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

# PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009 Annual Plan for Fiscal Year 2005

Pahokee Housing Authority

# PHA Plan Agency Identification

PHA Name: Pahokee Housing Authority
PHA Number: FL 021
PHA Fiscal Year Beginning: (07/2005)
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 2005 - 2009**

[24 CFR Part 903.5]

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<u>A. N</u>	lission
	e PHA's mission for serving the needs of low-income, very low income, and extremely low-income 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.
$\boxtimes$	The PHA's mission is: (state mission here)
	The Pahokee Housing Authority is dedicated to providing affordable, attractive, and safe housing to extremely low, very low, low, and moderate-income families, as well as promote opportunities that enable residents to attain social and economic independence.
B. G	oals
emphasi identify PHAS A SUCCE (Quantit	als and objectives listed below are derived from HUD's strategic Goals and Objectives and those fized in recent legislation. PHAs may select any of these goals and objectives as their own, or other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF ESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS. fiable measures would include targets such as: numbers of families served or PHAS scores d.) 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 ag.
	<ul> <li>PHA Goal: Expand the supply of assisted housing</li> <li>Objectives:</li> <li>Apply for additional rental vouchers: The Housing Authority will continue to apply for additional vouchers as they become available.</li> <li>Reduce public housing vacancies:</li> <li>Leverage private or other public funds to create additional housing opportunities:</li> <li>Acquire or build units or developments: The Housing Authority will look at purchasing older homes and renovating them. Once they are renovated, they may be rented or sold depending on what is the best course of action at that time. This process will be conducted through PADEVCO, Inc.</li> <li>Other (list below)</li> </ul>

	Goal: Improve the quality of assisted housing
Object	Improve public housing management: (PHAS score) Even though the Housing Authority is a High Performer with a current PHAS score of 90, the Authority will focus on the Physical Assessment Sub-System as that area was the lowest. The Authority will develop an Improvement Plan based on the latest inspection reports.  Improve voucher management: (SEMAP score) Increase customer satisfaction: The Housing Authority will continue to focus on keeping residents satisfied. The Resident Survey Follow-Up Plan will be used to help increase customer satisfaction.  Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections) Renovate or modernize public housing units: The Capital Fund Program will be used to renovate the housing stock as needed. The CFP Annual Statement and Five-Year Plan are included at Attachment fl021a01 of this Agency Plan.  Demolish or dispose of obsolete public housing: Provide replacement public housing: Provide replacement vouchers: Other: (list below)
PHA O Object	Goal: Increase assisted housing choices sives:  Provide voucher mobility counseling: Conduct outreach efforts to potential voucher landlords: The Housing Authority will conduct meetings with potential landlords to inform them of how the Housing Choice Voucher Program works.  Increase voucher payment standards Implement voucher homeownership program: The Housing Authority will implement a Housing Choice Voucher Program to help increase homeownership among program participants.  Implement public housing or other homeownership programs: 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** $\boxtimes$ PHA Goal: Provide an improved living environment Objectives: Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: $\boxtimes$ Implement public housing security improvements: The Housing Authority will upgrade the security lighting at Fremd Village. Designate developments or buildings for particular resident groups (elderly, persons with disabilities) Other: (list below) **HUD Strategic Goal: Promote self-sufficiency and asset development of families** and individuals $\boxtimes$ PHA Goal: Promote self-sufficiency and asset development of assisted households Objectives: $\boxtimes$ Increase the number and percentage of employed persons in assisted families: Hire a full-time Resident Coordinator that will be able to increase the number of programs that the Housing Authority provides to residents. $\boxtimes$ Provide or attract supportive services to improve assistance recipients' employability: See above. Provide or attract supportive services to increase independence for the elderly or families with disabilities. Other: (list below)

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

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

Other PHA Goals and Objectives: (list below)

## Annual PHA Plan PHA Fiscal Year 2005

[24 CFR Part 903.7]

<u>i. Annual Plan Type:</u>
Select which type of Annual Plan the PHA will submit.
Standard Plan
Streamlined Plan:
High Performing PHA
Small Agency (<250 Public Housing Units)
Administering Section 8 Only
Troubled Agency Plan
ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

#### **PURPOSE**

In February 1999, the U.S. Department of Housing and Urban Development issued regulations to Public Housing Authorities (PHA's), in compliance with the new housing law, the Quality Housing and Work Responsibility Act (QHWRA). These regulations, in part, required PHA's to develop an Agency Plan, outlining a statement of housing needs of low income population in the affected community, along with strategies, policies and resources to be used in addressing those needs. The plan must be submitted to HUD at least seventy-five days before the end of the PHA fiscal year.

There are two parts to the Plan: The Five-Year Plan, which the Authority submits to the Department of HUD once every fifth fiscal year and the Annual Plan, which is submitted to HUD every year. QHWRA requires that the Five-Year Plan and Annual Plan be developed with Public Housing and Section 8 residents. The goals and major activities of the Plans must be consistent with those housing-related objectives identified in the Consolidated Plan of the governmental units within the PHA's jurisdiction. PHA's are required to offer these plans to the public, as well as solicit the public's comments. Pahokee Housing Authority is subject to compliance with the Quality Housing and Work Responsibility Act of 1998.

This Agency Plan is a comprehensive guide to the Pahokee Housing Authority's policies, programs, operations and strategies for meeting local housing needs and goals. Since the Agency Plan serves as the annual application for the Capital Fund

Program (CFP), the Authority has submitted an Annual Statement and Five-Year Plan for the FY 2005 CFP, based on FY2004 funding amount.

#### PLANNING & REVIEW PROCESS

Pahokee Housing Authority collaborated with and solicited input from residents of Public Housing and Section 8, local government officials, human service agencies, and other non-profit housing agencies during the planning process. This approach was paramount in that it enabled PHA to identify critical housing and related needs of extremely low, very low, and low income families living in PHA's jurisdiction. PHA used this input to define strategies necessary to enhance living conditions of these families. PHA conducted a public hearing to solicit comments from the general public. Any comments, which derived from any of the planning and/or hearing sessions, were made a part of this Agency Plan.

#### HIGHLIGHTS OF SIGNIFICANT CHANGES

Pahokee Housing Authority has made the following significant changes to its Agency Plan: PHA revised its Public Housing Admissions and Continued Occupancy Policy (ACOP) to

- 1. establish a residency preference for applicants who live or work in the area where PHA is located.
- 2. allow, at PHA's discretion, qualified, remaining family members to occupy the unit if the head of household dies.

#### SUMMARY AND ACCOMPLISHMENTS

The U.S. Department of Housing and Urban Development evaluates Housing Authorities performance in both Public Housing and Section 8 programs, by use of critical and very effective evaluation tools. The Public Housing Assessment System (PHAS) is used to evaluate the Public Housing Program, and the Section Eight Management Assessment Program (SEMAP) is the tool HUD uses to evaluate the Section 8 Program. PHA's Capital Fund Program is an integral of PHAS and its Family Self-Sufficiency is an integral of Section 8. Pahokee Housing Authority maintained a "High Performer" status in both programs during the past fiscal year.

PHA successfully administered the following grants during Fiscal Year 2003-2004.

Table 1 – FY 2004 Grants

Program	Prior Year Carryover	Budgets Received in FY2004	Funds Available FY 2004	Total Expenditure
Public Housing	\$0	\$1,162,630	\$1,162,630	\$1,162.630
Capital Fund	\$0	\$ 811,156	\$ 811,156	\$ 811,156
Section 8	\$0	\$ 238,559	\$ 238,559	\$ 221,755
FSS	\$0	\$ 24,180	\$ 24,180	\$ 24,180

#### MISSION, GOALS & STRATEGIES

Pahokee Housing Authority's mission is in sync with that of the U.S. Department of Housing and Urban Development. "The Pahokee Housing Authority is dedicated to providing affordable, attractive, and safe housing to extremely low, very low, low, and moderate-income families, as well as promotes opportunities that enable residents to attain social and economic independence." This mission will be accomplished by development of affordable housing; preservation and renovation of existing housing stock; ensuring equal housing opportunity; promoting self-sufficiency; and leveraging resources for community improvement; thus improving the quality of life for low income families within the PHA jurisdiction.

#### Affordable Housing

In effort to increase the availability of decent, safe, and affordable housing to lower income families, PHA will, in part, acquire or construct homes and/or rental apartments in the local community. The vehicles PHA will use to accomplish this goal are, (1) its' newly established non-profit CDC, Pahokee Development Corporation (PADEVCO), and (2) creation of partnerships of like interest. PHA is in the planning stages of developing Singletary Gardens, which will ultimately consist of affordable homes and rental apartments. This will increase housing choices within PHA's jurisdiction. Additionally, PHA will take advantage of viable opportunities to improve management and enhance services to its residents.

#### Improve Community Quality of Life and Economic Vitality

PHA will continue its goal to "provide an improved living environment" to its participants. The objectives PHA will use to accomplish this goal include: implementing measures to deconcentrate poverty in both, Public Housing and Section 8 programs; promotion of income mixing within PHA developments; and improving security within PHA developments. PHA's Capital Fund Program budget, which is a

part of this Plan, addresses work activities to be undertaken with respect to security. These measures include, but are not limited to, PHA staff and resident training, improvement of security lighting, enhancement of blight areas, security locks, and so forth.

#### Self-Sufficiency

"Promoting self-sufficiency and asset development" among low-income families is a priority of Pahokee Housing Authority. PHA will hire appropriate staff to coordinate activities to enhance employability. In addition, PHA will continue to engage in the creation of alliances to offer training, educational, and employability opportunities to residents. The PHA believes that such opportunities lend to greater opportunities, such as, attaining homeownership. PHA has, therefore, articulated strategies to assist interested parties in becoming first-time home owners. This will be accomplished through collaboration with agencies that assist in credit repair, home-buyer's counseling, budgeting and so forth.

#### **Equal Housing Opportunity**

Pahokee Housing Authority considers "Ensuring equal opportunity in housing for all Americans," most critical when providing housing opportunities. PHA will thrive, through policy and practice, to ensure fair and equal treatment to all, regardless of race, color, religion, national origin, sex, familial status, or disability. PHA will undertake affirmative measures to protect present and prospective participants from discrimination of any type, while providing present and future housing opportunities.

#### **CONCLUSION**

Pahokee Housing Authority's Five-Year Plan and its Annual Plan were established in accordance with the HUD's requirements. The mission, goals and objectives are consistent with the needs noted by the local government, as outlined in the Consolidated Plan for Palm Beach County. PHA prepared this plan with input from residents, local government officials and other community organizations. In doing so, PHA has employed realistic measures to ensure equal and fair treatment to all. The PHA has carefully articulated strategies (coordination, collaboration, etc.) that would ultimately enable its participants to achieve a better quality of life.

# iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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#### **Attachments**

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

	quired Attachments:
	Attachment A. Deconcentration Analysis
$\boxtimes$	FY 2005 Capital Fund Program (CFP) Annual Statement (fl021a01)
	Most recent board-approved operating budget (Required Attachment for PHAs
	that are troubled or at risk of being designated troubled ONLY)
$\boxtimes$	Attachment B. Progress in Meeting Five-Year Plan Mission Statement and
	Goals
	Attachment C. Resident Advisory Board Membership
$\boxtimes$	Attachment D. Resident serving on PHA Governing Board
$\boxtimes$	Attachment E. Resident Assessment and Satisfaction Survey Follow-Up Plan
$\boxtimes$	Attachment F. Criteria for Substantial Deviation and Significant Amendment
	to Agency Plan
$\boxtimes$	Attachment G. Capacity to Implement a Housing Choice Voucher
	Homeownership Program
$\boxtimes$	Attachment H. Intention to receive funding for an Elderly/Disabled Service
	Coordinator Program
	Attachment I. Resident Advisory Board comments
$\boxtimes$	FY2004 CFP FL14P02150104 Performance and Evaluation Report (fl021c01)
$\boxtimes$	FY2003 CFP FL14P02150203 Performance and Evaluation Report (fl021d01)
$\boxtimes$	FY2003 CFP FL14P02150103 Performance and Evaluation Report (fl021e01)
$\boxtimes$	FY2002 CFP FL14P02150102 Performance and Evaluation Report (fl021f01)
$\boxtimes$	FY2001 CFP FL14P02150101 Performance and Evaluation Report (fl021g01)
$\boxtimes$	FY2004 Disaster Relief FL14D02150104 Performance and Evaluation Report
	(fl021h01)
	Optional Attachments:
	PHA Management Organizational Chart
	FY 2005-2009 Capital Fund Program 5 Year Action Plan (fl021b01)
	Public Housing Drug Elimination Program (PHDEP) Plan
	Comments of Resident Advisory Board or Boards (must be attached if not
	included in PHA Plan text)
	Under (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.

List of Supporting Documents Available for Review						
Applicable & On Display	Supporting Document	Applicable Plan Component				
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans				
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans				
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the 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				
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;				
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies				
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies				
X	Public Housing Deconcentration and Income Mixing Documentation:  1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 Quality Housing and Work Responsibility Act Initial Guidance; Notice and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies				
X	Public housing rent determination policies, including the methodology for setting public housing flat rents  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  Check here if included in the public housing A & O Policy	Annual Plan: Rent Determination				

		1		
Applicable	Supporting Document	Applicable Plan		
& On Display		Component		
1 1	Section 8 rent determination (payment standard) policies	Annual Plan: Rent		
X	check here if included in Section 8	Determination		
	Administrative Plan			
	Public housing management and maintenance policy	Annual Plan: Operations		
X	documents, including policies for the prevention or	and Maintenance		
21	eradication of pest infestation (including cockroach			
	infestation)			
*7	Public housing grievance procedures	Annual Plan: Grievance		
X	check here if included in the public housing	Procedures		
	A & O Policy	1 D1 G :		
***	Section 8 informal review and hearing procedures	Annual Plan: Grievance Procedures		
X	check here if included in Section 8	Procedures		
	Administrative Plan	Annual Dlane Conital Naci		
X	The HUD-approved Capital Fund/Comprehensive Grant	Annual Plan: Capital Need		
Λ	Program Annual Statement (HUD 52837) for the active grant year			
	Most recent CIAP Budget/Progress Report (HUD 52825) for	Annual Plan: Capital Need		
	any active CIAP grant	Timaar France Capitar Free C		
	Most recent, approved 5 Year Action Plan for the Capital	Annual Plan: Capital Need		
	Fund/Comprehensive Grant Program, if not included as an	1		
	attachment (provided at PHA option)			
	Approved HOPE VI applications or, if more recent,	Annual Plan: Capital Need		
	approved or submitted HOPE VI Revitalization Plans or any			
	other approved proposal for development of public housing			
	Approved or submitted applications for demolition and/or	Annual Plan: Demolition		
	disposition of public housing	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	Annual Plan: Conversion of		
	revitalization of public housing and approved or submitted	Public Housing		
	conversion plans prepared pursuant to section 202 of the	Tublic Housing		
	1996 HUD Appropriations Act			
	Approved or submitted public housing homeownership	Annual Plan:		
	programs/plans	Homeownership		
	Policies governing any Section 8 Homeownership program	Annual Plan:		
	check here if included in the Section 8	Homeownership		
	Administrative Plan			
	Any cooperative agreement between the PHA and the TANF	Annual Plan: Community		
	agency	Service & Self-Sufficiency		
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community		
	M	Service & Self-Sufficiency		
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other	Annual Plan: Community		
	resident services grant) grant program reports  The most recent Public Housing Drug Elimination Program	Service & Self-Sufficiency		
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open	Annual Plan: Safety and Crime Prevention		
	grant and most recently submitted PHDEP application	CHIE I IEVEIRIOII		
	(PHDEP Plan)			
	(			

List of Supporting Documents Available for Review					
Applicable & On Display	Supporting Document	Applicable Plan Component  Annual Plan: Annual Audit			
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				
	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	158	5	5	5	4	5	2	
Income >30% but <=50% of AMI	68	4	4	4	4	4	2	
Income >50% but <80% of AMI	63	3	3	4	3	3	2	
Elderly	25	3	3	4	3	2	2	
Families with Disabilities	82	4	3	4	5	3	2	
White	4	2	2	2	2	2	2	
Black	239	4	4	4	3	4	2	
Hispanic	114	3	3	3	3	3	2	

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:

Indicate year:

U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset

American Housing Survey data
Indicate year:

Other housing market study
Indicate year:

Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
Section 8 tenant-based as	ssistance		
Public Housing			
Combined Section 8 and	Public Housing		
Public Housing Site-Base	ed or sub-jurisdiction	onal waiting list (option	al)
If used, identify which d	levelopment/subjuri	sdiction:	
	# of families	% of total families	Annual
			Turnover
Waiting list total	31		6
Extremely low income	26	83.9%	
(<=30% AMI)	20	03.970	
Very low income	4	12.9%	
(>30% but <=50% AMI)	<del></del>	12.7/0	
Low income	1	3.2%	
(>50% but <80% AMI)	1	3.270	
Families with children	29	93.6%	
Elderly families	2	6.5%	
Families with Disabilities	1	3.2%	
Black	30	96.8%	
White	1	3.2%	
·			
Characteristics by Bedroom			
Size (Public Housing Only)			
1BR	n/a	n/a	n/a
2 BR	n/a	n/a	n/a
3 BR	n/a	n/a	n/a
4 BR	n/a	n/a	n/a
5 BR	n/a	n/a	n/a
Is the waiting list closed (select one)?  No  Yes			
If yes:			
How long has it been closed (# of months)? 37			
Does the PHA expect to reopen the list in the PHA Plan year? No Yes			
Does the PHA permit specific categories of families onto the waiting list, even if			
generally closed? No X Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
Section 8 tenant-based as	ssistance		
Public Housing			
Combined Section 8 and	Public Housing		
Public Housing Site-Base	ed or sub-jurisdiction	onal waiting list (option	al)
If used, identify which of	levelopment/subjuri	sdiction:	
	# of families	% of total families	Annual
			Turnover
Waiting list total	369		26
Extremely low income	302	81.8%	
(<=30% AMI)	302	01.070	
Very low income	52	14.1%	
(>30% but <=50% AMI)	32	14.170	
Low income	15	4.1%	
(>50% but <80% AMI)	13	7.1 /0	
Families with children	285	77.2%	
Elderly families	84	22.8%	
Families with Disabilities	27	7.3%	
Black	345	93.5%	
Hispanic	15	4.1%	
White	9	2.4%	
Characteristics by Bedroom			
Size (Public Housing Only)			
1BR	84	22.8%	3
2 BR	162	43.9%	13
3 BR	98	26.6%	6
4 BR	21	5.7%	4
5 BR	4	1.1%	0
Is the waiting list closed (select one)? No Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? No Yes			
Does the PHA permit specific categories of families onto the waiting list, even if			
generally closed? No Yes			

#### C. Strategy for Addressing Needs

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

#### (1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

	Tell Tesources by.
Select a	ıll that apply
	Employ effective maintenance and management policies to minimize the
	number of public housing units off-line
$\bowtie$	Reduce turnover time for vacated public housing units
$\bowtie$	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
$\boxtimes$	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
$\square$	· · · · · · · · · · · · · · · · · · ·
	Participate in the Consolidated Plan development process to ensure
	coordination with broader community strategies
	Other (list below)
Strate	gy 2: Increase the number of affordable housing units by:
Select a	ıll that apply
$\boxtimes$	Apply for additional section 8 units should they become available
	Leverage affordable housing resources in the community through the creation
	of mixed - finance housing
$\boxtimes$	Pursue housing resources other than public housing or Section 8 tenant-based
<u>~ ~ ~</u>	assistance.
	Other: (list below)
	oner. (not octow)

#### 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 $\bowtie$ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing $\boxtimes$ 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)

#### **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 $\boxtimes$ Apply for special-purpose vouchers targeted to families with disabilities, should they become available Affirmatively market to local non-profit agencies that assist families with disabilities Other: (list below) Need: Specific Family Types: Races or ethnicities with disproportionate housing needs Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs: Select if applicable Affirmatively market to races/ethnicities shown to have disproportionate housing needs Other: (list below) Strategy 2: Conduct activities to affirmatively further fair housing Select all that apply $\boxtimes$ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units $\bowtie$ Market the section 8 program to owners outside of areas of poverty /minority concentrations Other: (list below) Other Housing Needs & Strategies: (list needs and strategies below)

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# (2) Reasons for Selecting Strategies

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

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

# 2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial I Planned Sour		
Sources Trained Sour	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	\$1,182,944	
b) Public Housing Capital Fund	\$986,402	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$264,472	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self- Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
FY2004 CFP FL14P02150104 (12/31/04)	\$979,790	Capital Improvements
FY2003 CFP FL14P02150203 (12/31/04)	\$167,931	Capital Improvements
FY2003 CFP FL14P02150103 (12/31/04)	\$607,018	Capital Improvements
Disaster Relief (12/31/04)	\$1,011,424	Capital Improvements
3. Public Housing Dwelling Rental Income	\$895,040	PHA Operations

Financial Resources: Planned Sources and Uses				
Sources Planned \$ Plan				
4. Other income (list below)				
Excess Utilities	\$42,000	PHA Operations		
Investment Income	\$20,016	PHA Operations		
Other	\$184,102	PHA Operations		
5. Non-federal sources (list below)				
Total Resources \$6,341,139				

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

[24 CFR Part 903.7 9 (c)]

# A. Public Housing

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

## (1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all				
that	apply)			
	When families are within a certain number of being offered a unit: (state number)			
	When families are within a certain time of being offered a unit: (state time)			
$\boxtimes$	Other: (describe)			
	As soon as possible after receipt of all applicable information from a family.			
b. Whi	ch non-income (screening) factors does the PHA use to establish eligibility for			
	nission to public housing (select all that apply)?			
$\boxtimes$	Criminal or Drug-related activity			
$\boxtimes$	Rental history			
$\boxtimes$	Housekeeping			
	Other (describe)			

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?  d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?  e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
(2)Waiting List Organization
<ul> <li>a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)</li> <li>Community-wide list</li> <li>Sub-jurisdictional lists</li> <li>Site-based waiting lists</li> <li>Other (describe)</li> </ul>
<ul> <li>b. Where may interested persons apply for admission to public housing?</li> <li>PHA main administrative office</li> <li>PHA development site management office</li> <li>Other (list below)</li> </ul>
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) <b>Assignment</b>
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?
<ul> <li>4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?</li> <li>PHA main administrative office</li> <li>All PHA development management offices</li> <li>Management offices at developments with site-based waiting lists</li> <li>At the development to which they would like to apply</li> <li>Other (list below)</li> </ul>

# 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) $\boxtimes$ **Emergencies** Overhoused Underhoused Medical justification Administrative reasons determined by the PHA (e.g., to permit modernization 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)

(3) Assignment

	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)
For	mer Federal preferences: Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) Victims of domestic violence Substandard housing Homelessness High rent burden (rent is > 50 percent of income)
Oth	er preferences: (select below)  Working families and those unable to work because of age or disability  Veterans and veterans' families  Residents who live and/or work in the jurisdiction  Those enrolled currently in educational, training, or upward mobility programs  Households that contribute to meeting income goals (broad range of incomes)  Households that contribute to meeting income requirements (targeting)  Those previously enrolled in educational, training, or upward mobility  programs
	Victims of reprisals or hate crimes Other preference(s) (list below)
the price thro	f the PHA will employ admissions preferences, please prioritize by placing a "1" in space that represents your first priority, a "2" in the box representing your second ority, and so on. If you give equal weight to one or more of these choices (either ough an absolute hierarchy or through a point system), place the same number next ach. That means you can use "1" more than once, "2" more than once, etc.
2 [	Pate and Time
For 1	mer Federal preferences: Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) Victims of domestic violence Substandard housing Homelessness High rent burden

	preferences (select all that apply)
$\boxtimes 1$	Working families and those unable to work because of age or disability
	Veterans and veterans' families
$\boxtimes 1$	Residents who live and/or work in the jurisdiction
1 	Those enrolled currently in educational, training, or upward mobility programs
Ħ	Households that contribute to meeting income goals (broad range of incomes)
H	Households that contribute to meeting income requirements (targeting)
H	
	Those previously enrolled in educational, training, or upward mobility
	programs
닏	Victims of reprisals or hate crimes
	Other preference(s) (list below)
4. Rel	lationship 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
<u>(5) Oc</u>	income targeting requirements  ccupancy
a <b>XX/l</b> a	at reference materials can applicants and residents use to obtain information
	at reference materials can applicants and residents use to obtain information
	out the rules of occupancy of public housing (select all that apply)
X	The PHA-resident lease
$\bowtie$	The PHA's Admissions and (Continued) Occupancy policy
	PHA briefing seminars or written materials
	Other source (list)
b. Hov	w often must residents notify the PHA of changes in family composition?
(sel	lect all that apply)
$\boxtimes$	At an annual reexamination and lease renewal
$\overline{\boxtimes}$	Any time family composition changes
	At family request for revision
Ħ	Other (list)
(6) Da	soon contration and Income Mining
(0) De	econcentration 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?
	<i>O</i> .

b	Yes No: Did the PHA adopt any changes to its <b>admissions policies</b> based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?
c. If th	ne 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:
	Other (list policies and developments targeted below)
d. 🗌	Yes No: Did the PHA adopt any changes to <b>other</b> policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
e. If the app	he answer to d was yes, how would you describe these changes? (select all that bly)
	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)
	sed on the results of the required analysis, in which developments will the PHA 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:
_	sed on the results of the required analysis, in which developments will the PHA 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).

<u>(1)</u>	Elig	<u>ibi</u>	lity

	at 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?
d. 🗌	Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
	icate what kinds of information you share with prospective landlords? (select all at apply)  Criminal or drug-related activity  Other (describe below)
	Rental history and any other information the HA may have about the potential tenant which is not considered confidential.
(2) Wa	aiting List Organization
	th which of the following program waiting lists is the section 8 tenant-based sistance 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)

<ul> <li>b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)</li> <li>PHA main administrative office</li> <li>Other (list below)</li> </ul>
(3) Search Time
a. \( \sum \) Yes \( \subseteq \) No: Does the PHA give extensions on standard 60-day period to search for a unit?
If yes, state circumstances below:
If the Authority believes there is a reasonable possibility that the applicant may find a suitable unit with additional advice and/or assistance.
(4) Admissions Preferences
a. Income targeting
Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?
b. Preferences  1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent (5) Special purpose section 8 assistance programs)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)
Former Federal preferences  ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)  ☐ Victims of domestic violence ☐ Substandard housing ☐ Homelessness ☐ High rent burden (rent is > 50 percent of income)

Other 1	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)
	Elderly and disabled applicants will be housed over other singles for the same size unit (one bedroom).
the second chorsam	e PHA will employ admissions preferences, please prioritize by placing a "1" in space that represents your first priority, a "2" in the box representing your ond priority, and so on. If you give equal weight to one or more of these ices (either through an absolute hierarchy or through a point system), place the e number next to each. That means you can use "1" more than once, "2" more a once, etc.
2	Date and Time
Forme 1 1	r Federal preferences Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) Victims of domestic violence Substandard housing Homelessness High rent burden
Other 1	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)
	1 Elderly and/or disabled singles over other singles.

<ul> <li>4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)</li> <li>Date and time of application</li> <li>Drawing (lottery) or other random choice technique</li> </ul>	
<ul> <li>5. If the PHA plans to employ preferences for "residents who live and/or work in th jurisdiction" (select one)</li> <li>This preference has previously been reviewed and approved by HUD</li> <li>The PHA requests approval for this preference through this PHA Plan</li> </ul>	e
<ul> <li>Relationship of preferences to income targeting requirements: (select one)</li> <li>The PHA applies preferences within income tiers</li> <li>Not applicable: the pool of applicant families ensures that the PHA will mee income targeting requirements</li> </ul>	et
(5) Special Purpose Section 8 Assistance Programs	
<ul> <li>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)</li> <li>The Section 8 Administrative Plan</li> <li>Briefing sessions and written materials</li> <li>Other (list below)</li> </ul>	
<ul> <li>b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?</li> <li>Through published notices</li> <li>Other (list below)</li> </ul>	

# **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. Us	e 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. Mi	nimum Rent
1. Wh	at 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 y	es to question 2, list these policies below:
c. Re	ents 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?

•	es to above, list the amounts or percentages charged and the circumstances der which these will be used below:
	ich of the discretionary (optional) deductions and/or exclusions policies does the IA 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. Ceil	ing rents
	you have ceiling rents? (rents set at a level lower than 30% of adjusted income) lect one)
	Yes for all developments Yes but only for some developments No
2. Fo	r 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.	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. I	Rent re-determinations:
	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)  Other (list below)
	The loss or addition of an income source
	The loss or addition of a wage earner
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?
<u>(2)</u>	Flat Rents
1. 	In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)  The section 8 rent reasonableness study of comparable housing Survey of rents listed in local newspaper  Survey of similar unassisted units in the neighborhood Other (list/describe below)

### **B. Section 8 Tenant-Based Assistance**

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

(1) Payment Standards
Describe the voucher payment standards and policies.
<ul> <li>a. What is the PHA's payment standard? (select the category that best describes your standard)</li> <li>At or above 90% but below100% of FMR</li> <li>100% of FMR</li> <li>Above 100% but at or below 110% of FMR</li> <li>Above 110% of FMR (if HUD approved; describe circumstances below)</li> </ul>
<ul> <li>b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)</li> <li>FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area</li> <li>The PHA has chosen to serve additional families by lowering the payment standard</li> <li>Reflects market or submarket</li> <li>Other (list below)</li> </ul>
<ul> <li>c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)</li> <li>FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area</li> <li>Reflects market or submarket</li> <li>To increase housing options for families</li> <li>Other (list below)</li> </ul>
<ul> <li>d. How often are payment standards reevaluated for adequacy? (select one)</li> <li>Annually</li> <li>Other (list below)</li> </ul>

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)  Success rates of assisted families
Rent burdens of assisted families Other (list below)
(2) Minimum Rent
<ul> <li>a. What amount best reflects the PHA's minimum rent? (select one)</li> <li>\$0</li> <li>\$1-\$25</li> <li>\$26-\$50</li> </ul>
b.  Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)
5. Operations and Management [24 CFR Part 903.7 9 (e)]
Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)
The Pahokee Housing Authority is a High Performing PHA and therefore, is exempt from completing this section of the Agency Plan.
A. PHA Management Structure
Describe the PHA's management structure and organization.  (select one)
An organization chart showing the PHA's management structure and organization is attached.
A brief description of the management structure and organization of the PHA follows:

### **B. HUD Programs Under PHA Management**

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

Program Name	Units or Families	Expected
	Served at Year	Turnover
	Beginning	
Public Housing		
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.

- (1) Public Housing Maintenance and Management: (list below)
- (2) Section 8 Management: (list below)

### 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.

The Pahokee Housing Authority is a High Performing PHA and therefore, is exempt from completing this section of the Agency Plan. 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 tenantbased 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 Need
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[24 CFR Part 903.7 9 (g)]

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

### A. Capital Fund Activities

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

### (1) Capital Fund Program Annual Statement

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

Select	one:
	The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment fl021a01.
-or-	
	The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)
	ptional 5-Year Action Plan
can be	es are encouraged to include a 5-Year Action Plan covering capital work items. This statement completed by using the 5 Year Action Plan table provided in the table library at the end of the lan template <b>OR</b> by completing and attaching a properly updated HUD-52834.
_	<u></u>
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 y	ves to question a, select one:
	The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment fl021a01.
-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:
<ul> <li>Yes ⋈ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?</li> <li>If yes, list developments or activities below:</li> </ul>
☐ 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. $\square$ Yes $\boxtimes$ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.) 2. Activity Description Yes No: Has the PHA provided the activities description information in the optional Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.) **Demolition/Disposition Activity Description** 1a. Development name: 1b. Development (project) number: 2. Activity type: Demolition Disposition 3. Application status (select one) Approved Submitted, pending approval Planned application 4. Date application approved, submitted, or planned for submission: (DD/MM/YY) 5. Number of units affected: 6. Coverage of action (select one) Part of the development Total development 7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

### 9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with **Disabilities** [24 CFR Part 903.7 9 (i)] Exemptions from Component 9; Section 8 only PHAs are not required to complete this section. 1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.) 2. Activity Description $\square$ Yes $\square$ No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below. **Designation of Public Housing Activity Description** 1a. Development name: 1b. Development (project) number: 2. Designation type: Occupancy by only the elderly Occupancy by families with disabilities Occupancy by only elderly families and families with disabilities 3. Application status (select one) Approved; included in the PHA's Designation Plan Submitted, pending approval Planned application 4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY) 5. If approved, will this designation constitute a (select one) New Designation Plan 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.

	Reasonable Revitalization Pursuant to section 202 of the HUD D 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 Descripti	on
Yes No:	Has the PHA provided all required activity description information for this component in the <b>optional</b> Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.
Con	version of Public Housing Activity Description
1a. Development nan 1b. Development (pro	
	of the required assessment?
Assessme	ent results submitted to HUD
	ent results approved by HUD (if marked, proceed to next
question  Other (ex	plain below)
3. Yes No: I block 5.)	s a Conversion Plan required? (If yes, go to block 4; if no, go to
4. Status of Conversa	ion Plan (select the statement that best describes the current
status)	
	on Plan in development
	on Plan submitted to HUD on: (DD/MM/YYYY) on Plan approved by HUD on: (DD/MM/YYYY)
	s pursuant to HUD-approved Conversion Plan underway

5. Description of ho	w requirements of Section 202 are being satisfied by means other			
than conversion (sele	ect one)			
Units addressed in a pending or approved demolition application (date submitted or approved:				
Units add	dressed in a pending or approved HOPE VI demolition application			
Omto dec	(date submitted or approved: )			
Units add	dressed in a pending or approved HOPE VI Revitalization Plan			
	(date submitted or approved: )			
Requirer	nents no longer applicable: vacancy rates are less than 10 percent			
	nents no longer applicable: site now has less than 300 units			
U Other: (d	lescribe below)			
B. Reserved for Co	onversions pursuant to Section 22 of the U.S. Housing Act of			
C Reserved for Co	onversions pursuant to Section 33 of the U.S. Housing Act of			
1937	inversions pursuant to section 33 of the 0.5. Housing Act of			
2,01				
11 Homeownen	akin Duaguawa Administanad by the DIIA			
<b>11. Homeowner</b> [24 CFR Part 903.7 9 (k)	ship Programs Administered by the PHA			
[24 CFK Falt 903.7 9 (K)	ני			
A. Public Housing				
	onent 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.			
	1 0			
	Housing Act of 1937 (42 U.S.C. 1437z-4). (If "No", skip to			
	Housing Act of 1937 (42 U.S.C. 1437z-4). (If "No", skip to component 11B; if "yes", complete one activity description for			
	component 11B; if "yes", complete one activity description for			
	component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a			
	component 11B; if "yes", complete one activity description for			
	component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to <b>small PHA</b> or <b>high performing</b>			
	component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to <b>small PHA</b> or <b>high performing PHA</b> status. PHAs completing streamlined submissions may			
	component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to <b>small PHA</b> or <b>high performing PHA</b> status. PHAs completing streamlined submissions may			
	component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to <b>small PHA</b> or <b>high performing PHA</b> status. PHAs completing streamlined submissions may			

	on		
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.)		
Public Housing Homeownership Activity Description (Complete one for each development affected)			
1a. Development nar			
1b. Development (pr	oject) number:		
2. Federal Program a			
☐ HOPE I			
5(h)			
Turnkey	III		
Section 3	22 of the USHA of 1937 (effective 10/1/99)		
3. Application status			
	d; included in the PHA's Homeownership Plan/Program		
	d, pending approval		
	application		
	ship Plan/Program approved, submitted, or planned for submission:		
(DD/MM/YYYY)	00 1		
5. Number of units			
6. Coverage of action			
Part of the devel	•		
Total developme	:nt		
B. Section 8 Ten	ant Based Assistance		
B. Section 8 Ten  1.  ☐ Yes ☐ No:	Does the PHA plan to administer a Section 8 Homeownership		
	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		
	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		
	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		
	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		
	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		
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. <b>High performing PHAs</b> may skip to component 12.)		
	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. <b>High performing PHAs</b> may skip to component 12.)		
<ol> <li>Yes No:</li> <li>Program Descript</li> </ol>	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. <b>High performing PHAs</b> may skip to component 12.)		
<ol> <li>Yes No:</li> <li>Program Descript</li> <li>Size of Program</li> </ol>	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. <b>High performing PHAs</b> may skip to component 12.)		
<ol> <li>Yes No:</li> <li>Program Descript</li> </ol>	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. <b>High performing PHAs</b> may skip to component 12.)		

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			
<ul> <li>b. PHA-established eligibility criteria</li> <li>Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?</li> <li>If yes, list criteria below:</li> </ul>			
12. PHA Community Service and Self-sufficiency Programs [24 CFR Part 903.7 9 (1)]			
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.			
The Pahokee Housing Authority is a High Performing PHA and therefore, is exempt from completing this section of the Agency Plan.			
A. PHA Coordination with the Welfare (TANF) Agency			
<ol> <li>Cooperative agreements:</li> <li>Yes</li> <li>No: Has the PHA has 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)?</li> </ol>			
If yes, what was the date that agreement was signed? <u>DD/MM/YY</u>			
<ul> <li>2. Other coordination efforts between the PHA and TANF agency (select all that apply)</li> <li>Client referrals</li> <li>Information sharing regarding mutual clients (for rent determinations and otherwise)</li> <li>Coordinate the provision of specific social and self-sufficiency services and programs to eligible families</li> <li>Jointly administer programs</li> <li>Partner to administer a HUD Welfare-to-Work voucher program</li> <li>Joint administration of other demonstration program</li> <li>Other (describe)</li> </ul>			

# B. Services and programs offered to residents and participants

### (1) General

a. Self-Sufficiency Policies				
Which, if any of the following discretionary policies will the PHA employ to				
enhance the economic and social self-sufficiency of assisted families in the				
following areas? (select all that apply)				
Public housing rent determination policies				
Public housing admissions policies				
Section 8 admissions policies				
Preference in admission to section 8 for certain public housing families				
Preferences for families working or engaging in training or education				
programs for non-housing programs operated or coordinated by the				
PHA				
Preference/eligibility for public housing homeownership option				
participation				
Preference/eligibility for section 8 homeownership option participation				
Other policies (list below)				
b. Economic and Social self-sufficiency programs				
Yes No: Does the PHA coordinate, promote or provide any				
programs to enhance the economic and social self-				
sufficiency of residents? (If "yes", complete the following				
table; if "no" skip to sub-component 2, Family Self				
Sufficiency Programs. The position of the table may be				
altered to facilitate its use.)				

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (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		
Fam	ily Self Sufficiency (FSS) Participa	tion
Program	Required Number of Participants	Actual Number of Participants
_	(start of FY 2000 Estimate)	(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	1
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 ar	ıd
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 TAN	F
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 subcomponent D.

The Pahokee Housing Authority is a High Performing PHA and therefore, is exempt from completing this section of the Agency Plan.

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

(selection )	cribe the need for measures to ensure the safety of public housing residents ct 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)
	at information or data did the PHA used to determine the need for PHA actions improve safety of residents (select all that apply).
	Safety and security survey of residents Analysis of crime statistics over time for crimes committed "in and around" public housing authority Analysis of cost trends over time for repair of vandalism and removal of graffiti Resident reports PHA employee reports Police reports Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs Other (describe below)
3. Which	ch developments are most affected? (list below)

# B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year 1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply) Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities Crime Prevention Through Environmental Design Activities targeted to at-risk youth, adults, or seniors Volunteer Resident Patrol/Block Watchers Program Other (describe below) 2. Which developments are most affected? (list below) C. Coordination between PHA and the police 1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply) Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan Police provide crime data to housing authority staff for analysis and action Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence) Police regularly testify in and otherwise support eviction cases Police regularly meet with the PHA management and residents Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services Other activities (list below) 2. Which developments are most affected? (list below) D. Additional information as required by PHDEP/PHDEP Plan PHAs eligible for FY 2005 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 2005 in this PHA
	Plan?
Yes	No: This PHDEP Plan is an Attachment. (Attachment Filename:)

The PHDEP no longer exists.

### 14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

# 15. Civil Rights Certifications [24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit	
[24 CFR Part 903.7 9 (p)]	
5(h)(2)  (If n  2. Yes No: Was th  3. Yes No: Were th  4. Yes No: If the  If yes  5. Yes No: Have  HUI	PHA required to have an audit conducted under section of the U.S. Housing Act of 1937 (42 U S.C. 1437c(h))? o, skip to component 17.) e most recent fiscal audit submitted to HUD? here any findings as the result of that audit? ere were any findings, do any remain unresolved? es, how many unresolved findings remain? e responses to any unresolved findings been submitted to D? ot, when are they due (state below)?
	e: Section 8 Only PHAs are not required to complete this component.  as are not required to complete this component.
	hority is a High Performing PHA and therefore, is exempt
1. Yes No: Is the F long-include capital	PHA engaging in any activities that will contribute to the term asset management of its public housing stock, ding how the Agency will plan for long-term operating, al investment, rehabilitation, modernization, disposition, and needs that have <b>not</b> been addressed elsewhere in this PHA

2. Wł	nat types of asset	management activities will the PHA undertake? (select all that		
app	oly)			
	Not applicable			
	Private manager	nent		
	Development-ba	sed accounting		
	Comprehensive	stock assessment		
	Other: (list below			
3.		the PHA included descriptions of asset management activities the <b>optional</b> Public Housing Asset Management Table?		
	ther Informa Part 903.7 9 (r)]	<u>tion</u>		
A. Re	sident Advisory	<b>Board Recommendations</b>		
1.		the PHA receive any comments on the PHA Plan from the esident Advisory Board/s?		
2. If y	es, the comments Attached at Atta	are: (if comments were received, the PHA <b>MUST</b> select one) chment I.		
	Provided below:			
3. In v	vhat manner did t	he PHA address those comments? (select all that apply)		
		ments, but determined that no changes to the PHA Plan were		
	•	ed portions of the PHA Plan in response to comments ow:		
	Other: (list below	w)		
R Dec	scription of Flec	tion process for Residents on the PHA Board		
D. DC.	scription of Elec	tion process for Residents on the 111A 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 subcomponent C.)		

3. Description of Resident Election Process
<ul> <li>a. Nomination of candidates for place on the ballot: (select all that apply)</li> <li>Candidates were nominated by resident and assisted family organizations</li> <li>Candidates could be nominated by any adult recipient of PHA assistance</li> <li>Self-nomination: Candidates registered with the PHA and requested a place on ballot</li> <li>Other: (describe)</li> </ul>
<ul> <li>b. Eligible candidates: (select one)</li> <li>Any recipient of PHA assistance</li> <li>Any head of household receiving PHA assistance</li> <li>Any adult recipient of PHA assistance</li> <li>Any adult member of a resident or assisted family organization</li> <li>Other (list)</li> </ul>
<ul> <li>c. Eligible voters: (select all that apply)</li> <li>All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)</li> <li>Representatives of all PHA resident and assisted family organizations</li> <li>Other (list)</li> </ul>
C. Statement of Consistency with the Consolidated Plan For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).
·
For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).
For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).  1. Consolidated Plan jurisdiction: (Palm Beach County, Florida)  2. The PHA has taken the following steps to ensure consistency of this PHA Plan with

- 4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
  - > Coordination with the PHA to increase economic development opportunities to benefit households with incomes below the poverty line.
  - > Continue to support the PHA's efforts to expand the Family Self-Sufficiency Program.

### D. Other Information Required by HUD

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

### **Attachment A**

### **Deconcentration Analysis**

The Pahokee Housing Authority performed a review of all covered developments to determine if there are any that would be covered by the Deconcentration Rule. The results are as follows:

Development	Average Income	Authority Average Income	Percentage
FL 021-01	\$18,242	\$13,239	137.8%
FL 021-02	\$15,314	\$13,239	115.7%
FL 021-03	\$11,088	\$13,239	83.8%
FL 021-04	\$13,205	\$13,239	99.7%

### **Component 3, (6) Deconcentration and Income Mixing**

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

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)((iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
FL 021-01	40	See below	
FL 021-02	115	See below	
FL 021-03	200	See below	

The Authority's average income is below 30% of the Area Median Income.

### **Attachment B**

### **Progress in Meeting Five-Year Plan Mission Statement and Goals**

- Additional Section 8 Vouchers were applied for through the Mainstream Program, but the application was not funded.
- Vacancies have been reduced and the occupancy rate as of February 2005 was 100%.
- Opportunities for leveraging private or public funds to create additional housing opportunities continue to be evaluated.
- The opportunity to acquire and/or construct new units is an on-going issue.
- The Housing Authority' Public Housing Program continued to be classified as a High Performer.
- The Housing Authority's Section 8 Program continued to be classified as a High Performer.
- Customer satisfaction continues to increase through implementation of the RASS Survey Follow-Up Plan.
- Public Housing units continue to be modernized under the Capital Fund Program. All open CFP Grants are included with the Agency Plan.
- Staff has continued to conduct outreach efforts to get more private landlords involved in the Section 8 Program.
- On an on-going basis, the Authority has offered programs to residents which promote self-sufficiency.
- HUD rules and regulations continue to be applied in a consistent manner.

# **Attachment C**

# Resident Advisory Board Membership

Bernice Peterkin
Lawanda Thomas
Anniece Boyd
Columbus Rawls
Carolyn Bouie
Eddie King
Easter Bryant

# **Attachment D**

### **Resident Serving on PHA Governing Board**

Resident Serving on First Governing Board						
Ms. Omega Graham						

### **Attachment E**

### Resident Assessment and Satisfaction Survey Follow-Up Plan

### **Results**

The Pahokee Housing Authority received the following scores on the FY2004 Resident Assessment and Satisfaction Survey.

Section	Score
Maintenance and Repair	81.9%
Communication	67.0%
Safety	76.3%
Services	85.2%
Neighborhood Appearance	73.5%

Based on the results of the survey, the Housing Authority is required to develop a Follow-Up Plan to address the Sections that fell below 75%.

The Pahokee Housing Authority is strongly committed to resident empowerment and involvement. The Follow-Up Plan will serve as a guide for increasing responsiveness to resident issues. The high level of commitment to Pahokee Housing Authority residents demonstrated in other areas of the RASS will be maintained.

The Follow-Up Plan is designed to continue the effective practices of the Pahokee Housing Authority and to review and implement ways of reducing resident concerns. As always, dialogue with residents will continue and staff will periodically assess activities and progress in meeting the challenges as represented by the results of the RASS.

#### **Communication**

The Pahokee Housing Authority embraces residents as valuable partners. The PHA will continue its efforts in communicating and improving relations with residents.

Resident Association

Resident Association meetings are held on a monthly basis. Pahokee Housing Authority staff is represented at each meeting. Generally, the development managers and Director of Operations are present. In addition, the Executive

Director attends most meetings. Moreover, the Executive Director meets on a regular basis with the President of the Resident Association and members of the Resident Advisory Board. These meetings provide a forum for discussion of current issues. Additionally, they provide an opportunity for PHA and residents to exchange information about activities.

#### Customer Service

The Resident Assessment Satisfaction Survey (RASS) indicated some areas of communication where the Pahokee Housing Authority needs to focus on customer service strategies. Customer service interactions, particularly between staff and residents, will benefit from additional staff training. As a result of this need, a schedule of training and discussion topics focused on increasing positive communication and interaction with residents will be implemented throughout 2005.

#### Newsletter

The Pahokee Housing Authority is committed to establishing and maintaining effective communication with its residents. In 2004, a monthly newsletter, "The PHA Informer", was created and continues to provide residents with news about PHA and resident issues. Special resident initiatives are promoted through mass mailings or door-to-door distribution of flyers.

#### **Neighborhood Appearance**

The Pahokee Housing Authority is proud of the appearance of its complexes. Its best efforts are directed toward reducing the "project" appearance of its sites. In some cases, the location, age, and design of the buildings pose special challenges to keeping an attractive appearance. Questions on the RASS Survey include areas such as trash, pest control and curb appeal. The challenges of maintaining the attractive physical appearance of PHA properties will be addressed primarily through the Capital Fund Program. All planned and completed Capital Fund Program improvements are detailed in a listing for each site.

#### Pest Control

The Pahokee Housing Authority maintains a Pest Control Schedule as included in the Maintenance Policy. In addition to the planned control of insects and rodents, additional services are conducted on an "as needed basis" at the request of the development managers and residents.

#### Trash

The Pahokee Housing authority maintains a Garbage Disposal Schedule as included in the Maintenance Policy. In addition to garbage disposal, maintenance staff routinely conducts litter/debris removal of the common areas and curbside at the developments. Additional litter/debris removal is conducted on an "as needed basis" at the request of the development managers and residents. Moreover, development managers conduct a quarterly clean-up day at each development. On clean-up days, special attention is paid to the common areas and perimeter fence lines.

#### Lawn Maintenance

The Pahokee Housing Authority maintains a Lawn Maintenance Schedule as outlined in the Lawn Maintenance Services Contract. Planned lawn maintenance services, inclusive of litter removal, mowing, weed eating, edging and spraying of common areas are to be performed at least 10 days during the growing season. In addition to the planned lawn maintenance service, individual yards are cut and manicured at two developments. PHA is considering extending the manicuring of individual yards to all developments in an effort to enhance neighborhood appearance authority-wide.

### Attachment F

### Criteria for Substantial Deviation and Significant Amendment to Agency Plan

A "Substantial Deviation" from the 5-Year Plan is an overall change in the direction of the Authority pertaining to the Authority's Mission Statement or Goals and Objectives that cause changes in the services provided to residents or significant changes to the Authority's financial situation. This includes changing the Authority's Goals and Objectives.

A "Significant Amendment or Modification" to the Annual Plan is a change in a policy or policies pertaining to the operation of the Authority. This includes the following:

- > Changes to rent or admissions policies or organization of the waiting list.
- Additions of non-emergency work items over \$100,000(items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments.

### **Attachment G**

### **Capacity to Implement Housing Choice Voucher Homeownership Program**

Any Public Housing Authority that wishes to administer a Section 8 Homeownership Program must include a capacity statement of the PHA's ability to administer such a program with the Agency Plan.

The Pahokee Housing Authority will demonstrate its capacity to administer the program by:

- 1. Establishing a minimum homeowner downpayment requirement of at least three percent and require that at least one percent of the downpayment come from family resources; and
- 2. Require that financing for purchase of a home under its Section 8 homeownership program will: be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

### **Attachment H**

### **Elderly Service Coordinator Grant**

The Pahokee Housing Authority will be requesting funding from the Department of Housing and Urban Development (HUD) for an Elderly/Disabled Service Coordinator position. HUD requires PHAs that do not currently have a Elderly/Disabled Service Coordinator Program to include the program in their Agency Plan. This section of the Agency Plan meets this requirement.

This position would be responsible for developing programs and services suited to meet the needs of elderly and/or disabled residents of the Pahokee Housing Authority. The Authority would prefer to receive funding for this position through the Operating Fund but it may be necessary to use the Capital Fund Program for funding.

### **Attachment I**

### Resident Advisory Board Comments on the Agency Plan

At the February 3<sup>rd</sup>, 2005, Resident Advisory Board meeting, Ms. Julia Hale, the Executive Director of the Pahokee Housing Authority discussed the contents of the Agency Plan with the Resident Advisory Board.

At this meeting, the RAB was encouraged to give their input concerning the Agency Plan. The following are comments from residents who attended this meeting:

- Convert several units at Stuckey Homes into single family homes. Tenants will be given first priority at purchasing the homes.
- Aggressively pursue funding for construction of Singletary Gardens.
  The homes will be located on the 20-acres of vacant land adjacent to
  Fremd Village. Tenants will be given first priority at purchasing the
  homes.
- Explore Hope VI Grant- which will give the Authority the ability to tear down and rebuild units.
- Provide a place where tenants can type documents, fax documents, & handle necessary business related matters.

Tenants would like the Authority to offer several workshops that promote self-sufficiency.

- Home Ownership
- Credit Repair
- Job Skill and Applications

# **Optional Public Housing Asset Management Table**

See Technical Guidance for instructions on the use of this table, including information to be provided.

	Public Housing Asset Management									
	opment ification	Activity Description								
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III Component 7a	Development Activities Component 7b	Demolition / disposition Component 8	Designated housing Component 9	Conversion  Component 10	Home- ownership Component 11a	Other (describe) Component 17		

#### Annual Statement / Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary PHA Name: Grant Type and Number Federal FY of Grant: Capital Fund Program Grant No: CFP-FL14PO2150105 PAHOKEE HOUSING AUTHORITY, INC 2005 Replacement Housing Factor Grant No: Reserve for Disasters/Emergencies ✓ Original Annual Statement ) Revised Annual Statement (revision no. Final Performance and Evaluation Report Performance and Evaluation Report for Period Ending 03/31/2005 **Summary by Development Account** Line **Total Estimated Cost Total Actual Cost** No. Original Revised Obligated Expended Total Non-CFP Funds 2 1406 Operations 75,000.00 1408 Management Improvements 115,000.00 3 1410 Administration 4 75.000.00 1411 Audit 5 1415 Liquidated Damages 6 1430 Fees and Costs 7 69.000.00 8 1440 Site Acquisition 1450 Site Improvement 9 75.000.00 10 1460 Dwelling Structures 894.000.00 1465.1 Dwelling Equipment - Nonexpendable 11 1470 Nondwelling Structures 12 1475 Nondwelling Equipment 13 1485 Demolition 14 1490 Replacement Reserve 15 1492 Moving to Work Demonstration 16 17 1495.1 Relocation Costs 1499 Development Activities 18 19 1501 Collaterization or Debt Service 20 1502 Contingency 21 Amount of Annual Grant (Sum of lines 2-20) 1.303.000.00 22 Amount of line 21 Related to LBP Activities 23 Amount of line 21 Related to Section 504 Compliance 24 Amount of line 21 Related to Security - Soft Costs Amount of line 21 Related to Security - Hard Costs 25 Amount of line 21 Related to Energy Conversation Measures

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

PHA Name:  PAHOKEE HOUSING AUTHORITY, INC		Grant Type and Nur	nber		Federal FY of Grant:			
		Capital Fund Progran		CFP-FL14PO21				
		Replacement Housin	g Factor Grant				2005	
Development	General Description of Major Work	Dev.		Total Estimated Cost		Total Ac	Status of Work	
Number	Categories	Acct No.	Quantity					
Name/HA-Wide				Original	Revised	Funds	Funds	
Activities						Obligated	Expended	
FL021-001	FILL SOD & LANDSCAPING	1450.00		5,000.00				
LL STUCKE	RELOCATE WATER METERS	1450.00		10,000.00				
HOMES								
				10.000.55				
FL021-002	CONCRETE RAILINGS / PORCHES		38x1000	40,000.00				
McCLURE	RELOCATE WATER METERS	1450.00		20,000.00				
VILLAGE								
FL021-003	RENOVATE ALL BATHROOMS/	1460.00	157X2000	314,000.00				
PADGETT		1400.00	137 X2000	314,000.00				-
ISLAND	TILE AROUND TUB/TUB PLUMBING/ WEATHER HEADS	1460.00		30,000.00				-
ISLAND		1460.00		80,000.00				
	INTERIOR PAINTING	1400.00		60,000.00				
FL021-004	RENOVATE ALL BATHROOMS/							
FREMD	TILEAROUND TUB/TUB PLUMBING'	1460.00	205X2000	410,000.00				
VILLAGE	WHEEL BLOCKS /PARKING LOT	1460.00	3 3 3 3 3 3 3	60,000.00				
		1133130		22,2221				

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

PHA Name:		Grant Type and Nun	nber			Federal FY of Grant:			
DALIOKEE I	IOUONO AUTUODITY INO	Capital Fund Progran	n Grant No:	<b>CFP-FL14PO21</b>	150105	2005			
PAHOKEE F	HOUSING AUTHORITY, INC	Replacement Housing	g Factor Grant		0				
Development	General Description of Major Work	Dev.		Total Estim	nated Cost	Total Ac	Status of Work		
Number	Categories	Acct	Quantity						
Name/HA-Wide	_	No.		Original	Revised	Funds	Funds	1	
Activities						Obligated	Expended		
PHA-WIDE	OPERATIONS-GENERAL FUND	1406.00		50,000.00					
	OPERATIONS-CONSULTING	1406.00		25,000.00					
	RESIDENT TRAINING	1408.00		10,000.00					
	STAFF PROFESSIONAL DEVE	1408.00		10,000.00					
	CRIME PREVENTION SECURITY	1408.00		20,000.00					
	ADAMANGTO ATION OALADITO	4440.00		75 000 00					
	ADMINISTRATION SALARIES	1410.00		75,000.00					
	A&E SERVICES	1430.00		65,000.00					
	ADVERTISEMENT	1430.00		4,000.00					
	PADEVCO-CONSULTING	1408.00		75,000.00					

Annual Statement / Performance and Evaluation Report Capital fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule									
PHA Name:		Grant Type and	Number		Federal FY of Grant:				
<b>PAHOKEE HOUSING AI</b>	UTHORITY,					2150105			
INC			sing Factor Grant				2005		
Development Number		All Funds Obligate		All Funds Expended			Reasons for Revised Target Dates		
Namw/HA-Wide		Quarter Ending Da		(Q	uarter Ending Dat	:e)	•		
Activities									
	Original	Revised	Actual	Original	Revised	Actual			
FL021-01	7/1/2007	+		7/1/2009					
FL021-02	7/1/2007			7/1/2009					
FL021-03	7/1/2007			7/1/2009					
FL021-04	7/1/2007	•		7/1/2009					

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

Part I: Summary

PHA Name PAHOKEE HOUSING AUTHO	ORITY, INC			✓ Original 5-Year  Revision No.	
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 6/30/2006		Work Statement for Year 4 FFY Grant: 2008 PHA FY: 6/30/2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 6/30/2009
vvide	Annual Statement	3/33/2333	3/03/2307	3/03/2333	3/33/2333
PHYSICAL IMPROVEMENTS		3,267,500.00	2,400,500.00	1,351,500.00	1,933,850.00
MANAGEMENT IMPROVEMENTS		555,000.00	500,000.00	360,000.00	350,000.00
CFP Funds Listed for					
5-year planning		3,822,500.00	2,900,500.00	1,711,500.00	2,283,850.00
Replacement Housing Factor Funds					

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

Activities for		Activities for Year: 2006		A	ctivities for Year: 2007	
2005		FFY Grant: 2006			FFY Grant: <u>2007</u>	
		PHA FY: 6/30/2006			PHA FY: 6/30/2007	
	Development	Major Work	Estimated Cost	Development	Major Work	Estimated Cost
	Name/Number	Categories		Name/Number	Categories	
See	FL021-003	SOD & LANDSCAPING/FILL AROUND UNITS		FL021-004	LAND SCAPING AROUND UNITS	\$30,000.00
Annual	PADGETT	BATHROOM RENOVATION	·		IMPROVE PLUMBING UPSTAIRS BATH RO	50,000.00
Statement	ISLAND	A/C UNITS	773,000.00		CEILING REPAIRS	50,000.00
		UPGRADE ELECTRICAL TO CODE	320,000.00		REPLACE SUB FLOOR/ SECOND LEVEL	75,000.00
		REPLACE SUB FLOORS/SECOND LEVEL	50,000.00		CONSTRUCTION REFUSE ENCLOSURE/DUMPS	45,000.00
		INTERIOR PAINTING	80,000.00	ļ	NEW VINYL FLOORING	200,000.00
		CONVERT 2 UNITS TO 504 COMPLIANCE	70,000.00	ļ	FENCING AROUND A/C UNITS	35,000.00
		CONSTRUCT REFUSE ENCLOSURES	40,000.00		CAR STOP MARKS/RESTRIPE DRIVE WAY	35,000.00
		CAR STOPPINGS/RESTRIPE DRIVE WAYS	35,000.00		INTERIOR PAINTING	95,000.00
		INSTALL SMOKE BARRIERS/ATTIC ACCESS DOO	100,000.00		SECURITY LIGHTING	13,850.00
		SECURITY LIGHTING	12,000.00		INSTALL A/C - PHASE II	350,000.00
		FENCING AROUND PADGETT CENTER	4,000.00		UNDERGROUND UTILITIES	120,000.00
		REPLACE ROOFING	300,000.00		TREE TRIMMING/ REMOVAL	30,000.00
		TREE TRIMMING/ REMOVAL	15,000.00		SOD FILL & LANDSCAPING	100,000.00
		LEAD BASE PAINTING TESTING	30,000.00		LEAD BASE PAINT TESTING	30,000.00
		EXTERIOR PAINTING	95,000.00		REPLACE CLOTHES LINE POST /WIRE	25,000.00
		REPLACE STOVES	50,000.00		STRIPE PARK STALL/ WHEEL STOPS	59,150.00
		REPLACE REFRIGERATORS	85,000.00		REPLACE FENCING AROUND CANAL	25,000.00
		REPLACE HOT WATER HEATERS	35,000.00		CONSTRUCT RAMP FOR DUMPSTER AREA	20,000.00
		REPAIR BASEBALL DIAMOND	1,000.00		BATHROOM RENOVATION	475,000.00
		MODULAR PLAYGROUND EQUIPMENT	12,500.00		REPLACE STOVES	50,000.00
		TERMITE TESTING/ERADICATION	100,000.00		REPLACE REFRIGERATORS	85,000.00
		INSTALL CLOSET DOORS	65,000.00		REPLACE HOT WATER HEATERS	35,000.00
		LANDSCAPING AROUND UNITS	40,000.00		REPAIR BASEBALL DIAMOND	5,000.00
		RENOVATE BASKETBALL COURTS	50,000.00		MODULAR PLAYGROUND EQUIPMENT	12,500.00
		ADDITION/RENOVATION TO PADGETT ISLAND CENTE	150,000.00		ADDITION/RENOVATION TO MAINTENANCE BU	150,000.00
		(INCLUDING NEW A/C UNIT)			PARTITION IN DINING/LIVING ROOM AREA	50,000.00
		STORM WINDOWS	150,000.00		STORM WINDOWS	150,000.00
		Total CFP Estimated Cost	###########			\$ 2,400,500.00

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

Part II: Supporting Pages--Work Activities

Activities for Year 1		Activities for Year: 2006  FFY Grant: 2006		А	Activities for Year: 2007 FFY Grant: 2007	
		PHA FY: 6/30/2006			PHA FY: 6/30/2007	
	Development	Major Work	Estimated Cost	Development	Major Work	Estimated Cost
	Name/Number	Categories		Name/Number	Categories	
See	PHA-WIDE	A & E SERVICES	\$65,000.00	PHA-WIDE	A & E SERVICES	\$65,000.00
Annual		ADMIN SALARIES	65,000.00		ADMIN SALARIES	65,000.00
Statement		RESIDENT TRAINING	10,000.00		RESIDENT TRAINING	10,000.00
		STAFF PROFESSIONAL DEVELOPMENT	5,000.00		STAFF PROFESSIONAL DEVELOPMENT	5,000.00
		YOUTH ENRICHMENT PROGRAM/ AFTER	40,000.00		YOUTH ENRICHMENT PROGRAMS	40,000.00
		SCHOOL PROGRAM			CONSULTING FEES FOR TASK ORDERS	15,000.00
		CONSULTING FEES FOR TASK ORDERS	15,000.00		ADVERTISING AND LAB TESTING	5,000.00
		ADVERTISING AND LAB TESTING	5,000.00		COMPUTER AND SOFTWARE	10,000.00
		COMPUTERS AND SOFTWARE PROGRAMS	10,000.00		OPERATIONS - ROUTINE EXPENSES	150,000.00
		OPERATIONS - ROUTINE EXPENSES	130,000.00		CRIME PREVENTION PROGRAMS	15,000.00
		VEHICLE PURCHASE/ TRUCK WITH LIFT	25,000.00		RELOCATION COSTS	20,000.00
		VEHICLE PURCHASE	25,000.00		VEHICLE PURCHASE	25,000.00
		FIXED ASSET TAG SYSTEM	15,000.00		VEHICLE PURCHASE	25,000.00
		CRIME PREVENTION PROGRAMS	15,000.00		CONSULTING FEES FOR PADEVCO PROJE	50,000.00
		RELOCATION COSTS	30,000.00			
		CONSULTING FEES FOR PADEVCO PROJEC	100,000.00			
		Total CFP Estimated Cost	\$ 555,000.00			\$ 500,000.00

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

	Activities for Year: 2008  FFY Grant: 2008  PHA FY: 6/30/2008			Activities for Year: 2009  FFY Grant: 2009  PHA FY: 6/30/2009	
Development	Major Work	Estimated Cost	Development	Major Work	Estimated Cost
Name/Number	Categories		Name/Number	Categories	
FL021-001	REPAIR DAMAGED SIDEWALKS/ WALKWAYS	\$200,000.00	FL021-002	INSTALL CENTRAL A/C	\$397,000.00
STUCKEY	VINYL FLOORING	68,000.00	McCLURE	BATHROOM RENOVATIONS	169,250.00
HOMES	SEWAGE MANHOLE UPGRADES	70,000.00	VILLAGE	ATTIC INSULATION	23,000.00
	FILL SOD & LANDSCAPING	15,000.00		SEWAGE MANHOLE UPGRADES	140,000.00
	LEAD BASE PAINT TESTING	10,000.00		LEAD BASE PAINT TESTING	15,000.00
	REPAVE DRIVE WAYS	50,000.00		CONTSTRUCT BASKET BALL COURT	15,000.00
	TREE TRIMMING	5,000.00		MODULAR PLAYGROUND	12,500.00
	PORCH PARTITIONS AND SEATING	30,000.00		REPLACE SIDEWALKS	70,000.00
	REPLACE ROOFING	76,000.00		FILL, SOD AND LANDSCAPING	10,000.00
	INTERIOR DOOR AND FRAMES	80,000.00		TREE TRIMMING/ REMOVAL	15,000.00
	SECURITY LIGHTING	14,000.00		PORCH PARTITIONS WITH SEATING	55,000.00
	REPLACE CLOTHES LINES POST/ WIRE	5,000.00		INTERIOR PAINTING	30,000.00
	INTERIOR PAINTING	40,000.00		NEW VINYL FLOORING	100,000.00
	REPLACE KITCHEN CABINETS/ COUNTERS	90,000.00		WALK WAY REPAIRS	50,000.00
	AND RENOVATIONS	·		REPLACE CLOTHES LINE POST WIRE	9,600.00
	NEW RANGE HOODS	3,000.00		REPLACE ROOFING	100,000.00
	REPLACE STOVES	13,000.00		REPLACE STOVES	18,000.00
	REPLACE REFRIGERATORS	17,000.00		REPLACE REFRIGERATORS	32,000.00
	REPLACE HOTWATER HEATERS	8,000.00		REPLACE MAIN BREAKER BOXES	37,500.00
	BATHROOM RENOVATIONS	100,000.00		REPLAE HOT WATER HEATERS	20,000.00
	TERMITE TESTING/ ERADICATION	30,000.00		TERMITE TESTINGERADICATION	75,000.00
	PLAYGROUND EQUIPMENT	12,500.00		RELOCATION COST	10,000.00
	INSTALL CLOSET DOORS	40,000.00		RENOVATE FRONT PORCHES	120,000.00
	EXTERIOR DOORS	50,000.00		SECURITY LIGHTING	20,000.00
	RENOVATE FRONT PORCHES	75,000.00		INSTALL CLOSET DOORS	65,000.00
	INTERIOR WALL INSTALLATION/ DRYWALL	200,000.00		INTERIOR WALL INSTALLATION/DRY WALL	250,000.00
	STORM WINDOWS	50,000.00		STORM WINDOWS	75,000.00
		,			,
	Total CFP Estimated Cost	\$ 1,351,500.00			\$ 1,933,850.00

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

	Activities for Year: 2008  FFY Grant: 2008  PHA FY: 6/30/2008			Activities for Year: 2009  FFY Grant: 2009  PHA FY: 6/30/2009	
Development	Major Work	Estimated Cost	Development	Major Work	Estimated Cost
Name/Number PHA-WIDE	Categories A&E SERVICES	\$65,000.00	Name/Number	Categories A & E SERVICES	\$65,000.00
PHA-WIDE	ADMIN SALARIES	65,000.00	PHA-WIDE	ADMIN SALARIES	65,000.00
	RESIDENT TRAINING	10,000.00		RESIDENT TRAINING	10,000.00
	STAFF PROFESSIONAL DEVELOPMENT	5,000.00		STAFF PROFESSIONAL DEVELOPMENT	5,000.00
	YOUTH ENRICHMENT PROGRAMS	40,000.00		YOUTH ENRICHMENT PROGRAMS	40,000.00
	CONSULTING FEES	15,000.00		CONSULTING FEES FOR TASK ORDERS	15,000.00
	ADVERTISING AND LAB TESTING	5,000.00		ADVERTISING AND LAB TESTING	5,000.00
	COMPUTERS AND SOFTWARE	10,000.00		COMPUTERS AND SOFTWARE PROGRAMS	10,000.00
	OPERATIONS- ROUTINE EXPENSES	45,000.00		CRIME PREVENTION PROGRAMS	15,000.00
	CRIME PREVENTION PROGRAMS	15,000.00		OPERATIONS- ROUTINE EXPENSES	35,000.00
	RELOCATION COSTS	10,000.00		VEHICLE PURCHASE	25,000.00
	VEHICLE PURCHASE	25,000.00		MOBILE LIFTER	10,000.00
	CONSULTING FEES FOR PADEVCO PROJEC	50,000.00		CONSULTING FEES FOR PADEVCO PROJECT	50,000.00
					,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
	Total CFP Estimated Cost	\$ 360,000.00			\$ 350,000.00

#### Annual Statement / Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary PHA Name: Grant Type and Number Federal FY of Grant: Capital Fund Program Grant No: FL14PO2150104 PAHOKEE HOUSING AUTHORITY, INC 2004 Replacement Housing Factor Grant No: Reserve for Disasters/Emergencies Original Annual Statement Revised Annual Statement (revision no. ) Final Performance and Evaluation Report Performance and Evaluation Report for Period Ending 12/31/2004 **Summary by Development Account** Line **Total Estimated Cost Total Actual Cost** No. Original Revised Obligated Expended Total Non-CFP Funds 2 1406 Operations 40,000.00 40,000.00 1408 Management Improvements 75,000.00 40,000.00 3 1410 Administration 4 65.000.00 65,000.00 1411 Audit 5 1415 Liquidated Damages 6 1430 Fees and Costs 7 69.000.00 69.000.00 8 1440 Site Acquisition 1450 Site Improvement 9 765,790.00 10 1460 Dwelling Structures 1.249.500.00 1465.1 Dwelling Equipment - Nonexpendable 11 1470 Nondwelling Structures 12 1475 Nondwelling Equipment 13 1485 Demolition 14 1490 Replacement Reserve 15 1492 Moving to Work Demonstration 16 17 1495.1 Relocation Costs 1499 Development Activities 18 19 1501 Collaterization or Debt Service 20 1502 Contingency Amount of Annual Grant (Sum of lines 2-20) 21 1.498.500.00 979.790.00 22 Amount of line 21 Related to LBP Activities 23 Amount of line 21 Related to Section 504 Compliance 24 Amount of line 21 Related to Security - Soft Costs Amount of line 21 Related to Security - Hard Costs 25 Amount of line 21 Related to Energy Conversation Measures

PHA Name:	PHA Name:  PAHOKEE HOUSING AUTHORITY, INC		nber n Grant No:	FL14PO215010	4	Federal FY of Grant:			
PAHOKEE F	HOUSING AUTHORITY, INC	Replacement Housing	g Factor Grant			2004			
Development	General Description of Major Work	Dev.		Total Estim	ated Cost	Total Ac	tual Cost	Status of	
Number	Categories	Acct	Quantity					Work	
Name/HA-Wide		No.		Original	Revised	Funds	Funds		
Activities						Obligated	Expended		
STUCKEY	SECURITY LOCKS	1460.00	40	15,000.00	9,790.00				
HOMES	NEW BR SINK W/ FIXTURES	1460.00	40	18,500.00	-				
FL021-001									
McCLURE	NEW B.R VANITY W/FIXTURES	1460.00	75	35,000.00	-				
VILLAGE	SECURITY LOCKS	1460.00	75	35,000.00	35,000.00				
FL021-002	REPLACE ENTRANCE DOORS	1460.00	75	75,000.00	75,000.00				
	INSTALL CENTRAL A/C &HEAT	1460.00	75	400,000.00	-				
	ATTIC INSULATION	1460.00	75	25,000.00					
PADGETT	SECURITY LOCKS	1460.00	200	93,000.00	93,000.00				
ISLAND	REPLACE DOORS	1460.00	200	230,000.00	230,000.00				
FL021-003	NEI ENGE BOOKO	1 100.00	200	200,000.00	200,000.00				
FREMD	SECURITY LOCKS	1460.00	200	93,000.00	93,000.00				
VILLAGE	REPLACE DOORS	1460.00	200	230,000.00	230,000.00				
FL021-004									
PHA-WIDE	OPERATIONS-ROUTINE	1406.00		40,000.00	40,000.00				
	OPERATIONS-CONSULTING	1408.00		35,000.00	-				
	RESIDENT TRAINING	1408.00		10,000.00	10,000.00				
	STAFF PROF. DEVELOPMENT	1408.00		10,000.00	10,000.00				
	CRIME PREVENTION&SECURITY	1408.00		20,000.00	20,000.00				
	ADMINISTRATIVE SALARIES	1410.00		65,000.00	65,000.00				
	A&E SERVICES	1430.00		65,000.00	65,000.00				
	ADVERTISEMENTS	1430.00		4,000.00	4,000.00				

PHA Name:	tion Sched	Grant Type and N	lumber				Federal FY of Grant:
PAHOKEE HOUSING AUTHORITY		Capital Fund Progr			FL14PO2150	104	2004
NC		Replacement Hous					
Development Number			All Funds Obligated All Funds Expend				Reasons for Revised Target Dates
Namw/HA-Wide	(0	Quarter Ending Date	e)	(Q	uarter Ending Dat	e)	
Activities		1					
	Original	Revised	Actual	Original	Revised	Actual	
FL021-001	6/30/2006			6/30/2008			
FL021-002	6/30/2006	-		6/30/2008			
FL021-003	6/30/2006			6/30/2008			
FL021-004	6/30/2006			6/30/2008			
							_
							_
							+
							<del> </del>

#### Annual Statement / Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary PHA Name: Grant Type and Number Federal FY of Grant: Capital Fund Program Grant No: FL14PO21 50203 PAHOKEE HOUSING AUTHORITY 2003 Replacement Housing Factor Grant No: Reserve for Disasters/Emergencies ✓ Original Annual Statement Revised Annual Statement (revision no. ) Final Performance and Evaluation Report Performance and Evaluation Report for Period Ending 12/31/2004 **Summary by Development Account** Line **Total Estimated Cost Total Actual Cost** No. Original Revised Obligated Expended Total Non-CFP Funds 2 1406 Operations 7,931.00 1408 Management Improvements 3 1410 Administration 4 1411 Audit 5 1415 Liquidated Damages 6 1430 Fees and Costs 7 30.000.00 1440 Site Acquisition 8 1450 Site Improvement 9 10 1460 Dwelling Structures 130.000.00 1465.1 Dwelling Equipment - Nonexpendable 11 1470 Nondwelling Structures 12 1475 Nondwelling Equipment 13 1485 Demolition 14 1490 Replacement Reserve 15 1492 Moving to Work Demonstration 16 17 1495.1 Relocation Costs 1499 Development Activities 18 19 1501 Collaterization or Debt Service 20 1502 Contingency Amount of Annual Grant (Sum of lines 2-20) 21 167,931.00 22 Amount of line 21 Related to LBP Activities 23 Amount of line 21 Related to Section 504 Compliance 24 Amount of line 21 Related to Security - Soft Costs Amount of line 21 Related to Security - Hard Costs 25 Amount of line 21 Related to Energy Conversation Measures

PHA Name:	porting rages	Grant Type and Nun	nber			Federal FY of Gran	::		
DVMUKEE II	OUSING AUTHORITY	Capital Fund Progran		FL14PO21 5020	03	2003			
PAROKEE R	OUSING AUTHORITY	Replacement Housing	g Factor Grant			2003			
Development	General Description of Major Work	Dev.		Total Estim	nated Cost	Total Ac	tual Cost	Status of	
Number	Categories	Acct	Quantity					Work	
Name/HA-Wide		No.		Original	Revised	Funds	Funds		
Activities						Obligated	Expended		
FL021-002	EXTERIOR PAINTING	1460.00	75	90,000.00					
McCLURE									
VILLAGE									
FL021-003	CONVERT ONE UNIT TO	1460.00	1	40,000.00					
FREMD	504 COMPLIANCE								
VILLAGE									
PHA-WIDE	OPERATIONS	1406.00		7,931.00					
	A&E SERVICES	1430.00		30,000.00					

PHA Name:		Grant Type and N					Federal FY of Grant:	
PAHOKEE HOUSING A	UTHORITY	Capital Fund Programment House			FL14PO21 5	0203	2003	
Development Number		All Funds Obligated			II Funds Expende	d	Reasons for Revised Target Dates	
Namw/HA-Wide	(0	Quarter Ending Date	e)	(Qı	uarter Ending Da	te)		
Activities								
	Original	Revised	Actual	Original	Revised	Actual		
FL021-002	2/1/2006	1		2/1/2008				
FL021-004	2/1/2006	3		2/1/2008				
						1		

Ann Capi	ual Statement / Performance and Evalua tal Fund Program and Capital Fund Pro	ation Re gram R	port eplacement	Housing Factor (0	CFP/CFPRHF) Part	I: Summary
PHA Na	ame:	Grant Type	e and Number	FL14PO21 50103		Federal FY of Grant:
	NEE HOUSING AUTHORITY INC	Capital Fur	nd Program Grant No	):	CFP501-03	2002
РАПС	DKEE HOUSING AUTHORITY, INC	Replaceme	ent Housing Factor G	rant No:		2003
Orig	ginal Annual Statement Reserve for Disasters/Emergencies	<u>.</u>	✓ Revise	ed Annual Statement (revision r	io. <u>TWO</u>	•
✓ Perf	ormance and Evaluation Report for Period Ending	12/31/200	)4 Final Pe	erformance and Evaluation Repor	t	
Line No.	Summary by Development Account		Total Estir	mated Cost	Tota	I Actual Cost
			Original	Revised	Obligated	Expended
1	Total Non-CFP Funds					
2	1406 Operations		72,600.00	72,600.0	0 72,600.	00
3	1408 Management Improvements		40,000.00	20,000.0	0 20,000.	00
4	1410 Administration		65,000.00	65,000.0	0 65,000.	00
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs		58,000.00	58,000.0	0 58,000.	00
8	1440 Site Acquisition					
9	1450 Site Improvement		39,400.00	39,400.0	0	
10	1460 Dwelling Structures		750,000.00	587,618.0	0 20,000.	00
11	1465.1 Dwelling Equipment - Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collaterization or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant (Sum of lines 2-20)	\$	1,025,000.00	\$ 842,618.0	0 \$ 235,600.	00
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 Compliance		10,000.00	10,000.0	0	
24	Amount of line 21 Related to Security - Soft Costs					
25	Amount of line 21 Related to Security - Hard Costs					
26	Amount of line 21 Related to Energy Conversation Measures					

PHA Name:	3 3	Grant Type and Nun	nber			Federal FY of Grant	i:	
PAHOKEE H	OUSING AUTHORITY, INC	Capital Fund Progran		CFP501-03		2003		
741014221	,	Replacement Housing	g Factor Grant			2000		T
Development	General Description of Major Work	Dev.		Total Estim	nated Cost	Total Act	tual Cost	Status of
Number	Categories	Acct	Quantity					Work
Name/HA-Wide		No.		Original	Revised	Funds	Funds	
Activities						Obligated	Expended	
FL021-01	SOD & LANDSCAPING	1450.00		5,000.00	5,000.00			
STUCKEY								
FL021-02	SOD & LANDSCAPING	1450.00		5,000.00	5,000.00			
McCLURE								
FL021-03	REPAIRS TO LIFT STATION	1450.00		15,000.00	15,000.00			
PADGETT	REPLACE EXTERIOR DOORS	1460.00	75	140,000.00	300,000.00			
ISLAND	REPLACE SECURITY LIGHTING	1460.00		40,000.00	-			
	REPLACE CLOTHES LINES	1450.00	100	10,000.00	10,000.00			
	INSTALL DUMPSTER PADS	1450.00	22	4,400.00	4,400.00			FRASER CT
	INTERIOR PAINTING	1460.00		40,000.00	37,618.00			
FLO21-04	INSTALL HVAC- STEP III	1460.00	52	520,000.00	_			
FREMD	CONVERT ONE UNIT TO 504 AND	1460.00	1	10,000.00	_			
VILLAGE	HE EMP. CENTER TO 504 COMPLIANC			,		<b>FUNDS MOVE</b>	D TO 21-3 /EX	T DOORS
	RENOVATE BATHROOMS	1460.00		-	10,000.00	10,000.00		
R	EP EXT DOORS/ZAMS&HARDWAR	1460.00	200		240,000.00	10,000.00		
PHA-WIDE	OPERATIONS -CONSULTING	1406.00		25,000.00	25,000.00	25,000.00		
	OPERATIONS-ROUTINE	1406.00		47,600.00	47,600.00	47,600.00		
	RESIDENT TRAINING	1408.00		10,000.00	5,000.00	5,000.00		
	STAFF PROFESSIONAL DEVE	1408.00		10,000.00	5,000.00	5,000.00		
	CRIME PREVE & SECURITY	1408.00		20,000.00	10,000.00	10,000.00		
	ADMIN SALARIES	1410.00		65,000.00	65,000.00	65,000.00		
	A&E SERVICES	1430.00		55,000.00	55,000.00	55,000.00		
	ADVERTISEMENT	1430.00		3,000.00	3,000.00	3,000.00		
					842,618.00	235,600.00		

Annual Statement / Performance and Evaluation Report Capital fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule									
PHA Name:		Grant Type and	Number		Federal FY of Grant:				
<b>PAHOKEE HOUSING A</b>	UTHORITY,	Capital Fund Prog	gram Grant No:		CFP501-03		2003		
INC		Replacement Hou	sing Factor Grant	No:			2003		
Development Number		Il Funds Obligated		A	II Funds Expende	d	Reasons for Revised Target Dates		
Namw/HA-Wide	(	Quarter Ending Dat	te)	(Q	uarter Ending Dat	te)			
Activities				_					
	Original	Revised	Actual	Original	Revised	Actual			
FL021 -01	12/31/2004	l.		12/31/2006					
FL021-02	12/31/2004	<u> </u>		12/31/2006					
FL021-03	12/31/2004	-		12/31/2006					
FI 004 04	40/04/033			40/04/0555					
FL021-04	12/31/2004	H		12/31/2006					
	+						+		
							+		

#### Annual Statement / Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary PHA Name: Grant Type and Number Federal FY of Grant: Capital Fund Program Grant No: FL14PO2150102 PAHOKEE HOUSING AUTHORITY 2002 Replacement Housing Factor Grant No: Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no. TWO) Final Performance and Evaluation Report Performance and Evaluation Report for Program Year Ending 12/30/2004 **Summary by Development Account** Line **Total Estimated Cost Total Actual Cost** No. Original Revised Obligated Expended Total Non-CGP Funds 2 1406 Operations 115,000.00 76,102.00 76,102.00 3 1408 Management Improvements 70,000.00 110,000.00 110,000.00 37,390.00 1410 Administration 63.317.35 4 65.000.00 65,000.00 65.000.00 1411 Audit 5 1415 Liquidated Damages 6 1430 Fees and Costs 7 58.000.00 58.000.00 58.000.00 30.277.82 8 1440 Site Acquisition 1450 Site Improvement 9 15.000.00 382.000.00 382.000.00 1460 Dwelling Structures 10 750.000.00 333.000.00 333.000.00 1465.1 Dwelling Equipment - Nonexpendable 11 1470 Nondwelling Structures 12 20.000.00 1475 Nondwelling Equipment 13 1485 Demolition 14 1490 Replacement Reserve 15 1492 Moving to Work Demonstration 16 17 1495.1 Relocation Costs 1499 Development Activities 18 19 1501 Collaterization or Debt Service 20 1502 Contingency Amount of Annual Grant (Sum of lines 2-20) 21 1.093.000.00 1.024.102.00 1.024.102.00 130.985.17 22 Amount of line 21 Related to LBP Activities 23 Amount of line 21 Related to Section 504 Compliance 24 Amount of line 21 Related to Security - Soft Costs Amount of line 21 Related to Security - Hard Costs 25 Amount of line 21 Related to Energy Conversation Measures

PHA Name:		Grant Type and Nun	nber		Federal FY of Grant:			
		Capital Fund Progran		FL14PO215010				
PAHOKEE H	OUSING AUTHORITY	Replacement Housing			2002			
Development	General Description of Major Work	Dev.	9 : 40.0.	Total Estim	ated Cost	Total Actu	al Cost	Status of
Number	Categories	Acct	Quantity	Total Estim	atod Cost	1 otal 7 tota	Work	
Name/HA-Wide	Catogorico	No.	Quantity	Original	Revised	Funds	Funds	- Work
Activities		140.		Original	Nevisea	Obligated	Expended	
FL021-01	SKIRTING AROUND BUILDING	1460.00	20	45,000.00		Obligated	Ехрепаса	
STUCKEY	FILL SOD	1450.00	20	5,000.00	_			DELETED
OTOOKET	REPAIR WALKWAYS TO UNITS	1450.00	40	10,000.00				DELETED
	NEI / MIC WALKWATO TO OMTO	1100.00		10,000.00				DEEL TED
FL021-02	NO ACTIVITY PLANNED					ļ		
MCCLURE								
VILLAGE								
FL021-03	REPLACE SECURITY LOCKS	1460.00	200	40,000.00	-		-	DELETED
PADGETT	CONVERT GAZEBO TO LAUNDRYMAR	1470.00	1	20,000.00	-			MOVED A.CA
ISLAND	ELECTRICAL TO CODE	1460.00	200	320,000.00	-			DELETED
	REPLACE EXTERIOR DOORS	1460.00	400	140,000.00	-			DELETED
	REPLACE CLOSET DOORS	1460.00	200	25,000.00	-			DELETED
	INSTALL WEATHER HEADS	1460.00	200		33,000.00	33,000.00		EMERGENC
FL021-04	REPLACE SECURITY LOCKS	1460.00	200	40,000.00				DELETED
FREMD	REPLACE EXTERIOR DOORS	1460.00	400	140,000.00	-	1		DELETED
VILLAGE	INSTALL HVAIR CONDITIONING	1460.00	200	,	300,000.00	300,000.00		
	STATE II				•	ĺ		
	WALK WAY REPAIRS	1450.00	200		382,000.00	382,000.00		
					715,000.00	715,000.00		

PHA Name:		Grant Type and Nun	nber		Federal FY of Grant:			
PAHOKEE HOUSING AUTHORITY		Capital Fund Program		FL14PO215010				
		Replacement Housing			0	2002		
Development	General Description of Major Work	Dev.	<u> </u>	Total Estim	nated Cost	Total Acti	ual Cost	Status of
Number	Categories	Acct	Quantity					Work
Name/HA-Wide	Ü	No.		Original	Revised	Funds Funds		1
Activities						Obligated	Expended	
PHA WIDE						Ŭ		
	ADMIN SALARIES	1410.00		65,000.00	65,000.00	65,000.00	63,317.35	
	RESIDENT TRAINING	1408.00		10,000.00	10,000.00	10,000.00		
	OPERATIONS-ROUTINE	1406.00		100,000.00	76,102.00	76,102.00		
	OPERATIONS-CONSULTING	1408.00		25,000.00	25,000.00	25,000.00	28,690.00	
	PERATIONS-UPGRADE WINDOW	1406.00		15,000.00	-	-		MOVE TO WWF
	AFTER SCHOOL PROGRAM	1408.00			40,000.00	40,000.00		
	STAFF PROFESSIONAL DEVELOF	1408.00		10,000.00	10,000.00	10,000.00	3,000.00	
	CRIME PREVENTION & SECURITY	1408.00		25,000.00	25,000.00	25,000.00	5,700.00	
IN	MPROVED LIGHTING FOR PADGET	П						
	AND FREMD PARKING LOT							
	A&E SERVICES- ADAIR ASSOCIA	1430.00		55,000.00	30,970.00	30,970.00	24,311.96	
	A&E SERVICES- KIN DALLAESTI	1430.00			13,500.00	13,500.00		
	ADVERTISEMENT	1430.00		3,000.00	3,000.00	3,000.00	459.00	
	OTHER FEES & COSTS	1430.00			10,530.00	10,530.00	5,506.86	PEST.CONTI
					309,102.00	309,102.00	130,985.17	

Annual Statement /							
Capital fund Progra	m and Cap	ital Fund Pr	ogram Re	olacement F	lousing Fa	ctor (CFP	P/CFPRHF)
Part III: Implementa	tion Sched		Name Is a se				Fordered FV of Occurs
PHA Name:		Grant Type and I			FI 14PO2150	1102	Federal FY of Grant:
PAHOKEE HOUSING A	UTHORITY	Capital Fund Program Grant No: FL14PO2150102  Replacement Housing Factor Grant No:					2002
Development Number		All Funds Obligated	d	А	II Funds Expende	d	Reasons for Revised Target Dates
Namw/HA-Wide	(0	Quarter Ending Dat	e)	(Q	uarter Ending Dat	te)	
Activities							
	Original	Revised	Actual	Original	Revised	Actual	
FL021-001	9/1/2004			9/1/2005			
FL021-002	9/1/2004			9/1/2005			
FL021-003	9/1/2004			9/1/2005			
FL021-004	9/1/2004			9/1/2005			
	1						
	+						
	+						
	1						
	1						+
	+						
	+						

#### Annual Statement / Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary PHA Name: Grant Type and Number Federal FY of Grant: Capital Fund Program Grant No: FL14PO2150101 PAHOKEE HOUSING AUTHORITY 2001 Replacement Housing Factor Grant No: Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no. ONE Final Performance and Evaluation Report Performance and Evaluation Report for Program Year Ending 12/31/2004 **Summary by Development Account** Line **Total Estimated Cost Total Actual Cost** No. Original Revised Obligated Expended Total Non-CGP Funds 2 1406 Operations 105,349.00 1408 Management Improvements 120,000.00 58,266.00 3 58,266.00 31,565.43 1410 Administration 4 65.000.00 64.905.00 64.905.00 64.905.03 1411 Audit 5 1415 Liquidated Damages 6 1430 Fees and Costs 7 55.000.00 84.912.80 84.912.80 70.637.17 8 1440 Site Acquisition 1450 Site Improvement 9 123,750.00 30.000.00 30.000.00 10 1460 Dwelling Structures 608.000.00 839.015.20 839.015.20 839.015.20 1465.1 Dwelling Equipment - Nonexpendable 11 1470 Nondwelling Structures 12 1475 Nondwelling Equipment 13 1485 Demolition 14 1490 Replacement Reserve 15 1492 Moving to Work Demonstration 16 17 1495.1 Relocation Costs 1499 Development Activities 18 19 1501 Collaterization or Debt Service 20 1502 Contingency Amount of Annual Grant (Sum of lines 2-20) 21 1.077.099.00 1.077.099.00 1.077.099.00 1,006,122.83 22 Amount of line 21 Related to LBP Activities 23 Amount of line 21 Related to Section 504 Compliance 24 Amount of line 21 Related to Security - Soft Costs Amount of line 21 Related to Security - Hard Costs 25 Amount of line 21 Related to Energy Conversation Measures

PHA Name:	pormig ragoo	Grant Type and Nun	nber			Federal FY of Gran	t:	
		Capital Fund Program		FL14PO215010				
PAHOKEE H	OUSING AUTHORITY	Replacement Housing			2001			
Development	General Description of Major Work	Dev.	_	Total Estir	nated Cost	Total Ac	tual Cost	Status of
Number	Categories	Acct	Quantity				Work	
Name/HA-Wide	Ç	No.	,	Original	Revised	Funds	Funds	
Activities				· ·		Obligated	Expended	
STUCKY	SECURITY FENCING FOR ADMIN	1450.00	1	30,000.00	30,000.00	30,000.00	,	
FL021-001	BUILDING			·		·		
	SECURITY LOCKS	1460.00	40	15,000.00	-			DELETED
	REPLACE VINYL FLOORING	1460.00		68,000.00	-			DELETED
McCLURE	INSTALL CENTRAL A/C & HEATING	1460.00	75	397,000.00	-			DELETED
VILLAGE	FENCING FOR A/C & HEATING UNITS	1450.00	75	93,750.00	-			DELETED
FL021-002	ATTIC INSULATION	1460.00	75	23,000.00	-			DELETED
	REPLACE ENTRANCE DOORS	1460.00	75	70,000.00	-			DELETED
	REPLACE SECURITY LOCKS	1460.00	78	35,000.00	-			DELETED
	INSTALL FIRE EXTINGUISHERS	1460.00	75	-	-			DELETED
PADGETT	RENOVATE BATH ROOMS	1460.00	153	-	-			DELETED
FL021-003								
FREMD VILL	INSTALL HVAI R CONDITIONING	1460.00	92		839,015.20	839,015.20	839,015.20	cont. 50102
FL021-004								
PHA-WIDE	A & E SERVICES	1430.00		55,000.00	84,412.80	84,412.80	70,637.17	
	ADMIN SALARIES	1410.00		65,000.00	64,905.00	64,905.00	64,905.03	
S	TAFF PROFESSIONAL DEVELOPMEN	1408.00		10,000.00	5,000.00	5,000.00	3,299.85	
	RESIDENT TRAINING	1408.00		10,000.00	5,000.00	5,000.00		
	OPERATIONS:							
	CONSULTING	1408.00		30,000.00	28,266.00	28,266.00	28,265.58	
	GROUNDS KEEPING	1406.00		30,000.00	-			
	TREE TRIMMING	1406.00		25,000.00	-			
	OPERATIONS	1406.00		50,349.00	-	-		<b>MOVED A&amp;E</b>
	CRIME PREVENTION(SE.LIGHTS)	1408.00		30,000.00	-	-		MOVED AC
	RESIDENT AFTER SCHOOL	1408.00		40,000.00	20,000.00	20,000.00		
	AND EDUCATIONAL PROGRAMS							
	ADVERTISEMENT	1430.00		-	500.00	500.00		
				1,077,099.00	1,077,099.00	1,077,099.00	1,006,122.83	
				1,011,000,00	1,011,000.00	1,011,000.00	1,000,122.00	

Annual Statement / Performance and Evaluation Report									
Capital fund Progra	m and Capi	tal Fund P			lousing Fa	ctor (CFP	/CFPRHF)		
Part III: Implementat	tion Schedu	ule							
PHA Name:		Grant Type and					Federal FY of Grant:		
PAHOKEE HOUSING AL	TIHORITY	Capital Fund Prog Replacement Hou	gram Grant No: using Factor Grant		FL14PO2150	101	2001		
Development Number	,	All Funds Obligate	d	А	II Funds Expende	d	Reasons for Revised Target Dates		
Namw/HA-Wide	(0	Quarter Ending Da	te)	(Q	uarter Ending Dat	e)			
Activities									
	Original	Revised	Actual	Original	Revised	Actual			
FL021-001	7/1/2003			7/1/2004					
FL021-002	7/1/2003			7/1/2004					
4	1		1	1					

#### Annual Statement / Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary PHA Name: Grant Type and Number Federal FY of Grant: Capital Fund Program Grant No: FL14D02150104 PAHOKEE HOUSING AUTHORITY, INC 2004 Replacement Housing Factor Grant No: Original Annual Statement Reserve for Disasters/Emergencies ) Revised Annual Statement (revision no. Final Performance and Evaluation Report Performance and Evaluation Report for Period Ending 12/31/2004 **Summary by Development Account** Line **Total Estimated Cost Total Actual Cost** No. Original Revised Obligated Expended Total Non-CFP Funds 2 1406 Operations 1408 Management Improvements 3 1410 Administration 4 1411 Audit 5 1415 Liquidated Damages 6 1430 Fees and Costs 7 83.000.00 83.000.00 1440 Site Acquisition 8 1450 Site Improvement 9 91,610.00 9.950.00 1460 Dwelling Structures 10 965.764.00 1465.1 Dwelling Equipment - Nonexpendable 11 1470 Nondwelling Structures 12 1475 Nondwelling Equipment 13 1485 Demolition 14 1490 Replacement Reserve 15 1492 Moving to Work Demonstration 16 17 1495.1 Relocation Costs 1499 Development Activities 18 19 1501 Collaterization or Debt Service 20 1502 Contingency Amount of Annual Grant (Sum of lines 2-20) 21 1.140.374.00 92.950.00 22 Amount of line 21 Related to LBP Activities 23 Amount of line 21 Related to Section 504 Compliance 24 Amount of line 21 Related to Security - Soft Costs Amount of line 21 Related to Security - Hard Costs 25 Amount of line 21 Related to Energy Conversation Measures

PHA Name:		Grant Type and Nur	mber		Federal FY of Grant:			
		Capital Fund Program		FL14D02150104				
PAHOKEE H	HOUSING AUTHORITY, INC	Replacement Housin			2004			
Development	General Description of Major Work	Dev.	l actor Crain	Total Estima	ated Cost	Total Actu	al Cost	Status of
Number	Categories	Acct	Quantity	Total Estime	atou Oost	Total / total	Work	
Name/HA-Wide	Categories	No.	Quantity	Original	Revised	Funds	Funds	1 WOIK
Activities		NO.		Original	Neviseu	Obligated	Expended	
FL021-001	ROOF & PORCH REPAIRS	1460.00	20 BLDGS	41,243.00		Obligated	Lxperided	<del>                                     </del>
	SEALING OF LEAKING WINDOWS		20 BLDGS	10,000.00				<del>                                     </del>
HOMES	REPLACE DAMAGED SIGN BOARDS	1450.00	2	3,000.00		3,000.00		<del>                                     </del>
TIONEO	REFEACE DAIWAGED SIGN BOARDS	1430.00		3,000.00		3,000.00		
FL021-002	ROOF & PORCH RAPAIRS		38 BLDGS	·				
McCLURE	SEALING OF LEAKING WINDOWS	1460.00	75 UNITS	18,750.00				
VILLAGE	REPLACE DAMAGED SIGNBOARDS	1450.00	1	1,500.00		1,500.00		
FL021-003	ROOD & PORCH REPAIRS	1460.00	67 BLDGS	141,892.00				
PADGETT	SEALING OF LEAKING WINDOWS	1460.00	<b>200 UNITS</b>	50,000.00				
ISLAND	REPLACE DAMAGED SIGN BOARDS	1450.00	1	1,500.00		1,500.00		
HOMES	SEALING OF COMMUNITY BUILDING	1450.00	1	250.00		250.00		
	WINDOWS							
FL021-004	REPLACE DAMAGED ROOFS	1460.00	47 BLDGS	592,103.00				
FREMD	REPLACE SIGN BOARD	1450.00	1	1,500.00		1,500.00		
VILLAGE	SEALING OF LEAKING WINDOWS		200 UNITS			,====		
	ADDITION FOR 110 MPH SHINGLES	1450.00		81,660.00				

PHA Name: <b>PAHOKEE H</b>	IOUSING AUTHORITY, INC	Grant Type and Nun Capital Fund Progran Replacement Housing	n Grant No:	FL14D0215010	Federal FY of Grant: 2004			
Development Number	General Description of Major Work Categories	Dev. Acct	Quantity	Total Estim	nated Cost	Total Actu	Status of Work	
Name/HA-Wide Activities		No.		Original	Original Revised		Funds Funds Obligated Expended	
PHA WIDE	REPLACE FLOOD DAMAGED CARPET AT ADM . BUILDING	1450.00	1	1,200.00		1,200.00	·	
	REPAIR ROOF ADM. BUILDING	1450.00	1	1,000.00		1,000.00		
	PROFESSIONAL SERVICES A/E	1430.00	1	83,000.00		83,000.00		

Annual Statement / Capital fund Progra Part III: Implementa	m and Cap	ital Fund P			Housing Fa	ctor (CFF	P/CFPRHF)
PHA Name: PAHOKEE HOUSING A INC		Grant Type and Capital Fund Prog Replacement Hou	gram Grant No:	No:	FL14D02150	104	Federal FY of Grant:
Development Number Namw/HA-Wide Activities		All Funds Obligated Quarter Ending Date	d	,	All Funds Expende Quarter Ending Dat		Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
FL021-001	6/30/2005						
FL021-002	6/30/2005						
FL021-003	6/30/2005						
FL021004	6/30/2005						