Ocala Housing Authority's satisfaction that accepting the offer will result in a situation where a family member's life, health or safety will be placed in jeopardy. The family must offer specific and compelling documentation such as restraining orders, other court orders, or risk assessments related to witness protection from a law enforcement agency. The reasons offered must be specific to the family. Refusals due to the location of the unit alone are not considered to be good cause.**

**\* A qualified, knowledgeable, health professional verifies the temporary hospitalization or recovery from illness of the principal household member, other household members, or a live-in aide necessary to care for the principal household member.**

**\* The unit is inappropriate for the applicant's disabilities.**

**Applicants With a Change in Family Size or Status**

**\* Changes in family composition, status, or income between the time of the interview and the offer of a unit will be processed. The Ocala Housing Authority shall not lease a unit to a family whose occupancy will overcrowd or underutilize the unit.**

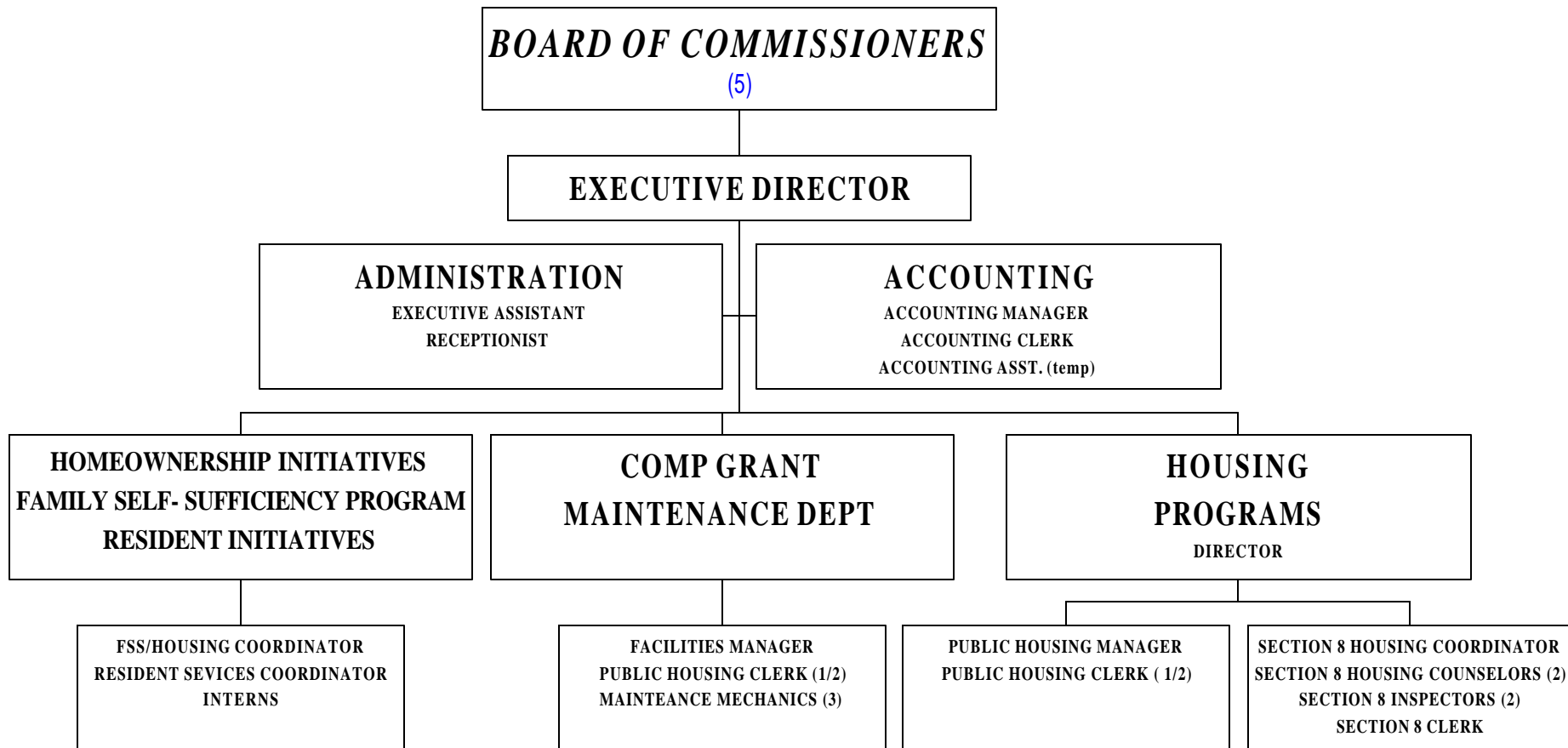
**\* The family will take the appropriate place on the waiting list according to the date they first applied.**

**P. REFUSAL OF OFFER**

If the unit offered is inappropriate for the applicant's disabilities, the family will retain their position on the waiting list.

**\* If the unit offered is refused for other reasons, the Ocala Housing Authority will follow the applicable policy as listed in Sections P. Plan for Unit Offers and R. Applicant Status After Final Offer.**

**OCALA HOUSING AUTHORITY  
ORGANIZATION CHART**



Permanent Employees 20  
 Temporary Employees 1  
 Total Employees 21

6-28-00

# Public Housing Drug Elimination Program Plan

**Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.**

**Annual PHDEP Plan Table of Contents:**

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

**Section 1: General Information/History**

- A. Amount of PHDEP Grant \$72,664**  
**B. Eligibility type (Indicate with an “x”) N1\_\_\_\_\_ N2\_\_\_\_\_ R X\_\_\_\_\_**  
**C. FFY in which funding is requested 2001**  
**D. Executive Summary of Annual PHDEP Plan**

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

The Ocala Housing Authority proposes to provide comprehensive resident initiatives, to foster a preventive approach to addressing the problem of drugs and drug-related crimes in the Public Housing Development. MAD DADS of Greater Ocala, Inc. will provide on-site programs such as; after school tutorial and recreational diversions, club scouting, parenting skills and a vocational technical assistance program. Hang Time Sports, Inc. will provide an on-site tutorial program, sports program initiative and dance team. The YMCA Black Achievers Program will be based on-site to provide a tutorial program and life skills management classes. The expected outcomes of our programs are to provide avenues for at-risk youth to obtain tutoring, life management skills, drug prevention education and recreational activities.

**E. Target Areas**

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Deer Run	76	161
Pavilion Oaks	39	93
Shady Hollow	50	87
Pine Gardens	20	20

**F. Duration of Program**

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

**6 Months\_\_\_\_\_ 12 Months X 18 Months\_\_\_\_\_ 24 Months\_\_\_\_\_ Other \_\_\_\_\_**

## G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995					
FY 1996					
FY 1997	157,500	FL29DEP0320196	0	N/A	10-1-98
FY1998	55,500	FL29DEP0320198	21,406	N/A	03-2001
FY 1999	69,721	FL29DEP0010199	72,664	N/A	03-2001

## Section 2: PHDEP Plan Goals and Budget

### A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

The goal of Ocala Housing Authority’s drug program is to provide recreational, educational and security programs to ensure a drug-free and safe environment for all public housing residents. The objectives of this program are to have youth actively involved in programs that will benefit them and their families, and have adults take pride in their community. Each partners role and mission is to promote the growth of our youth in a positive environment. The program will be monitored and evaluated by quarterly meetings with each partner, confidential surveys and feedback from residents.

### B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY <u>2000</u> PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	\$ 500.00
9150 - Physical Improvements	\$ 13,943.00
9160 - Drug Prevention	\$ 33,221.00
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	\$ 25,000.00
<b>TOTAL PHDEP FUNDING</b>	<b>\$ 72,664.00</b>

### C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

<b>9110 - Reimbursement of Law Enforcement</b>						<b>Total PHDEP Funding: \$ 0</b>	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

<b>9120 - Security Personnel</b>						<b>Total PHDEP Funding: \$ 0</b>	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

<b>9130 - Employment of Investigators</b>						<b>Total PHDEP Funding: \$ 0</b>	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

<b>9140 - Voluntary Tenant Patrol</b>					<b>Total PHDEP Funding: \$ 500.00</b>		
Goal(s)	To provide increased security awareness and protection in the community.						
Objectives	To include day and evening community walk through and patrolling at community events.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Day and Evening Patrol	165	OHA residents	10-2000	09/30/2001	\$400	None	Reduced crime statistics
2. Special Events Patrol	165	OHA residents	10-2000	09/30/2001	\$100	None	Reduced crime statistics
3.							

<b>9150 - Physical Improvements</b>					<b>Total PHDEP Funding: \$ 13,943</b>		
Goal(s)	To provide a safer community, deter drug activities and eliminate non-resident traffic.						
Objectives	To enclose the public housing community with security fencing.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1 Security Fencing			01-2001	04-2001	\$13,943	\$64,000	Reduced crimes statistics
2.						CIAP Funds	Reduced trespassing for drug-activities
3.							

<b>9160 - Drug Prevention</b>					<b>Total PHDEP Funding: \$ 33,221</b>		
Goal(s)	Provide tutoring, drug education, and recreational programs for youth.						
Objectives	To reduce the number of school dropouts and reduce crime for school age children.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Summer Day Care	165	OHA Youth	06-2001	08-2001	\$10,000	N/A	Reduced youth crime statistics
2. Tutoring Drug Education	165	OHA Youth	08-2000	08-2001	\$19,721	N/A	Reduced number of school dropouts and deter youth from involvement in drug-related crimes
3. Transportation to Youth Programs	165	OHA Youth	08-2000	08-2001	\$ 3,500	N/A	Reduced number of school dropouts and deter youth from



							involvement in drug-related crimes
--	--	--	--	--	--	--	------------------------------------

<b>9170 - Drug Intervention</b>						<b>Total PHDEP Funding: \$ 0</b>	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9180 - Drug Treatment</b>						<b>Total PHDEP Funding: \$ 0</b>	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9190 - Other Program Costs</b>						<b>Total PHDEP Funds: \$ 25,000</b>	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Program Coordinator			08-2000	09-2001	\$25,000		Residents gain valuable knowledge regarding drug prevention.  Reduce in drug and criminal activities.  Active partnerships with

							Police department and law enforcement agencies.
2.							
3.							

**Section 3: Expenditure/Obligation Milestones**

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110				
9120				
9130				
9140	Activities 1&2	500	Activities 1&2	500
9150	Activity 1	13,943	Activity 1	13,943
9160	Activities 1,2 &3	33,221	Activities 1,2 &3	33,221
9170				
9180				
9190	Activities 1 & 2	25,000	Activities 1 & 2	25,000
<b>TOTAL</b>		\$ 72,664		\$ 72,664

**Section 4: Certifications**

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”