

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

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**PHA PLANS**

**5 Year Plan for Fiscal Years 2006-2010**

**Annual Plan for Fiscal Year 2006**

**10/01/2006**

**BARRY SEAMAN  
EXECUTIVE DIRECTOR**

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

**PHA Plan  
Agency Identification**

**PHA Name: Palm Beach County Housing Authority**

**PHA Number: FL080**

**PHA Fiscal Year Beginning: 10/01/2006**

**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 2006 - 2010**  
[24 CFR Part 903.5]

**A. Mission**

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: The Palm Beach County Housing Authority is committed to achieving excellence in providing safe, clean, and modern housing assistance while promoting self-sufficiency, upward mobility, and partnerships with our Residents and others to enhance the quality of life in our communities.

**B. Goals**

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

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

- PHA Goal: Expand the supply of assisted housing**  
**Objectives:**
- Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)
- PHA Goal: Improve the quality of assisted housing**  
**Objectives:**
- Improve public housing management: (PHAS score) 82
  - Improve voucher management: (SEMAP score) 98
  - 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:**
- Demolish or dispose of obsolete public housing:**
- Provide replacement public housing:**
- Provide replacement vouchers:**
- Other: (list below)**

**PHA Goal: Increase assisted housing choices**

**Objectives:**

- Provide voucher mobility counseling:**
- Conduct outreach efforts to potential voucher landlords**
- Increase voucher payment standards**
- Implement voucher homeownership program:**
- 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**

**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:**
- Implement public housing security improvements:**
- 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**

**PHA Goal: Promote self-sufficiency and asset development of assisted households**

**Objectives:**

- Increase the number and percentage of employed persons in assisted families:**

- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

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

Other PHA Goals and Objectives: (list below)

**GOAL NUMBER ONE**

**Goal Number One**

**Improve customer service delivery by enhancing operational efficiency:  
Coordination with community providers: Improve Facilities.**

The Executive Director will continue to work in consultation with the Board of Commissioners to implement operational systems to insure the completion of all job tasks in an efficient manner. This will include investigating contract alternatives and developing systems for contract monitoring as applicable and/or necessary.

As an ongoing process, the Palm Beach County Housing Authority will utilize existing community sources of funding for programs to improve service delivery and physical improvements to the housing authority 's facilities and reduce duplicating costs.

**Goal Number Two**

**The Palm Beach County Housing Authority will strive to improve the public and community image of the authority by developing and implementing a comprehensive public relations plan:**

The maintenance department will provide a work force with a professional image by conducting and participating in community efforts, including contract maintenance services as necessary, to promote the benefits and beautification of the city.

### **Goal Number Three**

**The Palm Beach County Housing Authority will enhance the attractiveness and marketability of the housing stock and neighborhoods in order to attract working families:**

The Housing Authority will initiate, implement and maintain a preventive maintenance and landscaping plan which includes seasonal flower planting and creating attractive and consistent signage for the properties. As an ongoing process, the Executive Director and the staff of the authority will develop methods of enforcing model neighbor standards, marketing strategies and plans for future success.

### **Goal Number Four**

**The Palm Beach County Housing Authority shall strive to achieve its potential as an organization within the community:**

The Housing Authority will develop a communication process that will improve the timely sharing of information concerning future programs, plans and budgets.

**Annual PHA Plan**  
**PHA Fiscal Year 2006**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

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

**Purpose and Structure of the Agency Plan:**

The purpose of the Agency Plan is to empower and equip the PHA to exercise optimum flexibility in meeting local housing needs within the community while also meeting its own needs. The Agency Plan contains a FY-2006-FY 2010 Five-Year Plan that includes the Authority's mission and long range goals and objectives. The FY 2006 Annual Plan addresses the Authority's immediate operations, current policies, program participants, programs and services, and the PHA's strategy for handling operational concerns, Resident concerns and needs and programs and services for the upcoming fiscal year. The Agency Plan outlines the PHA's efforts in meeting the needs of the low, very-low and extremely-low income population in its community and effectively serves as a management, operational and accountability tool for the PHA.

Preliminary planning sessions were concluded with the Authority's Residents, Resident Advisory Board, community leaders and organizations, and state and local authorities in development of the Agency Plan to insure that the needs of the Residents and community were addressed in the Agency Plan. The Agency Plan is also consistent with the Consolidated Plan/CHAS of Palm Beach County.

## **Annual Plan Contents**

The Authority will use this Agency Plan as a tool in accomplishing its mission of becoming a leader in the industry. The following is a summary of its contents:

The Plan provides a comprehensive assessment of the Housing Needs within the community. At this time, it appears that the Authority is meeting the low- income housing needs within its financial capabilities. However, we will monitor this need through annual updates of this Plan.

The Plan includes a summary of the Authority's planned financial resources and planned uses of those funds. This is presented in table form for electronic submission to HUD. All admissions and continued occupancy policies as well as rent determination policies and procedures have been reviewed and updated in accordance with QHWRA of 1998 and subsequent rules.

The Authority's Capital Fund Annual Statement and Five-Year Action Plan is provided. The Authority has no plans at this time to apply for a HOPE VI revitalization Grant. The Authority is currently working with the city of Boynton Beach to demolish public housing units in the Cherry Hill section in the very near future. Residents will be offered vouchers for replacement housing. The PHA has applied for HUD approval and the city has completed an Environmental Review to date.

The PBCHA Deconcentration Policy is included in the Plan.

The Pet Policy is included in the Plan.

The Authority does not currently have any asset management plan, but one has been sent to HUD for approval. All other documentation and certifications are included as required by QHWRA and subsequent requirements.

Membership names and addresses of the Resident Advisory Board (RAD) are included in the Plan.

Resident membership of the PHA Governing Board is included in the Plan.

## **Status in meeting goals and objectives**

This is the Authority's seventh (7<sup>th</sup>) submission of the Agency Plan. Progress towards meeting goals and objectives will be monitored by the Executive Director and the Board of Commissioners. Progress will be documented in this section of the Plan in future years.

## **"Substantial Deviation" and "Significant Amendment or Modification"**

The Code of Federal Regulations (CFR) at 24 CFR Part 903 Section 7, Public Housing Agency Plans; is very specific with respect to the information a PHA must provide in its Agency Plan. Part 903 Section 7 ( r ) (2) states that a PHA must identify the basic criteria the PHA will use for determining:

- a. Substantial deviation from its Five-Year Plan; and
- b. Significant amendment or modification to its Five-Year Plan and Annual Plan.



**Notice PIH 99-51 states that PHA's must define the terms "Substantial Deviation" and "Significant Amendment or Modification" by stating the basic criteria for such definitions in an annual plan that has met full public process and Resident Advisory Board review. HUD considers the following actions to be Significant Amendments or Deviations:**

- ? Changes to rent or admissions policies or organization of the waiting list;**
- ? Additions of non-emergency work items (items not included in the current Annual Statement or Five-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund;**
- ? Additions of new activities not included in the current PHDEP Plan; and**
- ? Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.**

**Any substantial deviation from the Mission Statement and/or Goals and Objectives presented in the Five-Year Plan that cause changes in the services provided to Residents or significant changes to the Agency's financial situation will be documented in subsequent Agency Plans.**

**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 by HUD.**

### **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.

#### **Table of Contents**

|  | <b><u>Page #</u></b> |
|--|----------------------|
| <b>Annual Plan</b>   |                      |
| <b>i. Executive Summary</b>  | <b>5</b>             |
| <b>ii. Table of Contents</b>   | <b>8</b>             |
| <b>1. Housing Needs</b>  | <b>12</b>            |
| <b>2. Financial Resources</b>  | <b>19</b>            |
| <b>3. Policies on Eligibility, Selection and Admissions</b>                    | <b>20</b>            |
| <b>4. Rent Determination Policies</b>  | <b>29</b>            |
| <b>5. Operations and Management Policies</b>                                   | <b>33</b>            |
| <b>6. Grievance Procedures</b>   | <b>35</b>            |
| <b>7. Capital Improvement Needs</b>  | <b>36</b>            |
| <b>8. Demolition and Disposition</b>   | <b>37</b>            |
| <b>9. Designation of Housing</b>   | <b>39</b>            |
| <b>10. Conversions of Public Housing</b>                                       | <b>40</b>            |
| <b>11. Homeownership</b>   | <b>41</b>            |
| <b>12. Community Service Programs</b>  | <b>43</b>            |
| <b>13. Crime and Safety</b>  | <b>45</b>            |
| <b>14. Pet Policy</b>  | <b>47</b>            |
| <b>15. Civil Rights Certifications (included with PHA Plan Certifications)</b> | <b>47</b>            |
| <b>16. Audit</b>   | <b>47</b>            |
| <b>17. Asset Management</b>  | <b>48</b>            |
| <b>18. Other Information</b>   | <b>50</b>            |
| <br>   |                      |
| <b>Attachments</b>   |                      |
| <b>A. Deconcentration Policy</b>   | <b>51</b>            |
| <b>B. Annual Statement Capital Fund Program FL14PO8050106</b>                  | <b>53</b>            |
| <b>C. Annual Statement Capital Fund Program FL14PO8050105</b>                  | <b>55</b>            |
| <b>D. Annual Statement Capital Fund Program FL14PO8050104</b>                  | <b>57</b>            |
| <b>E. Annual Statement Capital Fund Program FL14PO8050103</b>                  | <b>60</b>            |
| <b>And FL14PO8050203-Period ending 09/30/2006</b>                              | <b>63</b>            |
| <b>A. Five-Year Action Plan 2006 2010</b>                                      | <b>66</b>            |
| <b>B. Palm Beach County Housing Authority Pet Policy</b>                       | <b>70</b>            |
| <b>C. Brief Statement of Progress Five-Year Plan Mission and Goals</b>         | <b>79</b>            |
| <b>D. Membership List of Resident Advisory Board (RAD)</b>                     | <b>81</b>            |
| <b>E. PHA Governing Board/Resident Membership</b>                              | <b>82</b>            |
| <b>F. Community Service Program Policy</b>                                     | <b>83</b>            |

**Required Attachments:**

- Admissions Policy for Deconcentration ATTACHMENT A
- FY 2006 Capital Fund Program Annual Statement ATTACHMENT B
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

**Optional Attachments:**

- PHA Management Organizational Chart
- FY 2006-2010 Capital Fund Program 5 Year Plan ATTACHMENT F
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

**Supporting Documents Available for Review**

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

| <b>List of Supporting Documents Available for Review</b> |  |  |
|--|--|--|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>   | <b>Applicable Plan Component</b>                             |
|  | 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          |

**List of Supporting Documents Available for Review**

| Applicable & On Display | Supporting Document  | Applicable Plan Component   |
|-------------------------|--|---|
|                         |  | <b>Policies</b>   |
| X                       | <b>Public Housing Deconcentration and Income Mixing Documentation:</b><br>1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and<br>2. Documentation of the required deconcentration and income mixing analysis | <b>Annual Plan: Eligibility, Selection, and Admissions Policies</b> |
| X                       | <b>Public housing rent determination policies, including the methodology for setting public housing flat rents</b><br><input checked="" type="checkbox"/> check here if included in the public housing A & O Policy  | <b>Annual Plan: Rent Determination</b>                              |
| X                       | <b>Schedule of flat rents offered at each public housing development</b><br><input checked="" type="checkbox"/> check here if included in the public housing A & O Policy  | <b>Annual Plan: Rent Determination</b>                              |
| X                       | <b>Section 8 rent determination (payment standard) policies</b><br><input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan   | <b>Annual Plan: Rent Determination</b>                              |
| X                       | <b>Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)</b>  | <b>Annual Plan: Operations and Maintenance</b>                      |
| X                       | <b>Public housing grievance procedures</b><br><input checked="" type="checkbox"/> check here if included in the public housing A & O Policy  | <b>Annual Plan: Grievance Procedures</b>                            |
| X                       | <b>Section 8 informal review and hearing procedures</b><br><input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan   | <b>Annual Plan: Grievance Procedures</b>                            |
| X                       | <b>The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year</b>  | <b>Annual Plan: Capital Needs</b>                                   |
|                         | <b>Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant</b>   | <b>Annual Plan: Capital Needs</b>                                   |
| X                       | <b>Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)</b>  | <b>Annual Plan: Capital Needs</b>                                   |
|                         | <b>Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing</b>   | <b>Annual Plan: Capital Needs</b>                                   |
| X                       | <b>Approved or submitted applications for demolition and/or disposition of public housing</b>  | <b>Annual Plan: Demolition and Disposition</b>                      |
| X                       | <b>Approved or submitted applications for designation of public housing (Designated Housing Plans)</b>   | <b>Annual Plan: Designation of Public Housing</b>                   |
|                         | <b>Approved or submitted assessments of reasonable</b>   | <b>Annual Plan: Conversion</b>                                      |

**List of Supporting Documents Available for Review**

| <b>Applicable &amp; On Display</b> | <b>Supporting Document</b>   | <b>Applicable Plan Component</b>                  |
|------------------------------------|--|---|
|                                    | revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act  | of Public Housing                                 |
|                                    | Approved or submitted public housing homeownership programs/plans  | Annual Plan: Homeownership                        |
|                                    | Policies governing any Section 8 Homeownership program<br><input type="checkbox"/> check here if included in the Section 8 Administrative Plan   | Annual Plan: Homeownership                        |
|                                    | Any cooperative agreement between the PHA and the TANF agency  | Annual Plan: Community Service & Self-Sufficiency |
| X                                  | FSS Action Plan/s for public housing and/or Section 8  | Annual Plan: Community Service & Self-Sufficiency |
| X                                  | Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports   | Annual Plan: Community Service & Self-Sufficiency |
|                                    | The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)                        | Annual Plan: Safety and Crime Prevention          |
| X                                  | The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings | Annual Plan: Annual Audit                         |
|                                    | Troubled PHAs: MOA/Recovery Plan   | Troubled PHAs                                     |
|                                    | Other supporting documents (optional)<br>(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<br>by Family Type |         |                |        |         |                |      |           |
|---|---------|----------------|--------|---------|----------------|------|-----------|
| Family Type   | Overall | Afford-ability | Supply | Quality | Access-ibility | Size | Loca-tion |
| Income <= 30% of AMI  | 2101    | 3              | 3      | 3       | 3              | 3    | 3         |
| Income >30% but <=50% of AMI                                    | 1712    | 2              | 2      | 2       | 2              | 2    | 2         |
| Income >50% but <80% of AMI                                     | 2348    | 1              | 2      | 2       | 2              | 2    | 2         |
| Elderly   | 1405    | 3              | 3      | 3       | 3              | 3    | 3         |
| Families with Disabilities                                      | 613     | 3              | 3      | 3       | 3              | 3    | 3         |
| Race/Ethnicity  | N/A     |                |        |         |                |      |           |
| Race/Ethnicity  | N/A     |                |        |         |                |      |           |
| Race/Ethnicity  | N/A     |                |        |         |                |      |           |
| Race/Ethnicity  | N/A     |                |        |         |                |      |           |

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 PALM BEACH COUNTY  
Indicate year: 2005-2010
- 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   |               |            |                     |           |                 |            |
|---|---------------|------------|---------------------|-----------|-----------------|------------|
| <b>Waiting list type: (select one)</b><br><input type="checkbox"/> Section 8 tenant-based assistance<br><input type="checkbox"/> Public Housing<br><input checked="" type="checkbox"/> Combined Section 8 and Public Housing<br><input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)<br><b>If used, identify which development/subjurisdiction:</b> |               |            |                     |           |                 |            |
|   | # of families |            | % of total families |           | Annual Turnover |            |
|   | P/H           | SEC 8      | P/H                 | SEC 8     | P/H             | SEC 8      |
| <b>Waiting list total</b>   | <b>199</b>    | <b>904</b> |                     |           | <b>90</b>       | <b>225</b> |
| <b>Extremely low income &lt;=30% AMI</b>  | <b>162</b>    | <b>910</b> | <b>81</b>           | <b>97</b> |                 |            |
| <b>Very low income (&gt;30% but &lt;=50% AMI)</b>   | <b>37</b>     | <b>24</b>  | <b>18</b>           | <b>3</b>  |                 |            |
| <b>Low income (&gt;50% but &lt;80% AMI)</b>   | <b>0</b>      | <b>0</b>   | <b>0</b>            | <b>0</b>  |                 |            |
| <b>Families with children</b>   | <b>153</b>    | <b>894</b> | <b>76</b>           | <b>95</b> |                 |            |
| <b>Elderly families</b>   | <b>46</b>     | <b>40</b>  | <b>23</b>           | <b>5</b>  |                 |            |
| <b>Families with Disabilities</b>   | <b>0</b>      | <b>30</b>  | <b>0</b>            | <b>3</b>  |                 |            |
| <b>Race/ethnicity Hispanic</b>  | <b>19</b>     | <b>50</b>  | <b>9</b>            | <b>5</b>  |                 |            |
| <b>Race/ethnicity White</b>   | <b>15</b>     | <b>201</b> | <b>8</b>            | <b>21</b> |                 |            |
| <b>Race/ethnicity Black</b>   | <b>154</b>    | <b>646</b> | <b>78</b>           | <b>69</b> |                 |            |
| <b>Race/ethnicity Other</b>   | <b>11</b>     | <b>7</b>   | <b>5</b>            | <b>2</b>  |                 |            |
| <b>Characteristics by Bedroom Size (Public Housing Only)</b>  |               |            |                     |           |                 |            |
| <b>1BR</b>  | <b>46</b>     |            | <b>23</b>           |           |                 |            |

| Housing Needs of Families on the Waiting List   |    |    |  |
|---|----|----|--|
| 2 BR  | 70 | 35 |  |
| 3 BR  | 52 | 26 |  |
| 4 BR  | 30 | 15 |  |
| 5 BR  | 1  | 1  |  |
| Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes<br>If yes:<br>How long has it been closed (# of months)? Sec 8- 32, P/H-10 Mths<br>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes<br>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Elderly and Handicap |    |    |  |

### SOUTH BAY WAITING LIST

This waiting list was created in 1976 when the 66 unit complex in South bay was opened. This Site is 55 miles from West Palm Beach in the Glades Area and needs its own waiting list due to the distance factor.

| Housing Needs of Families on the Waiting List<br>SOUTH BAY ONLY   |               |                     |                 |
|---|---------------|---------------------|-----------------|
| Waiting list type: (select one)<br><input type="checkbox"/> Section 8 tenant-based assistance<br><input checked="" type="checkbox"/> Public Housing<br><input type="checkbox"/> Combined Section 8 and Public Housing<br><input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)<br>If used, identify which development/subjurisdiction: |               |                     |                 |
|   | # of families | % of total families | Annual Turnover |
| Waiting list total  | 33            |                     | 12              |
| Extremely low income <=30% AMI  | 33            | 100                 |                 |
| Very low income (>30% but <=50% AMI)  | 0             | 0                   |                 |
| Low income (>50% but <80% AMI)  | 0             | 0                   |                 |
| Families with children  | 30            | 90                  |                 |
| Elderly families  | 3             | 10                  |                 |
| Families with Disabilities  | 0             | 0                   |                 |



| Housing Needs of Families on the Waiting List<br>SOUTH BAY ONLY   |    |     |  |
|---|----|-----|--|
| Race/ethnicity<br>White   | 0  | 0   |  |
| Race/ethnicity<br>Black   | 33 | 100 |  |
| Race/ethnicity<br>Hispanic  | 0  | 0   |  |
| Characteristics by<br>Bedroom Size<br>(Public Housing<br>Only)  |    |     |  |
| 1BR   | 0  | 0   |  |
| 2 BR  | 19 | 57  |  |
| 3 BR  | 7  | 21  |  |
| 4 BR  | 5  | 15  |  |
| 5 BR  | 2  | 7   |  |
| Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes<br>If yes:<br>How long has it been closed (# of months)? 6<br>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes<br>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes |    |     |  |

### C. Strategy for Addressing Needs

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

#### (1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development

- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

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

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

Select all that apply

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

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

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

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

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

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

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

Select if applicable

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

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

## **2. Statement of Financial Resources**

[24 CFR Part 903.7 9(b)]

| <b>Financial Resources:<br/>Planned Sources and Uses</b>   |                    |                     |
|--|--------------------|---------------------|
| <b>Sources</b>   | <b>Planned \$</b>  | <b>Planned Uses</b> |
| <b>1. Federal Grants (FY 2000 grants)</b>  | <b>-0-</b>         |                     |
| <b>a) Public Housing Operating Fund</b>  | <b>\$782,366</b>   |                     |
| <b>b) Public Housing Capital Fund</b>  | <b>\$887,057</b>   |                     |
| <b>c) HOPE VI Revitalization</b>   | <b>-0-</b>         |                     |
| <b>d) HOPE VI Demolition</b>   | <b>-0-</b>         |                     |
| <b>e) Annual Contributions for<br/>Section 8 Tenant-Based<br/>Assistance</b>                         | <b>\$1,553,012</b> |                     |
| <b>f) Public Housing Drug<br/>Elimination Program (including<br/>any Technical Assistance funds)</b> | <b>-0-</b>         |                     |
| <b>g) Resident Opportunity and Self-<br/>Sufficiency Grants</b>                                      | <b>75,793</b>      |                     |
| <b>h) Community Development Block<br/>Grant</b>  | <b>-0-</b>         |                     |
| <b>i) HOME</b>   | <b>-0-</b>         |                     |
| <b>Other Federal Grants (list below)</b>   | <b>-0-</b>         |                     |
|  |                    |                     |
| <b>2. Prior Year Federal Grants<br/>(unobligated funds only) (list<br/>below)</b>                    | <b>-0-</b>         |                     |
|  |                    |                     |
|  |                    |                     |
|  |                    |                     |
| <b>3. Public Housing Dwelling Rental<br/>Income</b>  |                    |                     |
|  | <b>\$944,459</b>   |                     |
|  |                    |                     |
| <b>4. Other income (list below)</b>  |                    |                     |
| <b>INTEREST</b>  | <b>\$27,044</b>    |                     |
| <b>OTHER INCOME INTEREST</b>   | <b>\$26006</b>     |                     |
| <b>4. Non-federal sources (list below)</b>   |                    |                     |
| <b>INTERPRIZE INCOME</b>   |                    |                     |
| <b>(Banyan Club &amp; Admin Acct)</b>  | <b>\$719,386</b>   |                     |
|  |                    |                     |

| Financial Resources:<br>Planned Sources and Uses |             |              |
|--|-------------|--------------|
| Sources  | Planned \$  | Planned Uses |
| Total resources                                  | \$5,015,123 |              |
|  |             |              |

### **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) 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> of each bedroom size.
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

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

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

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

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

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

##### **(2) Waiting List Organization**

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

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists (South Bay Site only which is 55 miles away)
- Other (describe)

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

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

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

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

**One (1) South Bay Site.**

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? ALL LISTS

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

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

**(3) Assignment**

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

- One
- Two
- Three or More

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

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

**(4) Admissions Preferences**

**a. Income targeting:**

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

**b. Transfer policies:**

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

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

**c. Preferences**

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

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

**Former Federal preferences:**

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

**Other preferences: (select below)**

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



- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

**Date and Time**

**Former Federal preferences:**

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

**Other preferences (select all that apply)**

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in 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)

**4. Relationship of preferences to income targeting requirements:**

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

**(5) Occupancy**

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

- The PHA-resident lease

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

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

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

**(6) Deconcentration and Income Mixing**

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

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

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

- Adoption of site-based waiting lists  
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

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

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

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

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

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

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

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

## B. Section 8

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

### (1) Eligibility

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

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

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

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

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

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

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

**(2) Waiting List Organization**

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

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

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

- PHA main administrative office  
 Other (list below)

**(3) Search Time**

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

If yes, state circumstances below:

Under unusual circumstances and extreme hardship due to disabilities or other reasons as determined on a case by case basis.

**(4) Admissions Preferences**

a. Income targeting

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

b. Preferences

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

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

**Former Federal preferences**

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

**Other preferences (select all that apply)**

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

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

**Date and Time**

**Former Federal preferences**

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

**Other preferences (select all that apply)**

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs

- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

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

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

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

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

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

**(5) Special Purpose Section 8 Assistance Programs**

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

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

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

- Through published notices
- Other (list below)

## **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

### **A. Public Housing**

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

#### **(1) Income Based Rent Policies**

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

##### **a. Use of discretionary policies: (select one)**

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

**---or---**

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

##### **b. Minimum Rent**

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

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

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

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

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

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

Other (describe below)

**e. Ceiling rents**

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments



- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

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

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

**f. Rent re-determinations:**

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \_\_\_\_\_
- Other (list below)

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

**(2) Flat Rents**

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood

Other (list/describe below)

## B. Section 8 Tenant-Based Assistance

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

### (1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually  
 Other (list below)

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

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

**(2) Minimum Rent**

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

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

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

**5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

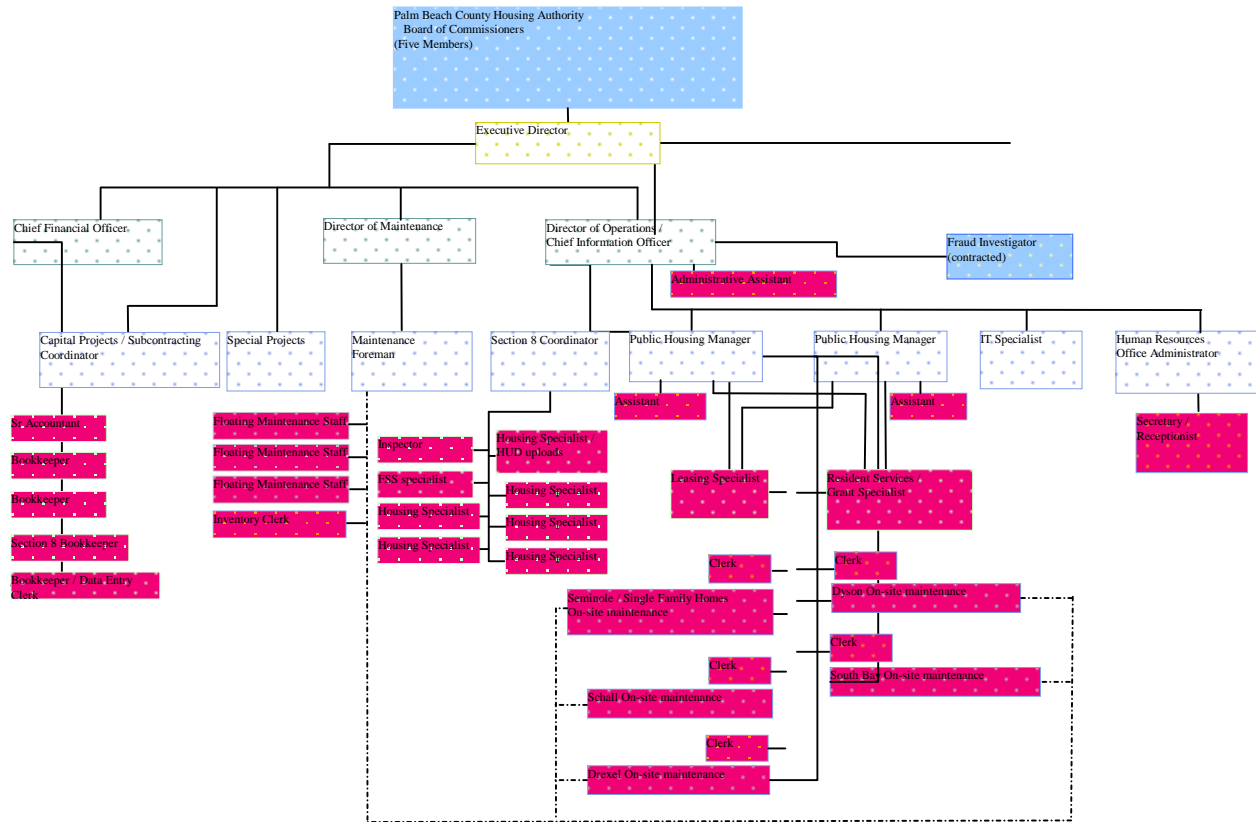
**Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)**

**A. PHA Management Structure**

**Describe the PHA's management structure and organization.**

(select one)

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



## B. HUD Programs Under PHA Management

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

| Program Name  | Units or Families Served at Year Beginning | Expected Turnover |
|---|--|-------------------|
| Public Housing  | 543  | 90                |
| Section 8 Vouchers  | 2595                                       | 225               |
| Section 8 Certificates  | N/A  | N/A               |
| Section 8 Mod Rehab   | N/A  | N/A               |
| Special Purpose Section 8 Certificates/Vouchers (list individually) | -0-  | -0-               |
| Public Housing Drug   |  |                   |

|  |            |            |
|--|------------|------------|
| <b>Elimination Program (PHDEP)</b>               | <b>-0-</b> | <b>-0-</b> |
| <b>Other Federal Programs(list individually)</b> | <b>-0-</b> | <b>-0-</b> |

### **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)**

- 1. Admissions and Continued Occupancy Plan (ACOP)**
- 2. Public Housing Occupancy Guidebook**
- 3. Federal Labor Standards Compliance (1344.1)**

**(2) Section 8 Management: (list below)**

- 1.PBCHA Administrative Plan**

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

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

### **A. Public Housing**

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

If yes, list additions to federal requirements below:

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

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

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

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

If yes, list additions to federal requirements below:  
Chapter 16, Section 8 Administrative Plan dated June 30, 2005

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

- PHA main administrative office
- Other (list below)

**7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

**A. Capital Fund Activities**

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

**(1) Capital Fund Program Annual Statement**

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment B (FL14PO8050106)

-or-

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

## **(2) Optional 5-Year Action Plan**

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

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

b. If yes to question a, select one:

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

-or-

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

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

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

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

1. Development name:

2. Development (project) number:

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

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

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

Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?  
If yes, list developments or activities below:

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

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

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

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

### **2. Activity Description**

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

| <b>Demolition/Disposition Activity Description</b>  |
|---|
| <b>1a. Development name: Boynton Beach Cherry Hill Section</b>  |
| <b>1b. Development (project) number: FL080-002</b>  |
| <b>2. Activity type: Demolition</b> <input checked="" type="checkbox"/><br><b>Disposition</b> <input type="checkbox"/>                            |
| <b>3. Application status (select one)</b><br>Approved <input type="checkbox"/><br>Submitted, pending approval <input checked="" type="checkbox"/> |



|   |
|---|
| Planned application <input type="checkbox"/>  |
| 4. Date application approved, submitted, or planned for submission: <b>03/16/2006</b>   |
| 5. Number of units affected: <b>46</b>  |
| 6. Coverage of action (select one)<br><input checked="" type="checkbox"/> Part of the development<br><input type="checkbox"/> Total development                       |
| 7. Timeline for activity: <b>180 Days</b><br>a. Actual or projected start date of activity: <b>Still Pending</b><br>b. Projected end date of activity: <b>Unknown</b> |

|  |
|--|
| <b>Demolition/Disposition Activity Description</b>   |
| 1a. Development name: <b>Boynton Beach Cherry Hill Section</b>   |
| 1b. Development (project) number: <b>FL080-005</b>   |
| 2. Activity type: Demolition <input checked="" type="checkbox"/><br>Disposition <input type="checkbox"/>   |
| 3. Application status (select one)<br>Approved <input type="checkbox"/><br>Submitted, pending approval <input checked="" type="checkbox"/><br>Planned application <input type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission: <b>03/16/2006</b>  |
| 5. Number of units affected: <b>2</b>  |
| 6. Coverage of action (select one)<br><input checked="" type="checkbox"/> Part of the development<br><input type="checkbox"/> Total development  |
| 7. Timeline for activity: <b>180 Days</b><br>a. Actual or projected start date of activity: <b>Still Pending</b><br>b. Projected end date of activity: <b>Unknown</b>                      |

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

[24 CFR Part 903.7 9 (i)]

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

1.  Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10.)

If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

**2. Activity Description**

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

| Designation of Public Housing Activity Description   |
|--|
| <b>1a. Development name: Drexel House</b>  |
| <b>1b. Development (project) number: FL080-004</b>   |
| <b>2. Designation type:</b><br>Occupancy by only the elderly <input checked="" type="checkbox"/><br>Occupancy by families with disabilities <input type="checkbox"/><br>Occupancy by only elderly families and families with disabilities <input type="checkbox"/> |
| <b>3. Application status (select one)</b><br>Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/><br>Planned application <input type="checkbox"/>                          |
| <b>4. Date this designation approved: 11/22/2000</b><br><b>(Five Years Only) (Pending 2 Year Extension Approval)</b>   |
| <b>5. If approved, will this designation constitute a (select one)</b><br><input checked="" type="checkbox"/> <b>New Designation Plan</b><br><input type="checkbox"/> <b>Revision of a previously-approved Designation Plan?</b>                                   |
| <b>6. Number of units affected: 100</b>  |
| <b>7. Coverage of action (select one)</b><br><input type="checkbox"/> <b>Part of the development</b><br><input checked="" type="checkbox"/> <b>Total development</b>   |

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

[24 CFR Part 903.7 9 (j)]

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

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

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

**2. Activity Description**

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

| <b>Conversion of Public Housing Activity Description</b>  |  |
|---|--|
| <b>1a. Development name:</b>  |  |
| <b>1b. Development (project) number:</b>  |  |
| <b>2. What is the status of the required assessment?</b>  |  |
| <input type="checkbox"/> Assessment underway  |  |
| <input type="checkbox"/> Assessment results submitted to HUD  |  |
| <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)   |  |
| <input type="checkbox"/> Other (explain below)  |  |
| <b>3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)</b> |  |
| <b>4. Status of Conversion Plan (select the statement that best describes the current status)</b>   |  |
| <input type="checkbox"/> Conversion Plan in development   |  |
| <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY)  |  |
| <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY)   |  |
| <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway   |  |
| <b>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</b>                          |  |
| <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:                             |  |
| <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)                    |  |
| <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)                       |  |
| <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent  |  |
| <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units  |  |
| <input type="checkbox"/> Other: (describe below)  |  |

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

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

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

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

**2. Activity Description**

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

| Public Housing Homeownership Activity Description<br>(Complete one for each development affected) |  |
|---|--|
| 1a. Development name:   |  |
| 1b. Development (project) number:   |  |
| 2. Federal Program authority:   |  |
| <input type="checkbox"/>  | HOPE I   |
| <input type="checkbox"/>  | 5(h)   |
| <input type="checkbox"/>  | Turnkey III  |
| <input type="checkbox"/>  | Section 32 of the USHA of 1937 (effective 10/1/99)         |
| 3. Application status: (select one)   |  |
| <input type="checkbox"/>  | Approved; included in the PHA’s Homeownership Plan/Program |
| <input type="checkbox"/>  | Submitted, pending approval                                |
| <input type="checkbox"/>  | Planned application  |

|  |
|--|
| <p><b>4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)</b></p>  |
| <p><b>5. Number of units affected:</b></p> <p><b>6. Coverage of action: (select one)</b></p> <p><input type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p> |

**B. Section 8 Tenant Based Assistance**

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

**2. Program Description:**

**a. Size of Program**

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

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

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

**b. PHA-established eligibility criteria**

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

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

[24 CFR Part 903.7 9 (l)]

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

**A. PHA Coordination with the Welfare (TANF) Agency**

**1. Cooperative agreements:**

Yes  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)?

If yes, what was the date that agreement was signed? DD/MM/YY

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

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

**B. Services and programs offered to residents and participants**

**(1) General**

**a. Self-Sufficiency Policies**

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas?

(select all that apply)

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

**b. Economic and Social self-sufficiency programs**

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

**Services and Programs**

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

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

**a. Participation Description**

| Family Self Sufficiency (FSS) Participation |  |  |
|---|--|--|
| Program                                     | Required Number of Participants<br>(start of FY 2000 Estimate) | Actual Number of Participants<br>(As of: DD/MM/YY) |
| Public Housing                              | -0-  | -0-  |
| Section 8                                   | 138  | 97   |

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

**C. Welfare Benefit Reductions**

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

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.

- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

**PBCHA has an active Community Service Program in force at this time as required by HUD. There are over one hundred Residents participating in the Program. See Attachment ‘K’**

### **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports



- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

**ALL SITES !**

**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)**

**ALL SITES !**

**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)**

**ALL SITES !**

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

**PHAs eligible for FY 2006 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 2006 in this PHA Plan?

Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

**THERE IS NO PHDEP PLAN AVAILABLE THIS FISCAL YEAR**

#### **14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

**PET POLICY ENCLOSED AS ATTACHMENT 'G'**

#### **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

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

#### **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?

(If no, skip to component 17.)

2.  Yes  No: Was the most recent fiscal audit submitted to HUD?

3.  Yes  No: Were there any findings as the result of that audit?

4.  Yes  No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_\_\_

5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

#### **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have not been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)  
**PROJECT-BASED MANAGEMENT**

3.  Yes  No: Has the PHA included descriptions of asset management activities in the optional Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA MUST select one)

- Attached at Attachment (File name)
- Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments  
List changes below:
- Other: (list below)

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

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

### 3. Description of Resident Election Process

#### a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

#### b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

#### c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

### C. Statement of Consistency with the Consolidated Plan

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

#### 1. Consolidated Plan jurisdiction: PALM BEACH COUNTY

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

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

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

**CERTIFICATION OF COMPLIANCE AND LETTER OF CONSISTENCY BY THE  
DIRECTOR OF HOUSING AND COMMUNITY DEVELOPMENT OF PALM BEACH  
COUNTY, FLORIDA**

**D. Other Information Required by HUD**

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

**CRITERIA FOR SUBSTANCIAL DEVIATIONS AND SIGNIFICANT  
AMENDMENTS :**

**SEE EXECUTIVE SUMMARY**

## Attachments

### ATTACHMENT 'A'

## Deconcentration Policy

### 1.Introductions

The Quality Housing and Work Responsibility Act of 1998 (QHWRA) requires that the Authority adopt policies and procedures governing the deconcentration of very low income families and income mixing as required by Section 10(a)(3)(B) of the 1937 Housing Act. To implement this requirement the Authority will compare the relative incomes of each development occupied predominantly by families with children. A development with more than 50 % of its occupants being families with children shall be considered to fall under this policy.

The goal of this policy is to create mixed-income communities and lessen the concentration of very-low income families within the Authority's public housing developments through admissions practices designed to bring higher income tenants into lower income developments and lower income tenants into higher income developments.

The Deconcentration Policy is intended to work in conjunction with the Authority's annual income targeting requirements that require that 40 % of all new admissions to public housing developments during a fiscal year must be residents whose household income, at the time of admission, is equal to or lower than 30 % of the Area Medium Income. This income targeting requirement is separate from the Deconcentration Policy which is comparative in nature

### II. Definitions

The following definitions are provided in order to clearly define the effected developments and families under the Deconcentration Policy

**PHA-Wide Average Household Income:**The average annual income of all residents of all developments with more than 50 % of its occupants being families with children.

**Development Average Household income:** The average household income of all residents of a specific development with more than 50 % of its occupants being families with children.

**Higher Income Development:** A development where the Development Average Household Income is greater than 120 % of the PHA-Wide Average Household Income.

**Lower Income Development:** A development where the Development Average Household Income is less than 80 % of the PHA-Wide Average Household Income.

**Higher Income Family:** A family whose annual household income is greater than 120 % of the PHA-Wide Average Household Income.

**Lower Income Family: A family whose annual household income is less than 80 % of the PHA-Wide Average Household Income.**

### **111. Testing**

In order to achieve and maintain deconcentration , the Authority will calculate the PHA-Wide Average Household Income for all developments with 50 % or more of its occupants being families with children on at least an annual basis. At the same time, the Authority will calculate the Development Average Household Income for each development with 50 % or more of its occupants being families with children. The results shall be documented as follows:

- A. If the Development Average Household Income for a particular development is greater than 120 % of the PHA-Wide Average Household Income, then that development shall be identified as a High Income Development.
- B. If the Development Average Household Income for a particular development is less than 80 % of the PHA-Wide Average Household Income, then that development shall be identified as a Low-Income Development.

Testing can be more frequent if deemed necessary for effectiveness.

### **IV. Corrective Action**

Once a development has been identified as a High-Income Development or a Low-Income Development, the Authority will define and communicate specific procedures to be employed with the goal of achieving deconcentration . It is the goal of the Authority to generally increase the level of income for residents of public housing, create more stratified developments, and obtain agency self-sufficiency. Therefore, the Deconcentration Policy shall be employed to be counterproductive to that goal. In addition, the policy will, under no circumstances, be employed through steering or in any way reducing the choice in residence of the individual family.

In order to correct a concentrated development, the Authority will, to the greatest extent possible, provide incentives to promote a Lower-Income Family to select a Higher-Income Development and to promote a Higher-Income Family to select a Lower-Income Development.

Procedures to be employed in the development of a corrective action plan may include some of the following;

- A. Incentives to select particular developments
- B. Payment Plans for deposits
- C. Flexibility in move-in dates

Since it is impossible to design a policy that will address every scenario, the Authority will, upon the identification of a need to deconcentrate, develop a specific action plan that will be included in the Annual Plan update.

**ATTACHMENT ' B '**

**Annual Statement Capitol Fund Program FL14PO8050106**  
**Capital Fund Program Annual Statement**  
**Parts I, II, and II**

**Annual Statement**

**Capital Fund Program (CFP) Part I: Summary**

**Capital Fund Grant Number FL14PO8050106 FFY of Grant Approval: 2006**

**Original Annual Statement**

| <b>Line No.</b> | <b>Summary by Development Account</b>                            | <b>Total Estimated Cost</b> |
|-----------------|--|-----------------------------|
| <b>1</b>        | <b>Total Non-CGP Funds</b>                                       | <b>-0-</b>                  |
| <b>2</b>        | <b>1406 Operations</b>   | <b>177,411</b>              |
| <b>3</b>        | <b>1408 Management Improvements</b>                              | <b>100,000</b>              |
| <b>4</b>        | <b>1410 Administration</b>                                       | <b>88,706</b>               |
| <b>5</b>        | <b>1411 Audit</b>  | <b>-0-</b>                  |
| <b>6</b>        | <b>1415 Liquidated Damages</b>                                   | <b>-0-</b>                  |
| <b>7</b>        | <b>1430 Fees and Costs</b>                                       | <b>-0-</b>                  |
| <b>8</b>        | <b>1440 Site Acquisition</b>                                     | <b>-0-</b>                  |
| <b>9</b>        | <b>1450 Site Improvement</b>                                     | <b>-0-</b>                  |
| <b>10</b>       | <b>1460 Dwelling Structures</b>                                  | <b>166,540</b>              |
| <b>11</b>       | <b>1465.1 Dwelling Equipment-Nonexpendable</b>                   | <b>25,000</b>               |
| <b>12</b>       | <b>1470 Non-dwelling Structures</b>                              | <b>-0-</b>                  |
| <b>13</b>       | <b>1475 Non-dwelling Equipment</b>                               | <b>65,000</b>               |
| <b>14</b>       | <b>1485 Demolition</b>   | <b>215,000</b>              |
| <b>15</b>       | <b>1490 Replacement Reserve</b>                                  | <b>-0-</b>                  |
| <b>16</b>       | <b>1492 Moving to Work Demonstration</b>                         | <b>-0-</b>                  |
| <b>17</b>       | <b>1495.1 Relocation Costs</b>                                   | <b>49,400</b>               |
| <b>18</b>       | <b>1498 Mod Used for Development</b>                             | <b>-0-</b>                  |
| <b>19</b>       | <b>1502 Contingency</b>  | <b>-0-</b>                  |
| <b>20</b>       | <b>Amount of Annual Grant (Sum of lines 2-19)</b>                | <b>887,057</b>              |
| <b>21</b>       | <b>Amount of line 20 Related to LBP Activities</b>               | <b>-0-</b>                  |
| <b>22</b>       | <b>Amount of line 20 Related to Section 504 Compliance</b>       | <b>-0-</b>                  |
| <b>23</b>       | <b>Amount of line 20 Related to Security</b>                     | <b>-0-</b>                  |
| <b>24</b>       | <b>Amount of line 20 Related to Energy Conservation Measures</b> |                             |



**Annual Statement**  
**Capital Fund Program (CFP) Part II: Supporting Table**  
**FL14PO8050105**

| <b>Development Number/Name<br/>HA-Wide Activities</b> | <b>General Description of Major Work Categories</b> | <b>Development Account Number</b> | <b>Total Estimated Cost</b> |
|---|---|-----------------------------------|-----------------------------|
| H/A WIDE  | OPERATIONS  | 1406                              | 177,411                     |
| H/A WIDE  | MANAGEMENT IMPROVEMENTS                             | 1408                              | 100,000                     |
| H/A WIDE  | ADMINISTRATION                                      | 1410                              | 88,706                      |
| H/A WIDE  | DWELLING EQUIPMENT                                  | 1465                              | 25,000                      |
| H/A WIDE  | MAINT EQUIP & VEHICLES                              | 1475                              | 65,000                      |
| H/A WIDE  | REHAB UNITS   | 1460                              | 166,540                     |
| FL080-002   | DEMOLITION  | 1485                              | 175,000                     |
| FL080-002   | RELOCATION  | 1495.1                            | 46,800                      |
| FL080-005   | DEMOLITION  | 1485                              | 40,000                      |
| FL080-005   | RELOCATION  | 1495.1                            | 2,600                       |
|   |   |                                   |                             |

| <b>Annual Statement</b>   |  |   |
|---|--|---|
| <b>Capital Fund Program (CFP) Part III: Implementation Schedule</b> |  |   |
| <b>FL14PO8050105</b>  |  |   |
| <b>Development Number/Name<br/>HA-Wide Activities</b>               | <b>All Funds Obligated<br/>(Quarter Ending Date)</b> | <b>All Funds Expended<br/>(Quarter Ending Date)</b> |
| 1406  | SEPT 30, 2008  | SEPT 30, 2010                                       |
| 1408  | SEPT 30, 2008  | SEPT 30, 2010                                       |
| 1410  | SEPT 30, 2008  | SEPT 30, 2010                                       |
| 1460  | SEPT 30, 2008  | SEPT 30, 2010                                       |
| 1465  | SEPT 30, 2008  | SEPT 30, 2010                                       |
| 1475  | SEPT 30, 2008  | SEPT 30, 2010                                       |
| H/A WIDE  | SEPT 30, 2008  | SEPT 30, 2010                                       |
| 1485  | SEPT 30, 2008  | SEPT 30, 2010                                       |
| 1495.1  | SEPT 30, 2008  | SEPT 30, 2010                                       |
|   |  |   |

**ATTACHMENT ' C '**

**Annual Statement Capitol Fund Program FL14PO8050105**  
**Capital Fund Program Annual Statement**  
**Parts I, II, and II**

**Annual Statement**

**Capital Fund Program (CFP) Part I: Summary**

**Capital Fund Grant Number FL14PO8050105 FFY of Grant Approval: 2005**

**Original Annual Statement**

| <b>Line No.</b> | <b>Summary by Development Account</b>                            | <b>Total Estimated Cost</b> |
|-----------------|--|-----------------------------|
| <b>1</b>        | <b>Total Non-CGP Funds</b>                                       | <b>-0-</b>                  |
| <b>2</b>        | <b>1406 Operations</b>   | <b>186,899</b>              |
| <b>3</b>        | <b>1408 Management Improvements</b>                              | <b>100,000</b>              |
| <b>4</b>        | <b>1410 Administration</b>                                       | <b>93,449</b>               |
| <b>5</b>        | <b>1411 Audit</b>  | <b>-0-</b>                  |
| <b>6</b>        | <b>1415 Liquidated Damages</b>                                   | <b>-0-</b>                  |
| <b>7</b>        | <b>1430 Fees and Costs</b>                                       | <b>-0-</b>                  |
| <b>8</b>        | <b>1440 Site Acquisition</b>                                     | <b>-0-</b>                  |
| <b>9</b>        | <b>1450 Site Improvement</b>                                     | <b>-0-</b>                  |
| <b>10</b>       | <b>1460 Dwelling Structures</b>                                  | <b>466,274</b>              |
| <b>11</b>       | <b>1465.1 Dwelling Equipment-Nonexpendable</b>                   | <b>25,000</b>               |
| <b>12</b>       | <b>1470 Non-dwelling Structures</b>                              | <b>-0-</b>                  |
| <b>13</b>       | <b>1475 Non-dwelling Equipment</b>                               | <b>62,871</b>               |
| <b>14</b>       | <b>1485 Demolition</b>   | <b>-0-</b>                  |
| <b>15</b>       | <b>1490 Replacement Reserve</b>                                  | <b>-0-</b>                  |
| <b>16</b>       | <b>1492 Moving to Work Demonstration</b>                         | <b>-0-</b>                  |
| <b>17</b>       | <b>1495.1 Relocation Costs</b>                                   | <b>-0-</b>                  |
| <b>18</b>       | <b>1498 Mod Used for Development</b>                             | <b>-0-</b>                  |
| <b>19</b>       | <b>1502 Contingency</b>  | <b>-0-</b>                  |
| <b>20</b>       | <b>Amount of Annual Grant (Sum of lines 2-19)</b>                | <b>934,493</b>              |
| <b>21</b>       | <b>Amount of line 20 Related to LBP Activities</b>               | <b>-0-</b>                  |
| <b>22</b>       | <b>Amount of line 20 Related to Section 504 Compliance</b>       | <b>-0-</b>                  |
| <b>23</b>       | <b>Amount of line 20 Related to Security</b>                     | <b>-0-</b>                  |
| <b>24</b>       | <b>Amount of line 20 Related to Energy Conservation Measures</b> |                             |

**Annual Statement**  
**Capital Fund Program (CFP) Part II: Supporting Table**  
**FL14PO8050105**

| <b>Development Number/Name<br/>HA-Wide Activities</b> | <b>General Description of Major Work Categories</b> | <b>Development Account Number</b> | <b>Total Estimated Cost</b> |
|---|---|-----------------------------------|-----------------------------|
| H/A WIDE  | OPERATIONS  | 1406                              | 186,899                     |
| H/A WIDE  | MANAGEMENT IMPROVEMENTS                             | 1408                              | 100,000                     |
| H/A WIDE  | ADMINISTRATION                                      | 1410                              | 93,449                      |
| H/A WIDE  | DWELLING EQUIPMENT                                  | 1465                              | 25,000                      |
| H/A WIDE  | MAINT EQUIP & VEHICLES                              | 1475                              | 62,871                      |
| H/A WIDE  | REHAB UNITS   | 1460                              | 150,774                     |
| H/A WIDE  | KITCHEN MODERNIZATION                               | 1460                              | 200,000                     |
| H/A WIDE  | BATH MODERNIZATION                                  | 1460                              | 115,500                     |
|   |   |                                   |                             |
|   |   |                                   |                             |
|   |   |                                   |                             |

| <b>Annual Statement</b>   |  |   |
|---|--|---|
| <b>Capital Fund Program (CFP) Part III: Implementation Schedule</b> |  |   |
| <b>FL14PO8050105</b>  |  |   |
| <b>Development Number/Name<br/>HA-Wide Activities</b>               | <b>All Funds Obligated<br/>(Quarter Ending Date)</b> | <b>All Funds Expended<br/>(Quarter Ending Date)</b> |
| 1406  | AUG 18, 2007   | AUG 17, 2009  |
| 1408  | AUG 18, 2007   | AUG 17, 2009  |
| 1410  | AUG 18, 2007   | AUG 17, 2009  |
| 1460  | AUG 18, 2007   | AUG 17, 2009  |
| 1465  | AUG 18, 2007   | AUG 17, 2009  |
| 1475  | AUG 18, 2007   | AUG 17, 2009  |
| H/A WIDE  | AUG 18, 2007   | AUG 17, 2009  |
|   |  |   |
|   |  |   |

**ATTACHMENT 'D'**

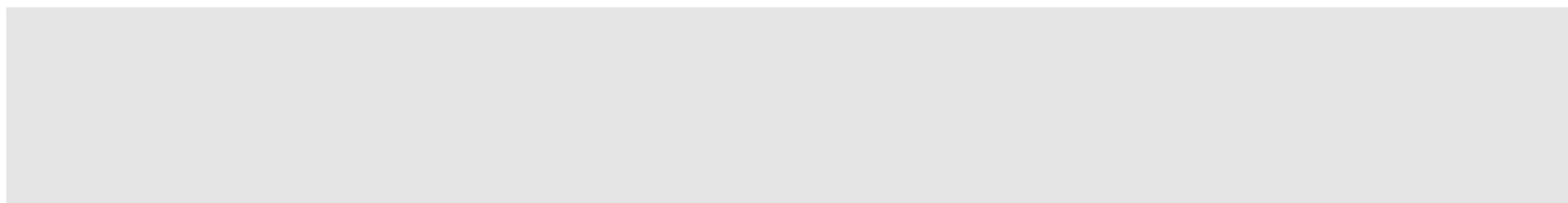
| <b>Annual Statement/Performance and Evaluation Report</b>  |  |                      |   |                   |                              |
|--|--|----------------------|---|-------------------|------------------------------|
| <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:</b>   |  |                      |   |                   |                              |
| PHA Name:<br><b>PALM BEACH COUNTY<br/>HOUSING AUTHORITY</b>  |  |                      | Grant Type and Number<br>Capital Fund Program Grant No: FL14PO8050104<br>Replacement Housing Factor Grant No: |                   | Federal<br>FY<br><b>2004</b> |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: (1))<br><input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report |  |                      |   |                   |                              |
| Line   | Summary by Development Account               | Total Estimated Cost |   | Total Actual Cost |                              |
|  |  | Original             | Revised   | Obligated         | Expended                     |
| 1  | Total non-CFP Funds                          | -0-                  |   | -0-               | -0-                          |
| 2  | 1406 Operations                              | 187,998              |   | 187,998           | 187,998                      |
| 3  | 1408 Management Improvements                 | 100,000              |   | 100,000           | 44,945.97                    |
| 4  | 1410 Administration                          | 93,999               |   | 93,999            | -0-                          |
| 5  | 1411 Audit                                   | -0-                  |   | -0-               | -0-                          |
| 6  | 1415 Liquidated Damages                      | -0-                  |   | -0-               | -0-                          |
| 7  | 1430 Fees and Costs                          | -0-                  |   | -0-               | -0-                          |
| 8  | 1440 Site Acquisition                        | -0-                  |   | -0-               | -0-                          |
| 9  | 1450 Site Improvement                        | 40,000               |   | -0-               | -0-                          |
| 10   | 1460 Dwelling Structures                     | 430,122              |   | 430,122           | 3354.38                      |
| 11   | 1465.1 Dwelling Equipment None expendable    | 25,000               |   | 25,000            | 12,784.65                    |
| 12   | 1470 Non-dwelling Structures                 | -0-                  |   | -0-               | -0-                          |
| 13   | 1475 Non-dwelling Equipment                  | 62,871               |   | -0-               | -0-                          |
| 14   | 1485 Demolition                              | -0-                  |   | -0-               | -0-                          |
| 15   | 1490 Replacement Reserve                     | -0-                  |   | -0-               | -0-                          |
| 16   | 1492 Moving to Work Demonstration            | -0-                  |   | -0-               | -0-                          |
| 17   | 1495.1 Relocation Costs                      | -0-                  |   | -0-               | -0-                          |
| 18   | 1499 Development Activities                  | -0-                  |   | -0-               | -0-                          |
| 19   | 1501 Collateralization or Debt Service       | -0-                  |   | -0-               | -0-                          |
| 20   | 1502 Contingency                             | -0-                  |   | -0-               | -0-                          |
| 21   | Amount of Annual Grant: (sum of 2-20)        | 939,990              |   | 812,119           | 249083                       |
| 22   | Amount of line 21 Rel to LBP Activities      | -0-                  |   | -0-               | -0-                          |
| 23   | Amount of line 21 Rel to Section 504 Cm      | -0-                  |   | -0-               | -0-                          |
| 24   | Amount of line 21 Rel to Security -Soft      | -0-                  |   | -0-               | -0-                          |
| 25   | Amount of Line 21 Rel to Security – Hard     | -0-                  |   | -0-               | -0-                          |
| 26   | Amount of line 21 Rel to Energy Conservation | -0-                  |   | -0-               | -0-                          |

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

| PHA Name:<br>Palm beach county<br>Housing authority |  | Grant Type and Number<br>Capital Fund Program Grant No:<br>FL14PO8050104<br>Replacement Housing Factor Grant No: |          |                      | Federal FY of Grant 2004 |                   |                |                |
|---|--|--|----------|----------------------|--------------------------|-------------------|----------------|----------------|
| Development Number<br>Name/HA-Wide Activities       | General Description of Major Work Categories | Dev. Acct No.  | Quantity | Total Estimated Cost |                          | Total Actual Cost |                | Status of Work |
|   |  |  |          | Original             | Revised                  | Funds Obligated   | Funds Expended |                |
| H/A WIDE  | OPERATIONS                                   | 1406   |          | 187998               |                          | 187,998           | 187,998        | COMP           |
| H/A WIDE  | MANAGEMENT IMPROVEMENTS                      | 1408   |          | 100000               |                          | 100000            | 44945.97       | IN PROGRESS    |
| H/A WIDE  | ADMINISTRATION                               | 1410   |          | 93993                |                          | -0-               | -0-            | NOT STARTED    |
| H/A WIDE  | DWELLING EQPT                                | 1465   |          | 25000                |                          | 25000             | 12784.65       | IN PROGRESS    |
| H/A WIDE  | MAINT EQPT & VEH                             | 1475   |          | 62871                |                          | -0-               | -0-            | NOT STARTED    |
| H/A WIDE  | REHAB UNITS                                  | 1460   |          | 154622               |                          | -0-               | -0-            | NOT STARTED    |
| H/A WIDE  | SITE LIGHTING                                | 1450   |          | 15000                |                          | -0-               | -0-            | NOT STARTED    |
| H/A WIDE  | SPEED BUMPS & SIGNS                          | 1450   |          | 25000                |                          | -0-               | -0-            | NOT STARTED    |
| SOUTHBAY  | REAR DOOR REPL                               | 1460   |          | 33000                |                          | -0-               | -0-            | NOT STARTED    |
| DYSON   | REAR DOOR REPL                               | 1460   |          | 42500                |                          | -0-               | -0-            | NOT STARTED    |
| DYSON ELD   | REPAIR EXT STAIRS                            | 1460   |          | 20000                |                          | -0-               | -0-            | NOT STARTED    |
| DREXEL  | FIRE ALARM SYS                               | 1460   |          | 75000                |                          | 75000             | 4072.38        | IN PROGRESS    |
| SEMINOLE  | REAR DOOR REPL                               | 1460   |          | 52500                |                          | -0-               | -0-            | NOT STARTED    |
| SCHALL  | REAR DOOR REPL                               | 1460   |          | 52500                |                          | -0-               | -0-            | NOT STARTED    |
|   |  |  |          |                      |                          |                   |                |                |
|   |  |  |          |                      |                          |                   |                |                |
|   |  |  |          |                      |                          |                   |                |                |
|   |  |  |          |                      |                          |                   |                |                |

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

| PHA Name: Palm Beach County<br>Housing Authority |   | Grant Type and Number<br>Capital Fund Program No:FL14PO8050104<br>Replacement Housing Factor No: |        |   |         |        | Federal FY of Grant: 2004        |  |
|--|---|--|--------|---|---------|--------|----------------------------------|--|
| Development Number<br>Name/HA-Wide<br>Activities | All Fund Obligated<br>(Quarter Ending Date) |  |        | All Funds Expended<br>(Quarter Ending Date) |         |        | Reasons for Revised Target Dates |  |
|  | Original                                    | Revised  | Actual | Original                                    | Revised | Actual |                                  |  |
| 1406   | 1 OCT 06                                    |  |        | 30 SEPT 08                                  |         |        |                                  |  |
| 1408   | 1 OCT 06                                    |  |        | 30 SEPT 08                                  |         |        |                                  |  |
| 1410   | 1 OCT 06                                    |  |        | 30 SEPT 08                                  |         |        |                                  |  |
| H/A WIDE   | 1 OCT 06                                    |  |        | 30 SEPT 08                                  |         |        |                                  |  |
| SOUTHBAY   | 1 OCT 06                                    |  |        | 30 SEPT 08                                  |         |        |                                  |  |
| SEMINOLE   | 1 OCT 06                                    |  |        | 30 SEPT 08                                  |         |        |                                  |  |
| DREXEL   | 1 OCT 06                                    |  |        | 30 SEPT 08                                  |         |        |                                  |  |
| SCHALL   | 1 OCT 06                                    |  |        | 30 SEPT 08                                  |         |        |                                  |  |
| DYSON  | 1 OCT 06                                    |  |        | 30 SEPT 08                                  |         |        |                                  |  |
| 1465   | 1 OCT 06                                    |  |        | 30 SEPT 08                                  |         |        |                                  |  |
| 1475   | 1 OCT 06                                    |  |        | 30 SEPT 08                                  |         |        |                                  |  |
| DYSON ELDERLY                                    | 1 OCT 06                                    |  |        | 30 SEPT 08                                  |         |        |                                  |  |
|  |   |  |        |   |         |        |                                  |  |



Attachment 'E'

| Annual Statement/Performance and Evaluation Report  |   |   |         |                   |                                    |
|---|---|---|---------|-------------------|------------------------------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:   |   |   |         |                   |                                    |
| PHA Name:<br>PALM BEACH COUNTY<br>HOUSING AUTHORITY   |   | Grant Type and Number<br>Capital Fund Program Grant No: FL14PO8050103<br>Replacement Housing Factor Grant No: |         |                   | Federal<br>FY of<br>Grant:<br>2003 |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: (2))<br><input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2006 <input type="checkbox"/> Final Performance and Evaluation Report |   |   |         |                   |                                    |
| Line  | Summary by Development Account          | Total Estimated Cost  |         | Total Actual Cost |                                    |
|   |   | Original  | Revised | Obligated         | Expended                           |
| 1   | Total non-CFP Funds                     | -0-   |         |                   |                                    |
| 2   | 1406 Operations                         | 85,130  | 170,260 | 170,260           | 170,260                            |
| 3   | 1408 Management Improvements            | 100,000   | 100,000 | 100,000           | 100,000                            |
| 4   | 1410 Administration                     | 85,130  | 85,130  | 85,130            | 85,130                             |
| 5   | 1411 Audit                              | -0-   | -0-     | -0-               | -0-                                |
| 6   | 1415 Liquidated Damages                 | -0-   | -0-     | -0-               | -0-                                |
| 7   | 1430 Fees and Costs                     | 15,000  | -0-     | -0-               | -0-                                |
| 8   | 1440 Site Acquisition                   | -0-   | -0-     | -0-               | -0-                                |
| 9   | 1450 Site Improvement                   | 59,000  | 118,000 | 118,000           | 118,000                            |
| 10  | 1460 Dwelling Structures                | 462,043   | 332,913 | 332,913           | 332,913                            |
| 11  | 1465.1 Dwelling Equipment None Expend   | 25,000  | 25,000  | 25,000            | 25,000                             |
| 12  | 1470 Non-dwelling Structures            | -0-   | -0-     | -0-               | -0-                                |
| 13  | 1475 Non-dwelling Equipment             | 20,000  | 20,000  | 20,000            | 20,000                             |
| 14  | 1485 Demolition                         | -0-   | -0-     | -0-               | -0-                                |
| 15  | 1490 Replacement Reserve                | -0-   | -0-     | -0-               | -0-                                |
| 16  | 1492 Moving to Work Demonstration       | -0-   | -0-     | -0-               | -0-                                |
| 17  | 1495.1 Relocation Costs                 | -0-   | -0-     | -0-               | -0-                                |
| 18  | 1499 Development Activities             | -0-   | -0-     | -0-               | -0-                                |
| 19  | 1501 Collateralization or Debt Service  | -0-   | -0-     | -0-               | -0-                                |
| 20  | 1502 Contingency                        | -0-   | -0-     | -0-               | -0-                                |
| 22  | Amount of line 21 Rel to LBP Activities | -0-   | -0-     | -0-               | -0-                                |
| 23  | Amount of line 21 Rel to Section 504 Cm | -0-   | -0-     | -0-               | -0-                                |
| 24  | Amount of line 21 Rel to Security -Soft | -0-   | -0-     | -0-               | -0-                                |

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

| PHA Name:<br>Palm beach county<br>Housing authority |  | Grant Type and Number<br>Capital Fund Program Grant No: FL14PO8050103<br>Replacement Housing Factor Grant No: |          |                      |           | Federal FY of Grant 2003 |                |                |
|---|--|---|----------|----------------------|-----------|--------------------------|----------------|----------------|
| Development Number<br>Name/HA-Wide Activities       | General Description of Major Work Categories | Dev. Acct No.   | Quantity | Total Estimated Cost |           | Total Actual Cost        |                | Status of Work |
|   |  |   |          | Original             | Revised   | Funds Obligated          | Funds Expended |                |
| H/A WIDE  | WINDOW SCREENS                               | 1460  |          | 31,500               | 10,000    | 10,000                   | 10,000         | COMPLETE       |
| H/A WIDE  | TREE TRIMMING                                | 1450  |          | 51,000               | 51,000    | 51,000                   | 51,000         | COMPLETE       |
| H/A WIDE  | LANDSCAPE & SIDEWALK REPAIR                  | 1450  |          | -0-                  | 64,839.40 | 64,839.40                | 64,839.40      | COMPLETE       |
| H/A WIDE  | SIGNAGE                                      | 1450  |          | 8,000                | 2160.60   | 2160.60                  | 2160.60        | COMPLETE       |
| SEMINOLE  | WATER HEATERS                                | 1460  | 75       | 24,375               | -0-       | -0-                      | -0-            | DELETED        |
| SEMINOLE  | PORCH LIGHTS                                 | 1460  | 75       | 7,500                | -0-       | -0-                      | -0-            | DELETED        |
| SEMINOLE  | INSTAL WOOD BASE                             | 1460  | 75       | 36,000               | -0-       | -0-                      | -0-            | DELETED        |
| H/A WIDE  | INSTALL DRYER OUTLETS INC                    | 1460  |          | 37,500               | -0-       | -0-                      | -0-            | DELETED        |
| DREXEL  | KITCHEN CABINETS IN COMM ROOM                | 1460  | 1        | 3,000                | -0-       | -0-                      | -0-            | DELETED        |
| SCATTERED SITES                                     | REPLACE KITCHEN CABINETS                     | 1460  | 20       | 73,500               | -0-       | -0-                      | -0-            | DELETED        |
| SOUTHBAY  | UPGRADE ELEC                                 | 1460  | 66       | 83,424               | -0-       | -0-                      | -0-            | DELETED        |
| DYSON   | UPGRADE ELEC                                 | 1460  | 84       | 106,244              | -0-       | -0-                      | -0-            | DELETED        |
| H/A WIDE  | REHAB UNITS                                  | 1460  |          | -0-                  | 279,619   | 279,619                  | 279,619        | COMPLETE       |
| H/A WIDE  | ELEC UPGRADE                                 | 1460  |          | -0-                  | 43,294    | 43,294                   | 43,294         | COMPLETE       |





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

|  |   |                                    |
|--|---|------------------------------------|
| PHA Name:<br><br>PALM BEACH COUNTY HOUSING AUTHORITY | Grant Type and Number<br>Capital Fund Program Grant No: FL14PO8050203<br>Replacement Housing Factor Grant No: | Federal<br>FY of<br>Grant:<br>2003 |
|--|---|------------------------------------|

Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 09/30/2006  Final Performance and Evaluation Report

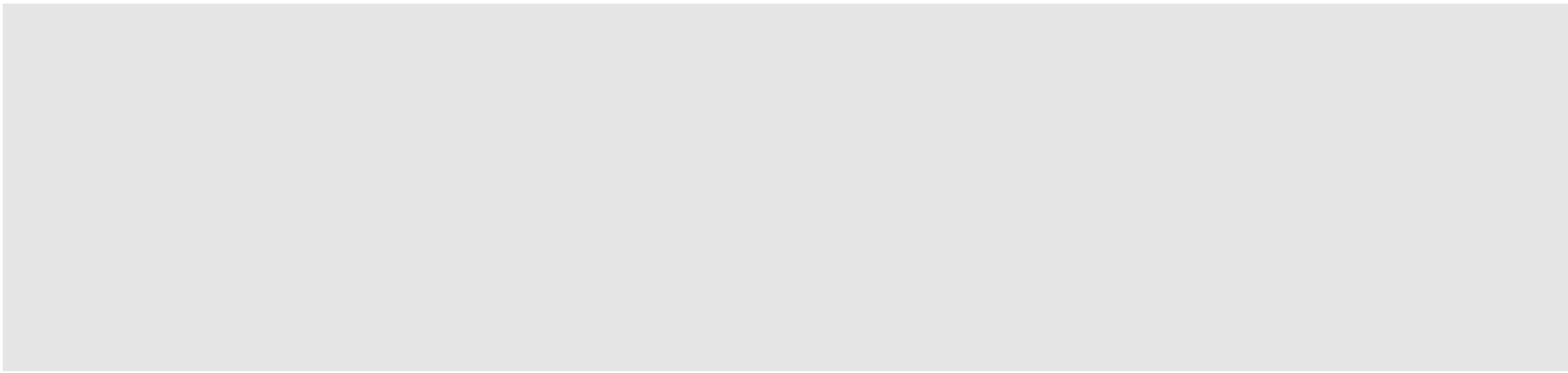
| Line | Summary by Development Account                | Total Estimated Cost |         | Total Actual Cost |          |
|------|---|----------------------|---------|-------------------|----------|
|      |   | Original             | Revised | Obligated         | Expended |
| 1    | Total non-CFP Funds                           | -0-                  | -0-     | -0-               | -0-      |
| 2    | 1406 Operations                               | 16,966               | 16966   | 16966             | 16966    |
| 3    | 1408 Management Improvements                  | 10,000               | 10000   | 10,000            | 10,000   |
| 4    | 1410 Administration                           | 16,966               | 16966   | 16,966            | 16,966   |
| 5    | 1411 Audit                                    | -0-                  | -0-     | -0-               | -0-      |
| 6    | 1415 Liquidated Damages                       | -0-                  | -0-     | -0-               | -0-      |
| 7    | 1430 Fees and Costs                           | -0-                  | -0-     | -0-               | -0-      |
| 8    | 1440 Site Acquisition                         | -0-                  | -0-     | -0-               | -0-      |
| 9    | 1450 Site Improvement                         | 45,000               | 45,000  | 45,000            | 45,000   |
| 10   | 1460 Dwelling Structures                      | 80,729               | 80,729  | 80,729            | 80,729   |
| 11   | 1465.1 Dwelling Equipment—None Expendable     | -0-                  | -0-     | -0-               | -0-      |
| 12   | 1470 Non-dwelling Structures                  | -0-                  | -0-     | -0-               | -0-      |
| 13   | 1475 Non-dwelling Equipment                   | -0-                  | -0-     | -0-               | -0-      |
| 14   | 1485 Demolition                               | -0-                  | -0-     | -0-               | -0-      |
| 15   | 1490 Replacement Reserve                      | -0-                  | -0-     | -0-               | -0-      |
| 16   | 1492 Moving to Work Demonstration             | -0-                  | -0-     | -0-               | -0-      |
| 17   | 1495.1 Relocation Costs                       | -0-                  | -0-     | -0-               | -0-      |
| 18   | 1499 Development Activities                   | -0-                  | -0-     | -0-               | -0-      |
| 19   | 1501 Collateralization or Debt Service        | -0-                  | -0-     | -0-               | -0-      |
| 20   | 1502 Contingency                              | -0-                  | -0-     | -0-               | -0-      |
| 21   | Amount of Annual Grant: (sum of lines 2 – 20) | 169,661              | 169661  | 169,661           | 169,661  |
| 22   | Amount of line 21 Related to LBP Activities   | -0-                  | -0-     | -0-               | -0-      |
| 23   | Amount of line 21 Related to Section 504      | -0-                  | -0-     | -0-               | -0-      |
| 24   | Amount of line 21 Related to Security – Soft  | -0-                  | -0-     | -0-               | -0-      |

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

| PHA Name:<br>PALM BEACH COUNTY HOUSING AUTHORITY |  | Grant Type and Number<br>Capital Fund Program Grant No:<br>FL14PO8050203 |          |                      |         | Federal FY of Grant:<br>2003 |                |                |
|--|--|--|----------|----------------------|---------|------------------------------|----------------|----------------|
| Development Number<br>Name/HA-Wide Activities    | General Description of Major Work Categories | Dev. Acct No.  | Quantity | Total Estimated Cost |         | Total Actual Cost            |                | Status of Work |
|  |  |  |          | Original             | Revised | Funds Obligated              | Funds Expended |                |
| 1406   | OPERATIONS                                   |  |          | 16,966               |         | 16,966                       | 16,966         | COMP           |
| 1408   | MANAGEMENT                                   |  |          | 10,000               |         | 10,000                       | 10,000         | COMP           |
| 1410   | ADMINISTRATION                               |  |          | 16,966               |         | 16,966                       | 16,966         | COMP           |
| H/A WIDE   | SITE IMPROVMENTS                             | 1450   |          | 45,000               |         | 45,000                       | 45,000         | COMP           |
| H/A WIDE   | UNIT REHAB                                   | 1460   |          | 80,729               |         | 80,729                       | 80,729         | COMP           |
|  |  |  |          |                      |         |                              |                |                |

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

| <b>PHA Name:</b><br>PALM BEACH COUNTY<br>HOUSING AUTHORITY |   | <b>Grant Type and Number</b><br>Capital Fund Program No: FL14PO8050203<br>Replacement Housing Factor No: |        |   |         | <b>Federal FY of Grant:</b><br>2003 |                                  |
|--|---|--|--------|---|---------|-------------------------------------|----------------------------------|
| Development Number<br>Name/HA-Wide<br>Activities           | All Fund Obligated<br>(Quarter Ending Date) |  |        | All Funds Expended<br>(Quarter Ending Date) |         |                                     | Reasons for Revised Target Dates |
|  | Original                                    | Revised  | Actual | Original                                    | Revised | Actual                              |                                  |
| 1406   | 1 OCT 05                                    |  |        | 30 SEPT 07                                  |         |                                     |                                  |
| 1408   | 1 OCT 05                                    |  |        | 30 SEPT 07                                  |         |                                     |                                  |
| 1410   | 1 OCT 05                                    |  |        | 30 SEPT 07                                  |         |                                     |                                  |
| 1450   | 1 OCT 05                                    |  |        | 30 SEPT 07                                  |         |                                     |                                  |
| 1460   | 1 OCT 05                                    |  |        | 30 SEPT 07                                  |         |                                     |                                  |
|  |   |  |        |   |         |                                     |                                  |
|  |   |  |        |   |         |                                     |                                  |



**ATTACHMENT 'F'**

**Optional Table for 5-Year Action Plan for Capital Fund (Component 7)**

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

| <b>Optional 5-Year Action Plan Tables</b>                                     |  |                            |                                   |  |
|---|--|----------------------------|-----------------------------------|--|
| <b>Development Number</b>   | <b>Development Name (or indicate PHA wide)</b> | <b>Number Vacant Units</b> | <b>% Vacancies in Development</b> |  |
| <b>FL080-006</b>  | <b>DYSON CIRCLE</b>                            |                            |                                   |  |
| <b>Description of Needed Physical Improvements or Management Improvements</b> |  |                            | <b>Estimated Cost</b>             | <b>Planned Start Date (HA Fiscal Year)</b> |
| <b>REFURBISH MAINTENANCE/MANAGEMENT OFFICES</b>                               |  |                            | <b>80,000</b>                     | <b>2006-2007</b>                           |
| <b>WATER METER CURBS</b>  |  |                            | <b>8,400</b>                      | <b>2006</b>                                |
| <b>TREE TRIMMING &amp; REMOVAL</b>  |  |                            | <b>40,000</b>                     | <b>2006-2008</b>                           |
| <b>ELDERLY ONLY: EXTERIOR STAIRS</b>  |  |                            | <b>50,000</b>                     | <b>2007-2008</b>                           |
| <b>KITCHEN/BATH MODERNIZATION</b>   |  |                            | <b>100,000</b>                    | <b>2007-2009</b>                           |
| <b>REPLACE RANGE/REFRIG/HWH AT 20% PER ANNUM</b>                              |  |                            | <b>21,440</b>                     | <b>2006-2010</b>                           |
| <b>REPLACE EXTERIOR FENCE</b>   |  |                            | <b>40,000</b>                     | <b>2006-2007</b>                           |
| <b>EXTERIOR PAINTING</b>  |  |                            | <b>50,000</b>                     | <b>2008-2010</b>                           |
| <b>INTERIOR PAINTING</b>  |  |                            | <b>60,000</b>                     | <b>2007-2010</b>                           |
| <b>Total estimated cost over next 5 years</b>                                 |  |                            | <b>449,840</b>                    |  |

| <b>Optional 5-Year Action Plan Tables</b>                                     |   |                            |                                   |  |
|---|---|----------------------------|-----------------------------------|--|
| <b>Development Number</b>   | <b>Development Name (or indicate PHA wide)</b>        | <b>Number Vacant Units</b> | <b>% Vacancies in Development</b> |  |
| <b>FL080-002</b>  | <b>26 SINGLE FAMILY HOMES<br/>CHERRY HILL SECTION</b> |                            |                                   |  |
| <b>Description of Needed Physical Improvements or Management Improvements</b> |   |                            | <b>Estimated Cost</b>             | <b>Planned Start Date (HA Fiscal Year)</b> |
| <b>INTERIOR PAINTING</b>  |   |                            | <b>44,600</b>                     | <b>2007</b>                                |
| <b>EXTERIOR PAINTING</b>  |   |                            | <b>30,000</b>                     | <b>2008</b>                                |
| <b>TREE TRIMMING/LANDSCAPE</b>  |   |                            | <b>20,000</b>                     | <b>2008</b>                                |
| <b>REPLACE RANGE/REFRIG/HWH AT 20% PER ANNUM</b>                              |   |                            | <b>18,900</b>                     | <b>2006-2010</b>                           |
| <b>ROOF REPAIR</b>  |   |                            | <b>52,000</b>                     | <b>2006-2008</b>                           |
| <b>Total estimated cost over next 5 years</b>                                 |   |                            | <b>165500</b>                     |  |

| <b>Optional 5-Year Action Plan Tables</b>                                     |  |                            |                                   |  |
|---|--|----------------------------|-----------------------------------|--|
| <b>Development Number</b>   | <b>Development Name (or indicate PHA wide)</b> | <b>Number Vacant Units</b> | <b>% Vacancies in Development</b> |  |
| <b>FL080-003</b>  | <b>SCHALL CIRCLE</b>                           |                            |                                   |  |
| <b>Description of Needed Physical Improvements or Management Improvements</b> |  |                            | <b>Estimated Cost</b>             | <b>Planned Start Date (HA Fiscal Year)</b> |
| <b>SPEED BUMPS</b>  |  |                            | <b>5,000</b>                      | <b>2006</b>                                |
| <b>SITE LIGHTING</b>  |  |                            | <b>5,000</b>                      | <b>2006</b>                                |
| <b>REAR DOOR REPLACEMENT</b>  |  |                            | <b>52,500</b>                     | <b>2006</b>                                |
| <b>RESTRIPE BASKETBALL COURT</b>  |  |                            | <b>3,000</b>                      | <b>2007</b>                                |
| <b>TREE TRIMMING &amp; REMOVAL</b>  |  |                            | <b>30,000</b>                     | <b>2007-2009</b>                           |
| <b>INSTALL NEW VINYL FLOOR TILE</b>   |  |                            | <b>180,371</b>                    | <b>2007</b>                                |
| <b>INSTALL NEW WOOD BASE</b>  |  |                            | <b>36,000</b>                     | <b>2007</b>                                |
| <b>KITCHEN MODERNIZATION, COUNTER TOPS, CABINETS, ETC.</b>                    |  |                            | <b>262,500</b>                    | <b>2008-2009</b>                           |
| <b>REPLACE RANGES/REFRIG/HWH AT 20% PER ANNUM</b>                             |  |                            | <b>10,500</b>                     | <b>2005-2009</b>                           |
| <b>INTERIOR AND EXTERIOR PAINTING</b>   |  |                            | <b>100,000</b>                    | <b>2007-2009</b>                           |
| <b>Total estimated cost over next 5 years</b>                                 |  |                            | <b>684,871</b>                    |  |

| <b>Optional 5-Year Action Plan Tables</b>                                     |   |                            |                                   |  |
|---|---|----------------------------|-----------------------------------|--|
| <b>Development Number</b>   | <b>Development Name (or indicate PHA wide)</b>    | <b>Number Vacant Units</b> | <b>% Vacancies in Development</b> |  |
| <b>FL080-005</b>  | <b>21 SINGLE FAMILY HOMES<br/>SCATTERED SITES</b> |                            |                                   |  |
| <b>Description of Needed Physical Improvements or Management Improvements</b> |   |                            | <b>Estimated Cost</b>             | <b>Planned Start Date (HA Fiscal Year)</b> |
| <b>LANDSCAPE/SIDEWALKS/DRIVEWAY</b>   |   |                            | <b>16,800</b>                     | <b>2006</b>                                |
| <b>TREE TRIMMING/LANDSCAPE UPGRADES</b>                                       |   |                            | <b>12,500</b>                     | <b>2008</b>                                |
| <b>INTERIOR/EXTERIOR PAINTING</b>   |   |                            | <b>50,000</b>                     | <b>2008</b>                                |
| <b>REPLACE RANGE/REFRIG/HWH</b>   |   |                            | <b>3,350</b>                      | <b>2006-2010</b>                           |
| <b>ROOF REPAIR</b>  |   |                            | <b>20,000</b>                     | <b>2006-2008</b>                           |
| <b>Total estimated cost over next 5 years</b>                                 |   |                            | <b>102,650</b>                    |  |

| <b>Optional 5-Year Action Plan Tables</b>   |  |                            |                                   |  |
|---|--|----------------------------|-----------------------------------|--|
| <b>Development Number</b>   | <b>Development Name (or indicate PHA wide)</b> | <b>Number Vacant Units</b> | <b>% Vacancies in Development</b> |  |
| <b>FL080-006</b>  | <b>SOUTHBAY<br/>MARSHALL HIGHTS</b>            |                            |                                   |  |
| <b>Description of Needed Physical Improvements or Management Improvements</b>             |  |                            | <b>Estimated Cost</b>             | <b>Planned Start Date (HA Fiscal Year)</b> |
| <b>KITCHEN MODERNIZATION, CABINETS, COUNTER TOPS,SINKS<br/>FAUCETS, EXHAUST FANS,ETC.</b> |  |                            | <b>203,404</b>                    | <b>2006-2008</b>                           |
| <b>REPLACE RANGE/REFRIG/HWH AT 20% PER ANNUM</b>  |  |                            | <b>9,280</b>                      | <b>2006-2010</b>                           |
| <b>REPLACE REAR DOORS</b>   |  |                            | <b>33,000</b>                     | <b>2006</b>                                |
| <b>PILINGS REWORK ON TWO BUILDINGS</b>  |  |                            | <b>100,000</b>                    | <b>2008</b>                                |
| <b>BATH MODERNIZATION</b>   |  |                            | <b>132,000</b>                    | <b>2009</b>                                |
| <b>INTERIOR/EXTERIOR PAINTING</b>   |  |                            | <b>50,000</b>                     | <b>2007-2009</b>                           |
| <b>Total estimated cost over next 5 years</b>   |  |                            | <b>527,684</b>                    |  |

| <b>Optional 5-Year Action Plan Tables</b>                                     |  |                            |                                   |  |
|---|--|----------------------------|-----------------------------------|--|
| <b>Development Number</b>   | <b>Development Name<br/>(or indicate PHA wide)</b> | <b>Number Vacant Units</b> | <b>% Vacancies in Development</b> |  |
| <b>FL080-003</b>  | <b>SEMINOLE MANOR</b>                              |                            |                                   |  |
| <b>Description of Needed Physical Improvements or Management Improvements</b> |  |                            | <b>Estimated Cost</b>             | <b>Planned Start Date (HA Fiscal Year)</b> |
| <b>LANDSCAPE/SITE LIGHTING</b>  |  |                            | <b>20,000</b>                     | <b>2006</b>                                |
| <b>REPLACE RANGE/REFRIG/HWH AT 20% PER ANNUM</b>                              |  |                            | <b>10,050</b>                     | <b>2006-2010</b>                           |
| <b>REPLACE REAR DOORS</b>   |  |                            | <b>52,500</b>                     | <b>2006</b>                                |
| <b>TREE TRIMMING &amp; REMOVAL</b>  |  |                            | <b>20,000</b>                     | <b>2006-2007</b>                           |
| <b>PRESSURE CLEAN BUILDINGS</b>   |  |                            | <b>12,000</b>                     | <b>2007</b>                                |
| <b>INSTALL NEW VINYL FLOOR TILE</b>   |  |                            | <b>139,021</b>                    | <b>2007</b>                                |
| <b>INSTALL NEW WOOD BASE</b>  |  |                            | <b>36,000</b>                     | <b>2007</b>                                |
| <b>KITCHEN/BATH MODERNIZATION</b>   |  |                            | <b>120,000</b>                    | <b>2009</b>                                |
| <b>INTERIOR/EXTERIOR PAINTING</b>   |  |                            | <b>100,000</b>                    | <b>2008-2010</b>                           |
| <b>Total estimated cost over next 5 years</b>                                 |  |                            | <b>509,571</b>                    |  |

| <b>Optional 5-Year Action Plan Tables</b>                                     |  |                            |                                   |  |
|---|--|----------------------------|-----------------------------------|--|
| <b>Development Number</b>   | <b>Development Name<br/>(or indicate PHA wide)</b> | <b>Number Vacant Units</b> | <b>% Vacancies in Development</b> |  |
| <b>FL080-004</b>  | <b>DREXEL HOUSE</b>                                |                            |                                   |  |
| <b>Description of Needed Physical Improvements or Management Improvements</b> |  |                            | <b>Estimated Cost</b>             | <b>Planned Start Date (HA Fiscal Year)</b> |
| <b>REPLACE RANGE/REFRIG/HWH AT 20% PER ANNUM</b>                              |  |                            | <b>13,400</b>                     | <b>2006-2010</b>                           |
| <b>REPLACE FIRE ALARM SYSTEM</b>  |  |                            | <b>71,645</b>                     | <b>2006</b>                                |
| <b>KITCHEN MODERNIZATION, CABINETS, COUNTERTOPS,ETC.</b>                      |  |                            | <b>200,000</b>                    | <b>2006-2008</b>                           |
| <b>ACOUSTICAL TILE REPLACEMENT IN COMMON AREAS</b>                            |  |                            | <b>34,812</b>                     | <b>2007</b>                                |
| <b>TREE TRIMMING &amp; REMOVAL</b>  |  |                            | <b>20,000</b>                     | <b>2008</b>                                |
| <b>REPLACE FURNITURE IN COMMON AREA</b>                                       |  |                            | <b>15,000</b>                     | <b>2007-2009</b>                           |
| <b>INTERIOR/EXTERIOR PAINTING</b>   |  |                            | <b>50,000</b>                     | <b>2007-2009</b>                           |
| <b>Total estimated cost over next 5 years</b>                                 |  |                            | <b>404,857</b>                    |  |



**ATTACHMENT 'G'**

**PALM BEACH COUNTY HOUSING AUTHORITY**

**PET  
POLICY**

## **Pet Policy**

In accordance with 24 CFR Part 960, Subpart G and 24 CFR Part 5, Subpart C (Elderly and Disabled Projects), the Palm Beach County Housing Authority will allow for pet ownership in Public Housing for properties allocated by the Housing Authority and assisted under the United States Housing Act of 1937.

### **A1.1 Introduction.**

These rules are established by the Palm Beach County Housing Authority pursuant to Section 31 of the United States Housing Act of 1937 (42 U. S. C. 1437z-3), and the regulations promulgated pursuant to that law by the Department of Housing and Urban Development, more specifically set forth in the Code of Federal Regulations at 24 CFR 960 Subpart G and 24 CFR Part 5 Subpart C. In accordance with that law and those regulations, the Palm Beach County Housing Authority has issued these rules in light of its role in providing a decent, safe and sanitary living environment for existing and prospective tenants and in protecting and preserving the physical condition of the project and the financial interest of the project owner.

### **A1.2 Definitions.**

- A. Common household pet means a smaller domesticated animal, such as a dog, cat, bird, or fish that is traditionally kept in the home for pleasure rather than for commercial purposes.
  - B. Reptiles, rodents and turtles are not common household pets.
  - C. A common household pet will, for purpose of these rules, be referred to as a “pet”.
  - D. “Elderly or Handicapped Family” means an elderly or handicapped person or family for purposes of the program under which a project for the elderly or handicapped is assisted or has its mortgage insured by the Department of Housing and Urban Development.
- A. When used in these rules, the terms “Owner” and “Head of Household” shall refer to the appropriate person within the family in such a dwelling unit managed or administrated by the Palm Beach County Housing Authority.

### **A1.3 General Leases General LeasesGeneral Leases**

Tenants are permitted to keep common household pets in their dwelling units, subject to these rules and the Federal Regulations referred to above. These rules are incorporated by reference into the leases for all such tenants. All such tenants agree to comply with these rules, and violation of these rules may be grounds for removal of the pet or termination of the pet owner's tenancy (or both) in accordance with the provisions of the Federal Regulations and state or local law.

### **A1.4 Registration.**

All pets shall be registered with the Authority before being brought to reside on the project premises, and the registration must be updated at least annually. The registration must include:

- A. A certificate signed by a licensed Veterinarian or a state or local authority empowered to inoculate animals (or the designated agent of such authority), stating that the pet has received all inoculations required by applicable state and local law annually.
- B. Information sufficient to identify and to demonstrate that it is a common household pet.
- C. Verification that the pet has been spayed or neutered, if applicable. This refers largely to warm blooded animals.
- D. Written proof of a satisfactory annual medical check-up by a licensed Veterinarian, which shall include verification that the pet is free from flea infestation.
- E. The name, address, and telephone number of a responsible party who will remove or care for the pet if the pet owner dies, is incapacitated or is otherwise unable to care for the pet. That third party must sign in advance a document (supplied by the Authority) assuming responsibility for the animal in such circumstance.
- F. Presentation of the pet at the registration interview for viewing and inspecting by Authority personnel. Photo of animal, updated to show changes if puppy or kitten.

**A1.5 Owner Statement.**

The pet owner will, at the first registration of the pet and at least annually thereafter, sign a statement indicating that the owner has read the pet rules and agrees to comply with them.

**A1.6 Liability .**

The tenant shall hold harmless the Palm Beach County Housing Authority for costs associated with any damage or harm to others as a result of the presence of the pet in the rental housing project.

**A1.7 Pet Security Deposit**

Pet owners will pay a pet security deposit in the amount of \$100.00 to compensate the Authority for costs associated with the presence of the pet in the rental housing project.

**A1.8 Fees and Deposits Not Rent.**

Fees and deposits provided for in these rules are not a part of the rent payable to the Authority.

**A1.9 Refusal By Authority.**

The Authority is authorized to refuse to register a pet if the pet is not a common household pet; if keeping the pet will violate any applicable house pet rules; if the presence of the pet will constitute a serious threat to the health of another resident of the project, or if the pet owner fails to provide complete pet registration information or fails to annually up-date the pet registration.

**A1.10 Notice of Refusal.**

The Authority will notify the pet owner if the Authority refuses to register the pet. The notice will state the basis of the refusal and will be served by mail and by delivery in accordance with the requirements of the Federal Regulations.

**A1.11 Licensing.**

Pet owners will license their pets in accordance with state and local laws.

**A1.12 Inoculations.**

Pet owners shall have their pets inoculated in accordance with state and local laws.

### **A1.13 Spaying/Neutering**

Female dogs or cats must be spayed and male dogs or cats shall be neutered. All cats must be de-clawed.

### **A1.14 Number**

No more than one four -legged warm-blooded pet will be allowed in each dwelling unit.

### **A1.15 Size**

Dogs weighing more than 35 pounds shall not be permitted. The tenant, however, may make application to the Executive Director for an exception to this rule if the tenant resides in a single family, detached dwelling. In that event, the Executive Director shall make a reasonable determination on the size limit in accordance with the specific animal concerned and the nature of the dwelling unit.

### **A1.16 Leash**

When not in the dwelling unit, a dog or cat shall be on a leash measuring not more than four (4) feet, and shall be handled by a responsible person who is able to control it.

### **A1.17 Elevators and Common Areas**

Pets are permitted in the elevator only at the Drexel Apartments and Dyson Apartments. When possible, pets will be carried in and out of the elevator. All other common areas are prohibited to pets.

### **A1.18 LitterLitterLitter**

The tenant owning a cat shall provide a litter tray for the animal's use in the dwelling unit. Litter must be wrapped in a securely tied plastic bag and disposed of at least twice each week in a designated receptacle. Disposal of litter with a regular garbage or trash disposal will not be permitted.

### **A1.19 WasteWasteWaste**

Dogs and cats shall not be exercised or be permitted to deposit waste anywhere in the dwelling unit or on the grounds of the project, except in an area specifically designated on the grounds for use by dogs. Tenants shall be responsible for immediately removing dog waste dropped anywhere, including the designated area, placing the same in a plastic bag or other suitable container and placing that in a designated receptacle.

### **A1.20 Waste Removal Charge**

The tenant will be responsible for a waste removal charge of \$10.00 per incident if the PBCHA is required to dispose of waste from the tenant's pet.

### **A1.21 Noise and Odor**

No unreasonable noise or odor will be allowed in the project or dwelling unit by reason of the presence of a pet. It is the sole obligation of the tenant-owner to control both noise and odor from his pet to avoid nuisance to other tenants or damage to property.

### **A1.22 Nuisance Or Threat To Health Or Safety**

Nothing in these rules prohibits the Authority or an appropriate community authority from requesting the removal of any pet from a project, if the pet's conduct or condition is duly determined to constitute, under the provisions of state or local law, a nuisance or threat to the health or safety of the occupants of the project or of other persons in the community where the project is located.

### **A1.23 Unattended Pets *0002UNATTENDED PETSUNATTENDED PETS***

No pet shall be left unattended in a dwelling unit for more than 18 hours, and no cat or dog for more than 12 hours. If the tenant is unable to personally attend his pet, the designated person listed on the registration shall do so. This will help assure adequate food, exercise, waste release and general care for the pet, which also protects other tenants and project property.

### **A1.24 Violations.**

If the Authority determines on the basis of objective fact, supported by written statement, that a pet owner has violated a rule governing the keeping of pets, it will serve a notice of pet rule violation to the owner in accordance with the Federal Regulations. The notice will contain the facts and statements required and will allow for a pet rule violation meeting if requested by the pet owner. A notice of pet removal may be served thereafter, followed by commencement of proceedings to remove a pet or terminate a pet owner's tenancy, all as prescribed by and set forth within the Federal Regulations stated herein.

### **A1.25 No-Pet Areas. No-Pet Areas. No-Pet Areas**

Schedule “A” attached to and made a part of these rules shows the buildings, floors of buildings or sections of buildings designated by the Authority as areas for occupancy by tenants for whom the presence of a pet will constitute a serious health threat.

### **A1.26 Health Threat**

A. The Authority will not permit the presence of a common household pet to constitute a serious threat to the health of a tenant or prospective tenant, or any member of his or her family. For the purpose of these rules, a pet will constitute a serious threat to the health of an individual only if the individual (or his or her parent or guardian) has filed with the Authority a certificate signed by a licensed physician indicating that exposure to the pet will cause an allergic reaction that will constitute such a threat to the individual. The certificate must describe the type of exposure (such as direct contact or presence in the same room, elevator, or common area), duration of exposure, the types or groups of animals (such as long hair, fur-bearing animals), and any other information relevant to ascertaining the nature and extent of the circumstances that will cause such a reaction.

B. The Authority will therefore refuse to admit an applicant for tenancy if the applicant will own or keep a pet in the dwelling unit, and the presence of the pet will cause a serious threat to the health of a tenant or a resident member of a tenant’s family. The Authority will not refuse to admit the applicant if the applicant agrees not to keep the pet in the unit.

C. The Authority will also deny the application by an existing tenant for approval of a prospective pet, if the pet will constitute a serious health threat as described above.

A. The Authority will comply with the provisions set forth within the federal Regulations when a pet or a proposed pet will constitute a serious health threat. That section, as from time to time amended, is incorporated into these rules by reference and will control Authority decisions, tenant moves and other matters, including “pet” and “no-pet” waiting lists.

### **A1.27 Emergencies. Emergencies.**

A. If a pet becomes vicious, displays symptoms of severe illness or demonstrates other behavior that constitutes an immediate threat to the health or safety of the project tenants, the Authority may request the pet owner immediately to remove the pet from the rental housing project. If the

Authority is unable to contact the pet owner, the Authority may contact the appropriate state or local authority (or designated agent of such authority) to have the pet immediately removed from the project premises

- B. If the health or safety of a pet is threatened by the death or incapacity of the pet owner, or by factors that render the pet owner unable to care for the pet, the Authority may contact the responsible party. If the party is either unwilling or unable to care for the pet, the Authority may contact the appropriate state or local authority (or designated agent of such authority) and request the removal of the pet. If there is no state or local authority (or designated agent of such an authority) authorized to remove a pet and the Authority has placed a provision in the lease that the Authority may enter the pet owner's unit, remove the pet and place the pet in a facility that will provide care and shelter for no less than thirty days. The cost of the animal care facility will be paid from the security deposit imposed under these rules. If there is no security deposit, the cost of the animal care facility shall be paid from the project expense.

#### **A1.28 Exclusion. .**

These rules do not apply to animals that are used to assist the handicapped. This exclusion applies to animals that reside in projects for the elderly or handicapped, as well as to animals that visit these projects. Resident animals must qualify for this exclusion, which must be granted if the tenant or the prospective tenant certifies in writing that:

- A. The tenant or a member of his or her family is handicapped;
- B. The animal has been trained to assist persons with that specific handicap; and
- C. The animal actually assists the handicapped individual.

Nothing in these rules limits or impairs the rights of handicapped individuals under Federal, State, or Local laws.

#### **A1.29 No Pet Areas.**

- Community Rooms
- All Activity Rooms
- All Public Restrooms
- Laundry Rooms
- Roof Landings
- All Stairwells



**I have read and will conform to the above pet policy**

\_\_\_\_\_  
**TENANT**

\_\_\_\_\_  
**DATE**

\_\_\_\_\_  
**PALM-BEACH COUNTY HOUSING AUTHORITY**

## **ATTACHMENT 'H'**

### **Brief Statement Of Progress- Five Year Plan Mission & Goals**

**In each annual plan following the first PHA plan, each PHA must include a brief Statement of its progress in meeting the mission and goals outlined in its current Five-Year Plan. The current version of the template does not include a space for this Statement. PHAs must provide this statement as an attachment to the PHA Plan. PHAs may either provide this brief statement as a brief narrative (approximately one Page or shorter), or may add progress statements to the goals and objectives provided In the current Five-Year Plan, and indicate the list constitutes a progress report. The Attachment must be listed as a required attachment in the Annual Plan Table Of Contents.**

#### **The PHAs mission is:**

**The Palm Beach County Housing Authority is committed to achieving excellence in providing Safe, clean and modern housing assistance while promoting self-sufficiency, upward mobility, And partnerships with our residents and others to enhance a higher quality of life in our communities.**

**We are also committed to improve our PHAS and SEMAP scores and continue to work with the residents to create a better quality of life.**

**We are continuing to work with the City of Boynton Beach and HUD to remove the 48 public Housing units in the Cherry Hill Section in a demolition program with relocation. Present tenants will be offered vouchers or other means of relocation.**

**We are in the planning stages for development of 40 to 50 single family homes which will be affordable housing targeting first-time buyers. We have hired a civil engineer to begin work in this regard.**

**We are also working with a private landlord in the Pahokee area to acquire 42 units of elderly housing units.**

**ATTACHMENT 'I'**

**Membership Of The Resident Advisory Board (RAB)**

**2006**

**Resident Advisory Board**

**Palm Beach County Housing Authority**

**Lee Jackson**  
1745 Drexel Road Apt 301  
West Palm Beach, Fl 33415  
(561) 312-1406

**Sheila Hayes**  
406 N W 12<sup>th</sup> Avenue  
Boynton Beach, Fl. 33435  
(561) 369-2545

**Johnnie Mae Brown**  
1745 Drexel Road Apt 132  
West Palm Beach, Fl 33415  
(561) 541-6471

**Lehata Letbetter**  
4710 Dyson Circle North  
West Palm Beach, Fl. 33415  
(561) 471-3066

**Ericka Hadden**  
6475 Seminole Circle  
Lantana, Fl. 33462  
(561) 432-1810

**Elexiss Broomfield**  
2400 Schall Circle  
West Palm Beach, Fl. 33417  
(561) 667-4486

**Vivian Wade**  
1901 Ilex Court  
South Bay, Fl. 33493  
(561) 996-7453

**Latisha Davis**  
2288 Schall Circle  
West Palm Beach, Fl. 33417  
(561) 541-9432

**Vivian Wade**  
1901 Ilex Court  
South Bay, Fl. 33493  
(561) 996-7453  
**Rosie Thicklin**  
102 Oak Court  
South Bay, Fl. 33493  
None

**Linda Giles (Section 8)**  
5417 Eadie Place  
West Palm Beach, Fl. 33407  
None

**ATTACHMENT 'J'**

**Resident Membership Of The PBCHA Governing Board**

**As specified in the Public Housing Agency Organization:**

**Required Resident Membership on Board of Directors or Similar Governing Body Final Regulation, issued October 21, 1999, PHAs are required to have a resident member of the PHA Board unless they meet specified exemption criteria. As a required attachment to the PHA Plan, each PHA must provide the name, method of selection (election or appointment) And term of appointment for the Resident Member of the PHA Governing Board. If the PHA Does not have a resident serving on its Board, it must provide a statement including: the reason why the resident member has not been appointed to the board (including its exemption category), the date of the next term expiration that would provide an opportunity to appoint a resident to the board, and the name and title of the appointing official for the Governing Board.**

**The “Resident Membership of the PHA Governing Board” must be listed as a “required attachment” in the Annual Plan table of contents.**

**Our present Board of Directors consists of five (5) members who are appointed by the Governor Of Florida. At least one (1) member must be a resident.**

**The resident commissioner appointed to the Board by the Governor of Florida is Joan Cantatore, who is a Resident of the Drexel House elderly complex located at 1745 Drexel Road, West Palm Beach, Florida. The term is for four (4) years, ending January 15, 2008.**

## **ATTACHMENT 'K'**

### **ADDENDUM TO DWELLING LEASE**

#### **COMMUNITY SERVICE PROGRAM POLICY**

The United States Department of Housing and Urban Development (“HUD”) has instituted a mandatory **COMMUNITY SERVICE PROGRAM**, for all public housing authorities. The purpose of the Addendum to Dwelling Lease is to inform all residents of the Palm Beach County Housing Authority of the requirements of the **COMMUNITY SERVICE PROGRAM**.

#### **GENERAL REQUIREMENTS**

All adult family members who reside in a public housing unit at The Palm Beach County Housing Authority must comply with the Community Service Program. Every adult resident who is not “exempt” **MUST** contribute eight (8) hours of community service every month or participate in an economic self-sufficiency program for eight (8) hours every month or perform eight (8) hours per month of combined community service or self-sufficiency activity every month, as required by 24CFR 960.603.

#### **DEFINITIONS**

1. “Community Service” means the performance of voluntary work or duties that benefit the public and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community service is not employment and may not include political activities.
2. “Dwelling Unit” means a structure or part of a structure, which is rented for use as a home, residence or sleeping place by one or more persons who maintain a common household.
3. “Service Requirement” means the obligation of each adult resident, who is not an exempt individual, to perform community service or participate in an economic self-sufficiency program as required by 24 CFR 960.605 and 24 CFR 960.607.
4. “Exempt Individual” means an adult who is 62 years of age or older, or is blind or disabled, or is engaged in work activities ( a wage earner), or meets the exemption requirements for work activity under the Social Security Act, or is a member of a family that receives assistance, benefits or services under the Social Security Act.

#### **CONDITIONS OF THE DWELLING LEASE**

The resident and The Palm Beach County Housing Authority acknowledge that the tenants of public housing dwelling units rented by The Palm Beach County Housing Authority have been notified about the community service activities or self-sufficiency work activities which HUD requires. The resident who signs this Addendum on behalf of him or herself and all people who dwell with him or her at the dwelling unit agrees to comply with the requirements of the community service activities or self-sufficiency work activities program and to ensure that all other adult members of his or her household, who are not exempt individuals, also comply with the requirements of the programs.

#### **PENALTY**

Any violation or breach of this Addendum must be enforced as HUD requires in 24 CFR 960.605 and 24 CFR 906.607. **ALL TENANTS IN THE DWELLING UNIT TO WHICH THIS ADDENDUM RELATES ACKNOWLEDGE THAT FAILURE TO COMPLY WITH THE REQUIREMENTS OF THE COMMUNITY SERVICE PROGRAM WILL RESULT IN THE TENANT’S LEASE NOT BEING RENEWED.**