

1.0	PHA Information PHA Name: <u>Pahokee Housing Authority</u> PHA Code: <u>FL021</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2010</u>
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2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>474</u> Number of HCV units: <u>76</u>
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3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only
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4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.) <i>N/A</i>
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Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.
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5.1	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 for the next five years: <p style="text-align: center;">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.</p>
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5.2	Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <p>PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING</p> <p>The PHA established the following objectives to strive in meeting goal #1:</p> <ul style="list-style-type: none"> ▪ Apply for additional rental vouchers if available ▪ Reduce public housing vacancies ▪ Leverage private or other public funds to create additional housing opportunities ▪ Acquire or build units or developments <p>PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING</p> <p>The PHA established the following objectives to strive in meeting goal #2:</p> <ul style="list-style-type: none"> ▪ Improve public housing management: ▪ Improve voucher management:
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- Increase customer satisfaction
- Concentrate on efforts to improve specific management functions
- Renovate or modernize public housing units
- Demolish or dispose of obsolete public housing
- Provide replacement public housing
- Provide replacement vouchers

PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES

The PHA established the following objectives to strive in meeting goal #3:

- Provide voucher mobility counseling
- Conduct outreach efforts for potential voucher landlords
- Increase voucher payment standards

PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT

The PHA established the following objectives to strive in meeting goal #4:

- 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

PHA GOAL #5: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS

The PHA established the following objectives to strive in meeting goal #5:

- 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

PHA GOAL #6: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING

The PHA established the following objectives to strive in meeting goal #6:

- 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
- Provide Fair Housing and Equal Opportunity training to employees to ensure equal opportunity compliance.

6.0 PHA Plan Update

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

The following PHA Plan elements marked 'X' have been revised since the last Annual Plan submission by the Pahokee Housing Authority.

N/C denotes NO CHANGE and N/A denotes NOT APPLICABLE

- X 903.7(1) Eligibility, Selection and Admissions Policies, including
Deconcentration and Wait List Procedures
- X 903.7(2) Financial Resources
- N/C 903.7(3) Rent Determination
- X 903.7(4) Operation and Management
- N/C 903.7(5) Grievance Procedures
- N/C 903.7(6) Designated Housing for Elderly and Disabled Families
- X 903.7(7) Community Service and Self-Sufficiency
- X 903.7(8) Safety and Crime Prevention
- N/C 903.7(9) Pets
- X 903.7(10) Civil Rights Certification
- X 903.7(11) Fiscal Year Audit
- X 903.7(12) Asset Management
- N/C 903.7(13) Violence Against Women Act (VAWA)

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

The following are the specific locations where the public may obtain copies of the 2010 5-Year and Annual Plan:

- Administrative Office – 465 Friend Terrace, Pahokee, FL 33476
- Padgett Island Office – 899 Padgett Circle, Pahokee, FL 33476
- Fremd Village Office – 177 Shirley Drive, Pahokee, FL 33476

6.0 PHA Plan Elements

903.7(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures

A. Public Housing

Public Housing policies that govern resident or tenant eligibility, selection and admission (including preferences), unit assignment, procedures to maintaining waiting list for admission to public housing and site-based waiting lists (if applicable).

(1) Eligibility ***NO CHANGE***

The Pahokee Housing Authority verifies eligibility for admission to public housing when families are within the first twenty (20) of being offered a unit.

The PHA uses the following non-income screening factors to establish eligibility for admission to public housing:

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- The PHA will attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history and exercise discretion in determining suitability for tenancy, taking into consideration the circumstances that may have contributed to the negative reporting.

The Housing Authority requests criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement agencies
- State law enforcement agencies

(2) Selection and Assignment ***NO CHANGE***

Selection for admission to public housing shall be made from the PHA's current waiting list in accordance with date and time of application and applicable preference(s) as follows.

(3) Preferences ***NO CHANGE***

The PHA does 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 the median area income.

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It is the policy of the PHA that transfers will take precedence over new admissions in the following circumstances:

- Emergencies
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA
- Domestic Violence

The PHA has established preferences for admission to public housing other than date and time of application. The PHA plans to employ the following admission preferences for admission to public housing:

<u>Priority</u>	<u>Preference</u>
<u>1</u>	- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
<u>1</u>	- Victims of domestic violence
<u>1</u>	- Working families and those unable to work because of age or disability
<u>1</u>	- Veterans and veterans' families
<u>1</u>	- Residents who live and/or work in the jurisdiction

There are points associated with each preference:

- Involuntary Displacement – 100 points
- Victims of domestic violence – 50 points
- Working families and those unable to work because of age or disability – 50 points
- Veterans and veterans' families – 50 points
- Resident who live and/or work in the jurisdiction – 50 points

The more preference points that apply to an applicant, the higher their status on the waiting list. Where preferences are equal, as to unit size, date and time will determine the next applicant to be admitted.

In relationship of preferences to income targeting requirements, the pool of applicant families ensures that the PHA will meet income targeting requirements.

(4) Unit Assignment ***NO CHANGE***

Applicants are ordinarily given two (2) vacant unit choices before they fall to the bottom of, or are removed from the waiting list. This policy is consistent across all waiting list types.

(5) Maintaining Waiting List ***NO CHANGE***

The Pahokee Housing Authority maintains a community-wide waiting list.

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Interested persons may apply for admission to public housing at the main administrative office located at 465 Friend Terrace, Pahokee, FL 33476.

Applicants and residents may use the following reference materials to obtain information about the rules of occupancy of public housing.

- The PHA-resident lease
- The PHA's Admissions and Continued Occupancy Policy
- PHA briefing seminars or written materials

Residents must notify the PHA of changes in family composition:

- At an annual reexamination and lease renewal
- At any time family composition changes
- At family request for revision

(6) Deconcentration and Income Mixing

The PHA has performed its annual deconcentration and income mixing analysis to determine if the PHA has any general occupancy public housing developments covered by the deconcentration rule. The analysis results follow:

The PHA does have general occupancy public housing developments covered by the deconcentration rule.

None of the covered developments have average incomes that fall above or below the Established Income Range.

The Pahokee Housing Authority does not plan to operate any site-based waiting lists.

B. Section 8

Section 8 HCV policies that govern participant eligibility and selection for assistance (including preferences), and procedure for maintaining waiting list.

(1) Eligibility ***NO CHANGE***

The PHA conducts screening to the extent of:

- Criminal or Drug-related activity only to the extent required by law or regulation
- Domestic Violence – Attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history or criminal activity and exercise discretion in determining suitability for tenancy about the circumstances that may have contributed to the negative reporting.

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The Housing Authority requests criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement agencies
- State law enforcement agencies

The PHA shares the following information with prospective landlords:

- Rental history and any other information the HA may have about the potential tenant which is not considered confidential.

(2) Waiting List Organization ***NO CHANGE***

The Pahokee Housing Authority’s waiting list for the section 8 tenant-based assistance is not merged with any other program waiting list.

Participants may apply for admission to section 8 tenant-based assistance at:

- PHA main administrative office

(3) Search Time ***NO CHANGE***

The PHA does give extensions on standard 60-day period to search for a unit.

- If the Authority believes there is a reasonable possibility that the applicant may find a suitable unit with additional advice and/or assistance.

(4) Preferences

The PHA does 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 the median area income.

The PHA has established preferences for admission to section 8 tenant-based assistance other than date and time of application. The PHA plans to employ the following admission preferences for admission to section 8 tenant-based assistance:

<u>Priority</u>	<u>Preference</u>
<u>1</u>	- Working families and those unable to work because of age or disability
<u>1</u>	- Veterans and veterans’ families
<u>1</u>	- Residents who live and/or work in the jurisdiction
<u>1</u>	- Elderly and disabled applicants will be housed over other singles for the same size unit (one bedroom)

Among applicants on the waiting list with equal preference status are selected by date and time of application.

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The preference “residents who live and/or work in the jurisdiction” has previously been reviewed and approved by HUD.

In relationship of preferences to income targeting requirements, the pool of applicant families ensures that the PHA will meet income targeting requirements.

(5) Special Purpose Section 8 Assistance Programs ***NO CHANGE***

The policies governing eligibility, selection and admissions to any special-purpose section 8 program administered by the PHA are contained in the following documents or other reference materials:

- The Section 8 Administrative Plan
- Briefing sessions and written materials

The PHA announces the availability of any special-purpose section 8 program to the public through:

- Published notices

903.7(2) Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2010 grants)		
a) Public Housing Operating Fund	1,936,043.00	
b) Public Housing Capital Fund	982,459.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	645,091.00	
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant	1,600,580.00	Renovate Public Housing Units McClure Village
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2008 Capital funds grant	746,189.00	Public housing capital improvements
2009 Capital funds grant	735,000.00	Public housing capital improvements
2009 ARRA CFP grant	736,260.00	Public housing capital improvements
3. Public Housing Dwelling Rental Income	1,230,720.00	Public housing operations
4. Other income (list below)	173,000.00	Public housing operations
Interest on Investments, 70,000.00		
Excess utilities 21,000.00		
Other 82,000.00		
5. Non-federal sources (list below)		
Total resources	\$8,785,342.00	

6.0 903.7 (3) Rent Determination Policies

A. Public Housing

(1) Income Based Rent Policies ***NO CHANGE***

a. Use of discretionary policies

The PHA will employ discretionary rent-setting policies for income based rent in public housing.

b. Minimum Rent

The PHA's minimum rent is \$50.00.

The PHA has adopted the following discretionary minimum rent hardship exemption policies.

Exemption for Hardship Circumstances

The Housing Authority shall immediately grant an exemption from application of the minimum monthly rental account to any family unable to pay such amount because of financial hardship, which shall include situations in which:

- a. The Family has lost eligibility for or is awaiting an eligibility determination for a federal, state, or local assistance program, including a family that includes a member who is an alien lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits by for title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996;
- b. The family would be evicted as a result of the imposition of the minimum rent requirement;
- c. The income of the family has decreased because of changed circumstances, including loss of employment;
- d. A death in the immediate family has occurred.

If a resident requests a hardship exemption and the Housing Authority reasonably determines the hardship to be of a temporary nature, an exemption shall not be granted during the 90-day period beginning upon the making of a request for the exemption. A resident shall not be evicted during the 90-day period for non-payment of rent. In such a case, if the resident thereafter demonstrates that the financial hardship is of a long-term basis, the Housing Authority shall retroactively exempt the resident from applicability of the minimum rent requirement for such 90-day period.

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

The PHA does not plan to charge rents at a fixed amount or percentage less than 30% of adjusted income. (if yes, list the amounts or percentages charged and the circumstances)

d. Discretionary deductions and/or exclusion policies

The PHA does not plan to employ any discretionary (optional) deductions and/or exclusions policies.

e. Ceiling Rents

The PHA does not have ceiling rents.

f. Rent Re-determinations

Between annual income reexaminations, the tenant is required to report changes in income or family composition to the PHA such that the changes result in an adjustment to rent as follows:

- The loss or addition of an income source
- The loss or addition of a wage earner

g. Individual Savings accounts (ISAs)

The PHA does not plan to implement individual savings accounts for residents as an alternative to the required 12 month disallowance of earned income and phasing in of the rent increase in the next year.

(2) Flat Rents ***NO CHANGE***

The PHA used the following sources of information in setting the market-based flat rents to establish comparability.

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

B. Section 8 Tenant-based Assistance

(1) Payment Standards ***NO CHANGE***

The PHA's payment standard is:

- At or above 90% but below 100% of FMR

The PHA selected this standard because it:

- Reflects market or submarket

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The PHA reevaluates the payment standards for adequacy annually and considers the following factors in its assessment of the adequacy:

- Success rates of assisted families
- Rent burdens of assisted families

(2) Minimum Rent ***NO CHANGE***

The PHA's minimum rent is \$50.00.

The PHA has adopted the following discretionary minimum rent hardship exemption policies.

The assisted family may apply for a hardship when the family has:

- a. Lost eligibility while awaiting determination for Federal, State or Local assistance.
- b. Would be evicted as a result of the requirement.
- c. Family income decreases because of changes in circumstances (unemployed)
- d. Death in the immediate family.
- e. Other circumstances determined by the PHA and/or HUD.

If a family requests a Hardship Exception, the PHA will require reasonable documentation to determine if the hardship exists, and if it exists, whether the hardship is temporary (90 days) or long term.

If the PHA determines no hardship exists under the statute, minimum rent is imposed retroactively. If the PHA determines the hardship is temporary, no minimum rent will be collected for the 90 day suspension period. The PHA will then impose minimum rent retroactively with a reasonable repayment agreement offered.

If the hardship is of long term duration, minimum rent will be exempted retroactively to the date of the family's request for an exception, and will be reviewed on a monthly basis. The family has the right to an informal hearing if applicable.

903.7(4) Operation and Management

(1) PHA Management Structure

- a. A brief description of the management structure and organization of the PHA

The Executive Director directs the day-to-day management and operation of the Housing Authority with the assistance of the following lead staff and their line staff.

Assistant Executive Director/Finance Director
Manager/Occupancy Manager
AMP Housing Manager

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Modernization Coordinator – assists the Executive Director with the day-activities of the Capital Fund Program and supervises the following staff:

- Modernization Administrative Clerk

Senior AMP Manager 1 & 3 – assists the Executive Director with the day-to-day management and operation of the public housing programs and supervises the following staff:

- AMP Manager’s Assistant
- Clerk
- Maintenance Foreman
- Maintenance Mechanic
- Maintenance Laborer

AMP Manager 2 – assists the Executive Director with the day-to-day management and operation of the public housing programs and supervises the following staff:

- AMP Manager’s Assistant
- Maintenance Foreman
- Maintenance Mechanic
- Maintenance Laborer

b. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	474	40
Section 8 Vouchers	76	4
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)	N/A	N/A

c. Management and Maintenance Policies

The PHA has adopted the following policies that contain the Agency’s rules, standards, and policies that govern management, operation, and maintenance of the Public Housing and Section 8 assistance programs.

Public Housing Maintenance and Management:

- Admissions and Continued Occupancy Policy (ACOP)
- Fair Housing Policy
- Fraud Policy
- Safety Policy
- Conduct Standards Policy

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- Code of Ethics Policy
- Drug Free Workplace Policy
- Section 3 Plan
- Procurement Policy
- Minority Business Enterprises (MBE) Policy
- Disabled/Handicapped Policy
- Smoke Detector Policy
- Barb-b-que Grill Policy
- Grievance Policy
- Non Smoking in Public Housing
- LEP Plan
- Collection and Dissemination of SS Numbers
- Personnel Policy
- Quality Assurance Policy
- Return Check Policy
- Capitalization Policy
- Cash Management & Investment
- Community Service
- Pet Policy
- EIV Policy
- Insurance Policy
- Maintenance Policy/Plan
- Rent Collection Policy

Section 8 Management:

- Administrative Plan
- FSS Plan
- Foreclosure Policy
- Informal Hearing & Appeals

903.7(5) Grievance Procedures ***NO CHANGE***

A. Public Housing

The PHA has not established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing.

Residents or applicants who desire to initiate the PHA grievance Process should contact the following:

- PHA main administrative office
- PHA development management offices

B. Section 8 Tenant-Based Assistance

The PHA has not 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.

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Section 8 applicants or assisted families who desire to initiate the informal review and informal hearing process should contact the following:

- PHA main administrative office

903.7(6) Designated Housing for Elderly and Disabled Families ***NO CHANGE***

The PHA has not designated or applied for approval to designate or does not 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 not 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.

Activity Description: *N/A*

903.7(7) Community Service and Self-Sufficiency

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

1. 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.)

The agreement was signed on 05/20/09.

2. Other coordination efforts between the PHA and TANF agency include:

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- PHA provides on the job training to clients referred by TANF Agency.

B. Services and programs offered to residents and participants by the Pahokee Housing Authority are as follows:

(1) General

a. Self-Sufficiency Policies

The PHA will employ the following discretionary policies to enhance the economic and social self-sufficiency of assisted families in the following areas:

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies

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b. Economic and Social self-sufficiency programs

The PHA coordinates, promotes or provides the following policies or programs for the enhancement of the economic and social self-sufficiency of assisted families.

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/PHA main office/other provider name)	Eligibility (public housing or section 8 participants or both)
Resident Initiative Program – this program, in collaboration with various agencies, provides supportive services to residents	Available to all PHA residents	N/A	All PHA offices	PH
Florida Dept. of Juvenile Justice – this delinquency prevention program provides a continuum of prevention services to reduce violence and juvenile delinquency	50	Referrals	Resident Resource Center	PH
Bright Ideas Educational Foundation – this program provides child care services to residents that allows them an opportunity to seek educational and professional development, as well as job opportunities.	150	Waiting lists, referrals, 1 st priority given to Housing Authority residents	Fremd Village	PH
Palm Harbour Prep – this after-school program provides academic instruction in reading, comprehension and math strategies that will help students on the FCAT.	150	Pursuant to MOU	Padgett Island, Fremd Village	PH
Pahokee Beacon Center – this program provides family strengthening, remedial programs and other supportive services to residents	Available to all PHA residents	Pursuant to MOU	Padgett Island, Fremd Village	Both
Fair Housing Center – this program provides comprehensive Fair Housing services and programs to residents and the community	Available to all PHA residents	Pursuant to MOU	Resident Resource Center	Both
Midnight Hoops Program	100	Waiting list, referrals	Padgett Island	PH

6.0	– this program provides a healthy and safe social environment for residents to engage in wholesome recreational activities in an effort to reduce juvenile delinquency and combat crime in public housing				
	After-school Program – Pahokee Housing Authority entered an Inter-local Agreement with the City of Pahokee Recreation Department, to implement an after-school recreation program for middle school aged children. The ultimate goal of the program is to provide residents of public housing with a well-structured program, to enhance youth development. This early intervention/prevention program will provide a full continuum of services to reduce youth violence and reduce violent firearms crimes. It will offer creative arts, cultural and literacy activities, as well as, mentoring and enrichment activities that will develop higher-level thinking and reasoning skills. The youth will also have access to computers and technology.	50	Pursuant to MOU	Padgett Island	PH

- PHA requires participation of Section 3 among its contractors receiving jobs under Federal programs. This provides opportunities to PHA residents and the local communities.
- PHA collaborates with Bright Ideas Education Foundation to provide child care services to allow residents the opportunity to seek educational and professional development, as well as job opportunities. Bright Ideas gives priority to PHA residents with respect to hiring and intake.
- PHA staff continues to provide one resident per month each, totaling two activities per month. The activities are made possible through collaboration with other agencies. The programs include, but are not limited to: homebuyer workshops, credit counseling, budgeting, fire & hurricane safety, breast cancer awareness and animal care.
- PHA, in partnership with the Palm Harbour Prep, offers an after school tutorial program to residents. The program serves approximately fifty (50)

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students. The focus of this program is to provide academic instruction in reading comprehension and math strategies that will help residents on the FCAT.

- PHA, in partnership with the PBC Sheriff’s office, offers a Midnight Hoops Program to residents. The focus of this program is to provide a healthy and safe social environment for residents to engage in wholesome recreational activities in an effort to reduce juvenile delinquency and combat crime in public housing.
- PHA continues to collaborate with the PBC Sheriff’s Office to help combat crime in public housing. PHA provides office space in two of its housing developments to PBSO’s Community Policing Unit.

(2) Family Self Sufficiency programs ***NO CHANGE***

a. Participation Description:

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: 04/06/08)
Public Housing	0	0
Section 8	29	10

C. Welfare Benefit Reductions

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:

- 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

D. Community Service Requirement

Pursuant to section 12(c) of the U. S. Housing Act of 1937, the PHA will comply with requirements of community service by identifying the number of tenants required to perform community service, the number of tenants granted exemptions, the number of tenants in non-compliance, and the number of tenants terminated/evicted due to non-compliance.

Description of the Community Service Plan

Section 512 of the Quality Housing and Work Responsibility Act of 1998, requires non-exempt residents of public housing, to contribute eight (8) hours of community service each month, or to participate in self-sufficiency program for eight (8) hours each month.

PHA Obligations: Housing Authorities, to the greatest extent possible, should assist non-exempt residents with contact at agencies to fulfill their community service obligations.

PHAs should ensure that each household member (i.e. 18 years or older), understands their obligation under the Community Service rule, as well as provide appropriate forms for claiming *exempt* or *non-exempt* status and for tracking of community service hours. PHA must also assure that procedures are in place to assist residents in changing their community service status. It is a residents' responsibility to report a change from exempt to non-exempt. PHA must document compliance or non-compliance in each residents file.

Exemptions: All exemptions (identified in PHA Community Service Policy) must be appropriately verified and documented in the resident file. PHA's Community Service Policy is available for public review at any reasonable time (work hours).

Family Obligations: At time of annual recertification, each adult household member must present their completed monthly record/certification of prior twelve month community service activities.

Noncompliance: Should a resident fail to comply with the Community Service Requirement, PHA must give them written notification of the noncompliance and give them an opportunity to cure the noncompliance within a specified time frame (90 days), during the next twelve (12)-month period. Should resident *still* fail to comply, PHA must not renew their leases. However, if the noncompliant adult moves out of the unit, the lease may be renewed. Families must be given the opportunity to grieve PHA's adverse decisions, with respect to community service compliance.

Administrative steps taken to implement the community service requirement.

PHA has taken the steps necessary to implement the Community Self-Sufficiency Requirement, as mandated by QWHRA.

- July 2003 – PHA notified all residents, eligible or exempt, of the reinstatement of the Community Self-Sufficiency Requirement in its monthly newsletter, *The PHA Informer*.
- July 8, 2003 – PHA provided each household a written notice entitled “Initial Notice to Families of the Community Service Requirement” regarding the Community Service requirement and the exemption status of each adult family member.
- July 8 - 10, 2003 – PHA held a meeting with residents at each development to discuss the reinstatement of Community Self-Sufficiency Requirement.
- September 1, 2003 – PHA adopted a new dwelling lease which included the required 12-month termination clause and provisions for curing deficiencies as provided by the Community Self-Sufficiency Requirement. At the time of the next annual recertification, all residents executed the new dwelling lease as approved by the Board of Commissioners.

Programmatic aspects of the requirements:

- a. Residents who are subject to community service and self-sufficiency requirements may satisfy this requirement through a combination of community service and self-sufficiency activities totaling at least eight (8) hours per month. Such activities can include:
- Apprenticeships and job readiness training;
 - Voluntary substance abuse and mental health counseling and treatment;
 - English proficiency classes, GED classes, adult education, college, technical schools or other formal education;
 - Household management, budget and credit counseling, or employment counseling;
 - Work placement program required by the TANF program;
 - Training to assist in operating a small business;
 - Unpaid services in local schools, day care centers, hospitals, nursing homes, youth or senior organizations, drug/alcohol treatment centers, recreation centers, etc.;
 - Active participation in neighborhood group special projects;
 - Assisting in after-school youth programs or literacy programs;
 - Unpaid tutoring of elementary or high school age residents;
 - Assisting in on-site computer training centers;
 - Any other community service which includes the “performance of voluntary work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community”.
- b. The PHA has initiated cooperative relationships with various local service agencies that are willing to offer residents opportunities to fulfill the community service requirement. Such agencies include, but are not limited to:
- City of Pahokee
 - Pahokee Area Schools
 - Pahokee Beacon Center
 - Glades Healthcare Center
- c. Tracking of Community Service Hours – At least 30 days prior to the time of the annual recertification appointment, all non-exempt adult household members will be required to submit all documentation certifying compliance with the Community Service requirement. Each non-exempt adult household member must present their completed monthly time record and certification form of activities performed over the past twelve (12) months. All time records and certifications will be documented in each residents file.

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- d. Residents who are found to be noncompliant, either for failure to provide documentation of community service or failure to perform community service, he/she and the head of household will be subject to the following process to comply with the community service requirement.

The PHA will notify the resident:

1. of the noncompliance;
2. that the determination is subject to the PHA's administrative grievance procedure;
3. that unless the resident enters into an agreement with the PHA to make up the deficient hours over the next twelve (12)-month period, the lease of the family of which the non-compliant adult is a member may not be renewed. However, if the noncompliant adult moves from the unit, the lease may be renewed;
4. that before the expiration of the lease term, the PHA will offer the resident an opportunity to cure the noncompliance during the next twelve (12)-month period; such a cure includes a written agreement by the non-compliant adult and the head of household (as applicable) to complete as many additional hours of community service or economic self-sufficiency activity needed to make up the total number of hours required over the twelve (12)-month term of the lease.

Community Service Implementation Report:

- Number of tenants performing community service: 100
- Number of tenants granted exemptions: 1097
- Number of tenants in non-compliance: 0
- Number of tenants terminated/evicted due to non-compliance: 0

903.7(8) Safety and Crime Prevention

The PHA's plan for safety and crime preventions to ensure the safety of the public housing residents is addressed below.

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

1. Description of the need for measures to ensure the safety of public housing residents.
 - 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

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2. Information or data used by the PHA to determine the need for PHA actions to improve safety of residents:
 - Analysis of crime statistics over time for crimes committed “in and around” public housing authority
 - Resident reports
 - PHA employee reports
 - Police reports

3. Developments that are most affected:
 - Fremd Village

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

1. List of crime prevention activities:
 - 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

2. Developments that are most affected:
 - Fremd Village

C. Coordination between PHA and the police.

1. Description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities:
 - 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

2. Developments that are most affected:
 - Fremd Village

6.0 903.7(9) Pets ***NO CHANGE***

I. Purpose

In compliance with 24 CFR Part 960, Subpart G, the Housing Authority will permit a resident of a dwelling unit of public housing to own and keep common household pets in the unit. This policy sets forth the conditions and guidelines under which pets will be permitted. This policy is to be adhered to at all times.

The purpose of the policy is to ensure that pet ownership will not be injurious to persons or property, or violate the rights of all residents to clean, quiet, and safe surroundings.

Common Household Pets are defined as follow:

Birds: Including canary, parakeet, finch and other species that are normally kept caged; birds of prey are not permitted.

Fish: Tanks or aquariums are not to exceed 20 gallons in capacity. Poisonous or dangerous fish are not permitted. Only one tank or aquarium is permitted per apartment.

Dogs: Not to exceed 30 pounds at time of maturity. All dogs must be neutered or spayed.

Cats: All cats must be neutered or spayed and declawed.

Dangerous animals will not be allowed. For example, Rotweillers, Pit Bulls, Huskies, Chows, German Shepherds, and Malamutes are not allowed, whether pure bred or mix.

Exotic pets such as snakes, monkeys, rodents, etc. are not allowed.

II. Registration

Every pet must be registered with the Housing Authority's management prior to moving the pet into the unit and updated annually thereafter. Registration requires the following:

- A. A certificate signed by a licensed veterinarian, or a state or local authority empowered to inoculate animals (or designated agent of such authority), stating that the animal has received all inoculations required by the state and local law, if applicable (dogs, cats).
- B. Proof of current license, if applicable (dogs, cats).
- C. Identification tag bearing the owner's name, address, and phone number (dogs, cats).
- D. Proof of neutering/spaying and/or declawing, if applicable (dogs,cats).
- E. Photograph (no smaller than 3X5) of pet or aquarium.

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- F. The name, address, and phone number of a responsible party that will care for the pet if the owner becomes temporarily incapacitated.
- G. Fish – size of tank or aquarium must be registered.

III. Licenses and Tags

Every dog and cat must wear the appropriate local animal license, a valid rabies tag and a tag bearing the owner's name, address and phone number. All licenses and tags must be current.

IV. Density of Pets

Only one dog or cat will be allowed per apartment. Only two birds will be allowed per apartment. The Housing Authority will give final approval on type and density of pets.

V. Visitors and Guests

No visitor or guest will be allowed to bring pets on the premises at any time. Residents will not be allowed to pet sit or house a pet without fully complying with this policy.

VI. Pet Restraints

- A. All dogs must be on a leash when not in the owner's apartment. The leash must be no longer than six feet.
- B. Cats must be in a cage container or on a leash when taken out of the owner's apartment.
- C. Birds must be in a cage when inside the resident's apartment or entering or leaving the building.

VII. Liability

Residents owning pets shall be liable for the entire amount of all damages to the Housing Authority premises caused by their pet and all cleaning, defleaing and deodorizing required because of such pet. Pet owners shall be strictly liable for the entire amount of any injury to the person or property of other residents, staff or visitors of the Housing Authority caused by their pet, and shall indemnify the Housing Authority for all costs of litigation and attorney's fees resulting from such damage. Pet liability insurance can be obtained through most insurance agents and companies.

VIII. Sanitary Standards and Waste Disposal

- A. Litter boxes must be provided for cats with use of odor-reducing chemicals.
- B. Fur-bearing pets must wear effective flea collars at all times. Should extermination become necessary, cost of such extermination will be charged to pet owner.

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- C. Pet owners are responsible for immediate removal of the feces of their pet and shall be charged in instances where damages occur to Authority property due to pet or removal of pet feces by staff.
 - (i) All pet waste must be placed in a plastic bag and tied securely to reduce odor and placed in designated garbage container and/or trash compactor.
 - (ii) Residents with litter boxes must clean them regularly. Noncompliance may result in removal of the pet. The Housing Authority reserves the right to impose a mandatory twice weekly litter box cleaning depending on need. Litter box garbage shall be placed in a plastic bag and deposited outside the building in the garbage container and/or trash compactor.
- D. All apartments with pets must be kept free of pet odors and maintained in a clean and sanitary manner. Pet owner's apartments may be subject to inspections once a month.

IX. General Rules

The resident agrees to comply with the following rules imposed by the Housing Authority.

- A. No pet shall be tied up anywhere on Authority property and left unattended for any amount of time; nor shall pets be left in vehicles unattended.
- B. Pet owners will be required to make arrangements for their pets in the event of vacation or hospitalization.
- C. Dog houses are not allowed on Authority property.
- D. Sick or injured dogs or cats shall be transported by their owner for prompt veterinarian treatment.
- E. Owner shall be responsible to promptly arrange for cremation or disposal of deceased dogs or cats through appropriate community resources, such as Humane Society, etc. Burial or disposal on Housing Authority premises is not allowed.

X. Pet Rule Violation and Pet Removal

- A. If it is determined on the basis of objective facts, supported by written statement, that a pet owner has violated a rule governing the pet policy, the Housing Authority shall serve a notice of pet rule violation on the pet owner. Serious or repeated violations may result in pet removal or termination of the pet owner's tenancy, or both.
- B. If a pet poses a nuisance such as excessive noise, barking, or whining, fighting or aggression, which disrupts the peace, safety or well-being of other residents, owner will remove the pet from premises upon request of management within 48 hours. Nuisance complaints regarding pets are subject to immediate inspections.
- C. If a pet owner becomes unable either through hospitalization or illness to care for the pet and the person so designated to care for the pet in the pet owner's

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absence refuses or is unable physically to care for the pet, the Housing Authority can officially remove the pet. The Authority accepts no responsibility for pets so removed.

XI. Rule Enforcement

Violation of these pet rules will prompt a written notice of violation. The pet owner will have seven days to correct the violation or request a hearing under the Authority's Grievance Procedure.

XII. Grievance

Management and resident agree to utilize the Grievance Procedure described in the Lease Agreement to resolve any dispute between resident and management regarding a pet.

XIII. Pet Fees and Deposits

A refundable Pet Deposit of \$150 will be required for dogs and cats, which will be applied to the cost of repairs and replacements to, and fumigation of, the dwelling unit attributable to the pet and not covered by the Pet Fee.

The Pet Deposit must be paid in advance.

XIV. Exceptions

The policy does not apply to animals that are used to assist persons with disabilities. This exclusion applies to animals that reside in the development, as well as animals used to assist persons with disabilities that visit the development. Pets used for the purpose of aiding residents with disabilities must have appropriate certification. The Authority shall maintain a list of agencies that provide and/or train animals to give assistance to individuals with disabilities.

903.7(10) Civil Rights Certification ***NO CHANGE***

The PHA has examined its programs and proposed programs to identify any impediments to fair housing choices, has addressed those impediments in a reasonable fashion, and is working with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing. The PHA assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

The PHA has taken the following specific actions to Affirmative Further Fair Housing in its public housing and Section 8 assistance programs.

The PHA will not, on the grounds of race, color, creed, sex, religion, age, disability, national origin or familial status:

- Deny a person or family admission to housing or assistance;

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- Provide housing which is different than that provided others, except for elderly and/or disabled where accessibility features may be required;
- Subject a person to segregation or disparate treatment;
- Restrict a person's access to any benefit enjoyed by others in connection with housing programs;
- Treat a person differently in determining eligibility or other requirements for admission or assistance;
- Deny any person access to the same level of services provided to others;
- Deny a person the opportunity to participate in a planning or advisory group that is an integral part of the housing programs.

The PHA will not intimidate, threaten or take any retaliatory action against any applicant, resident, or participant because of a person's participation in civil rights activities or assertions of civil rights.

HUD Fair Housing Posters are posted at the PHA main administrative office and at each development office.

The PHA will ensure accessibility to offices to afford persons with disabilities the opportunity to apply for admission or assistance to the public housing programs.

The PHA will make sure that all employees of the PHA are familiar with non-discrimination requirements, especially those employees who are involved in the admissions process.

The PHA prominently displays a fair housing poster at each office where applications are taken and at each management office.

The PHA's policies and practices are designed to provide assurance that all persons with disabilities will be provided reasonable accommodations so that they can fully access and utilize the housing programs and related services.

The PHA will identify and eliminate situations and /or practices that create barriers to equal housing opportunity for all.

The PHA reviews its policies and procedures, at least annually, to assure compliance with all civil rights requirements.

903.7(11) Fiscal Year Audit

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)).

The most recent fiscal audit was submitted to HUD.

There were no findings as the result of that audit.

6.0 903.7(12) Asset Management

Pahokee Housing Authority will comply with 24 CFR Part 990 in carrying out its asset management functions in public housing and at each Asset Management Project.

PHA will maintain systems appropriate to effectively monitor, ensure integrity and regulatory compliance with respect to occupancy, vacancy turn-around; collections; re-examinations; unit inspections; and work orders.

Finance: PHA will ensure effective policy implementation and compliance for measuring performance, reporting, monitoring, and controlling of Agency Finance. This includes, but is not limited to investment, capitalization, and long-term fiscal planning. PHA will ensure a viable investment portfolio that lends to protection, securing, and adequate use of public funds in the most feasible manner.

Rehabilitation, Modernization, Disposition: PHA will utilize Capital Funds, leveraging of Capital Funds, as well as seek competitive and other available resources to maintain its housing stock and inventory. PHA will take innovative measures to control its inventory and will ensure policy and regulatory compliance in disposing of items that surpassed its life expectancy.

Development Activities:

1. HA demolished 40-Public Housing units during its past Fiscal Year and will begin redevelopment activities during the **2010** Fiscal Year. As part of the redevelopment plan, PHA will create a mixed-income development that would lend to a viable, socio-economic environment, as well as generate revenue toward future development and/or program activities. PHA has identified financial prospects to fund this development activity.
2. HA will initiate efforts to construct replacement public housing units on a vacant 20-acre site owned by the Pahokee Housing Authority. This project will decrease the density at one of PHA's AMP projects; it will, thus, reduce problems associated with crime and unrest within the development. PHA will utilize Replacement Housing Factor dollars, operating subsidies, and other resources as available, to fund this project.

903.7(13) Violence Against Women Act (VAWA) ***NO CHANGE***

The Housing Authority of the City of Pahokee has incorporated in its PHA Plan goals and objectives, and policies and procedures the applicable provisions of the Violence Against Women and Reauthorization Act of 2005 (VAWA) to support or assist victims of domestic violence, dating violence, or stalking.

The PHA goal to provide an improved living environment is being met by the PHA by its effort to implement measures to assist victims of domestic violence in avoiding their abusers and continuing occupancy in public housing.

Towards its effort to meet the PHA goal to promote self-sufficiency and asset development of assisted households the PHA is partnering with local agencies to provide or attract supportive services to assist victims of domestic violence move out of abusive situations and begin again.

In addition, the PHA has amended its policies and procedures to include language and

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applicable provisions of the VAWA. The required notification has been provided to all tenants of public housing and to participants and landlords under the Section 8 Program. It is the PHA's intent to maintain compliance with all applicable legal requirements imposed by VAWA.

The PHA efforts may include to:

- Provide and maintain housing opportunities for victims of domestic violence, dating violence, or stalking;
 - Create and maintain collaborative agreements between PHA, law enforcement, victim service providers and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence, or staking who are assisted by PHA;
 - Ensure the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by PHA.
 - Take appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting families or individuals assisted by PHA.
 - Train PHA staff on the confidentiality issues as required by VAWA.
- The PHA has entered collaborative agreements with the following agencies:
- Legal AID Society of Palm Beach County, Inc.: Domestic Violence Project – Provides legal representation for victims of abuse at domestic violence hearings and where appropriate in divorce or separation matters.
 - YMCA of Palm Beach County, FL: Harmony House West – Provides transitional housing for victims of domestic violence and their children. Individual counseling is available to women and their children who have been a victim of domestic violence.

Section 6.0 b

Identify where the Annual PHA Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA.

- Pahokee Housing Central Office – 465 Friend Terrace, Pahokee, FL 33476
- Padgett Island Office – 899 Padgett Circle, Pahokee, FL 33476
- Fremd Village Office – 177 Shirley Drive, Pahokee, FL 33476

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.
Include statements related to these programs as applicable.

a. HOPE VI or Mixed Finance Modernization or Development

The PHA has not received a HOPE VI revitalization grant.

Status of HOPE VI revitalization grant(s). *N/A*

The PHA does not plan to apply for a HOPE VI Revitalization grant in the Plan year.

The PHA will be engaging in mixed-finance development activities for public housing in the Plan year.

The PHA will not be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement.

b. Demolition and/or Disposition

The PHA plans to conduct any demolition or disposition activities in the plan Fiscal Year.

Activity Description:

Demolition/Disposition Activity Description
1a. Development name: Vacant Property
1b. Development (project) number: FL021-001
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(07/01/10)</u>
5. Number of units affected:
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 09/30/10 b. Projected end date of activity: 06/30/11

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Demolition/Disposition Activity Description	
1a. Development name: Fremd Village	
1b. Development (project) number: FL021-004	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(07/01/10)</u>	
5. Number of units affected: 34	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 09/30/10	
b. Projected end date of activity: 06/30/11	

c. Conversion of Public Housing ***NO CHANGE***

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

The PHA does not have any developments or portions of developments identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act.

Activity Description: *N/A*

d. Homeownership

1. Public Housing

The PHA does not administer any homeownership programs for public housing.

Activity Description: *N/A*

2. Section 8 Tenant Based Assistance ***NO CHANGE***

The PHA does plan to administer any homeownership programs for section 8.

Program Description:

The PHA will limit the number of families participating in the Section 8 homeownership option to 25 or fewer participants.

The PHA has not established eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria.

e. Project-based Vouchers ***NO CHANGE***

Our agency is not currently operating nor intends to operate a Section 8 Project Based Voucher Program.

8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Required reports are included as following attachments:</p> <ul style="list-style-type: none"> ▪ 2010 Capital Fund Program Annual Statement - attachment fl021a01 ▪ 2009 Performance and Evaluation Report – attachment fl021c01 ▪ 2009 ARRA Performance and Evaluation Report – attachment fl021d01 ▪ 2008 Performance and Evaluation Report - attachment fl021e01 ▪ 2007 Performance and Evaluation Report - attachment fl021f01 ▪ 2006 Performance and Evaluation Report – attachment fl021g01 ▪ 2005 Performance and Evaluation Report – attachment fl021h01
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>Required report is included as following attachment:</p> <ul style="list-style-type: none"> ▪ FY 2010 Capital Fund Program 5 Year Action Plan - attachment fl021b01
8.3	<p>Capital Fund Financing Program (CFFP). <i>N/A</i></p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

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Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location, 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”.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	158	5	5	5	4	5	2
Income >30% but <=50% of AMI	68	4	4	4	4	4	2
Income >50% but <80% of AMI	63	3	3	4	3	3	2
Elderly	25	3	3	4	3	2	2
Families with Disabilities	82	4	3	4	5	3	2
White	4	2	2	2	2	2	2
Black/African American	239	4	4	4	3	4	2
Native Indian/Alaskan Native	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Asian	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Native Hawaiian/Other Pacific Islander	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Hispanic	114	3	3	3	3	3	2

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	283		75
Extremely low income <=30% AMI	208	73%	
Very low income (>30% but <=50% AMI)	59	21%	
Low income (>50% but <80% AMI)	16	6%	
Families with children	226	80%	
Elderly families	1	.5%	
Families with Disabilities	8	3%	
White	11	4%	
Black/African American	267	94%	
American Indian/Alaska Native	1	.5%	
Asian	0	0%	
Native Hawaiian/Other Pacific Islander	0	0%	
Hispanic	4	1.5%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	57	20%	
2 BR	128	45%	
3 BR	87	31%	
4 BR	11	4%	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? <i>N/A</i>			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes <i>N/A</i>			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes <i>N/A</i>			

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	63		7
Extremely low income <=30% AMI	40	64%	
Very low income (>30% but <=50% AMI)	19	30%	
Low income (>50% but <80% AMI)	4	6%	
Families with children	59	94%	
Elderly families	0	0%	
Families with Disabilities	4	6%	
White	9	14%	
Black/African American	53	84%	
American Indian/Alaska Native	0	0%	
Asian	0	0%	
Native Hawaiian/Other Pacific Islander	0	0%	
Hispanic	1	2%	

Characteristics by Bedroom Size (Public Housing Only)

1BR	N/A	N/A	
2 BR	N/A	N/A	
3 BR	N/A	N/A	
4 BR	N/A	N/A	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)? *N/A*

Does the PHA expect to reopen the list in the PHA Plan year? No Yes *N/A*

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes *N/A*

9.1

Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

Strategies

Need: Shortage of affordable housing for all eligible populations

PHA shall maximize the number of affordable units available to the PHA within its current resources by:

- 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
- 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

PHA shall increase the number of affordable housing units by:

- Apply for additional section 8 units should they become available
- Pursue housing resources other than public housing or Section 8 tenant-based assistance

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

PHA shall target available assistance to families at or below 30 % of AMI

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Adopt rent policies to support and encourage work

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

PHA shall target available assistance to families at or below 50% of AMI

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

Need: Specific Family Types: The Elderly

PHA shall target available assistance to the elderly:

- Apply for special-purpose vouchers targeted to the elderly, should they become available

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Need: Specific Family Types: Families with Disabilities

PHA shall target available assistance to 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

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

PHA shall increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs

PHA shall conduct activities to affirmatively further fair housing

- 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

Reason for Selecting Strategies

- Funding constraints
- Staffing constraints
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Results of consultation with residents and the Resident Advisory Board

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

(a) Progress in Meeting Mission and Goals

Goals identified by PHA for their 2008 Five Year/Annual PHA Plan and progress made on each goal and objective.

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: *The Housing Authority will continue to apply for additional vouchers as they become available.*
- Acquire or build units or developments: *The Housing Authority will look at purchasing older homes and renovating them. Once they are renovated, they may be rented or sold depending on what is the best course of action at that time. This process will be conducted through PADEVCO, Inc.*
- Other (list below)
 - *The Housing Authority will take four and five bedroom units that are hard to rent and renovate into two units and/or smaller units.*
 - *Dispose of vacant property for development of more decent, safe and affordable housing.*

Progress Statement:

- PHA's effort to apply for additional vouchers is on-going. PHA received 40 vouchers during the past fiscal year. With these vouchers PHA was able to house families into low poverty areas.
- The PHA sought and received proposals to hire a development consultant to begin development activities on one of its recently demolished properties – L. L. Stuckey Homes. PHA will strive to meet the desires of former Stuckey Residents and the local community, which is in part, to create a mixed income community that would provide homeownership opportunities to low income families, as well as decent and safe housing for seniors. PHA is exploring partners to accomplish this important goal.
- PHA has begun renovation of hard to rent larger units by converting them into more marketable and more attractive smaller units.

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score) *Even though the Housing Authority is a High Performer with a current PHAS score of 90, the Authority will focus on the Physical Assessment Sub-System as that area was the lowest. The Authority will develop an Improvement Plan based on the latest inspection reports.*

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- Increase customer satisfaction: *The Housing Authority will continue to focus on keeping residents satisfied. The Resident Survey Follow-up Plan will be used to help increase customer satisfaction.*
- Renovate or modernize public housing units: *The Capital Fund Program will be used to renovate the housing stock as needed. The CFP Annual Statement and Five-Year Plan are included as attachments of this Agency Plan.*
- Demolish or dispose of obsolete public housing: *Demolish 40 units at LL Stuckey Homes due to hurricane damage.*
- Provide replacement public housing: *Long term*
- Provide replacement vouchers:
- Other: (list below)
 - *Reconfigure hard to rent efficiency units at Padgett Island to increase living space.*
 - *Dispose of LL. Stuckey Homes for homeownership and housing for elderly and disabled families.*
 - *Seek Replacement Housing Factor funds.*
 - *Demolish 7 two story building at Fremd Village to decrease density. This will be completed in phases.*
 - *Dispose of vacant property for affordable housing development.*

Progress Statement:

- Improve PHA Management: HA has established a new maintenance and improvement plan to address areas identified under PHA' Physical Assessment Sub-System. This plan enabled the PHA to identify needs and strengthen its practices with respect to physical conditions.
- Customer Satisfaction: Customer satisfaction is of utmost importance to the Housing Authority. The HA continues to provide periodic training to staff to enhance customer satisfaction. HA also uses Resident Surveys, personal contacts, resident meetings, and comment boxes, as means of obtaining and addressing residents concerns.
- Renovate/modernize PHA units: (Same)
- Demolish/Dispose of obsolete PH units: PHA completed the demolition of 40 units at LL Stuckey Homes that were damaged by the 2005 hurricane. PHA will continue its plan to demolish 8 buildings in Fremd Village. Seven of the buildings will be demolished to decrease density and one building was structurally comprised by the Hurricane.
- Other:
 - HA has received the funding under the Capital Fund program to reconfigure hard to rent efficiency units at Padgett Island to increase living space. This renovation project is expected to begin during the upcoming fiscal year.
 - Seek Replacement Funding: This initiative is on-going.
 - Demolish 7 two story buildings at Fremd Village to decrease density. PHA will also demolish 1, one story building that was structurally damaged by the 2005 Hurricane.

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PHA Goal: Increase assisted housing choices

Objectives:

- Conduct outreach efforts to potential voucher landlords: *The Housing Authority will conduct meetings with potential landlords to inform them of how the Housing Choice Voucher Program works.*
- Implement voucher homeownership program: *The Housing Authority will implement a Housing Choice Voucher Program to help increase homeownership among program participants.*
- Implement public housing or other homeownership programs: *As part of implementing homeownership at L.L. Stuckey Homes, the PHA plans to make a percentage of new homes available to Section 8 participants.*

Progress Statement:

- PHA conducted landlords workshops during this past fiscal year in effort to attract and educate potential landlords to the HCV program. As a result of PHA's outreach efforts, several new landlords are not participating in the HCV program. This effort is on-going.
- As part of redevelopment of the old Stuckey Homes site, PHA will make a percentage of new homes available to Section 8 participants.

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

PHA Goal: Provide an improved living environment

Objectives:

- Implement public housing security improvements: *The Housing Authority will upgrade the security lighting at Fremd Village.*
- Other: (list below)
 - *Implement measures to assist victims of domestic violence in avoiding their abusers and continuing occupancy in public housing.*

Progress Statement: PHA, in conjunction with Palm Beach County Sheriff Office (PBSO), is coordinating efforts to improve security in public housing. This includes, but is not limited to enhanced lighting, posting of signage, etc. Noteworthy: Major A. Araujo, Agency M. Leatherman, and Sergeant T. Cayson, all of Palm Beach County Sheriff's office, have been committed to improvement of safety and enhancement of qualitative life in public housing. They have been very instrumental in not only helping the PHA in identifying critical areas of concerns, but also in implementing strategies to address these concerns. Their efforts have resulted in noticeable improvement in public housing.

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: *Hire a full-time Resident Coordinator that will be able to*

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increase the number of programs that the Housing Authority provides to residents.

- Provide or attract supportive services to improve assistance recipients' employability: *See above.*
- Other: (list below)
 - *Partnership with local agencies to provide or attract supportive services to assist victims of domestic violence move out of abusive situations and begin again.*
 - *PHA will explore FSS in public housing.*

Progress Statement:

- Increase number and percentage of employed persons in assisted families: Due to funding constraints, PHA was unable to hire a Resident Coordinator as planned. PHA was unable to hire a Resident Coordinator during this past year. However, PHA has identified resources to assist in funding this initiative.
- Provide/attract supportive services: (Same)
- Other: On-going

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:

Progress Statement:

- PHA provides office space at one of its sites (Fremd Village), for the Office Fair Housing of Fair Housing and Equal Opportunity.
- HA contracts with FHEO to provide Fair Housing Training to all of its employees. PHA will provide this training annually.
- PHA strictly enforces and adheres to its policies governing FHEO and treatment to any and all families without discrimination to any individuals or families.
- HA will revise its policies as needed, to keep current with regulatory or other requirements regarding protection of families and individuals, without discrimination.

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(b) Significant Amendment and Substantial Deviation/Modification

Substantial Deviations from the 5-Year Plan

- Additions or deletions of Strategic Goals
- Any deviation that requires reviews and input by the Resident Advisory Board as well as approval by the Board of Commissioners.

Significant Amendments or Modification to the Annual Plan

- Any change to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency* work items over \$25,000 (items not included in the latest approved PHA Plan Capital Fund Annual Statement or 5-Year Action Plan); and
- Any change with regard to demolition or disposition, designation of housing, homeownership programs or conversion activities.

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

This criterion does not supersede the requirements of OMB Circular No. A-87 (Cost Principal for State, Local, and Indian Tribal Governments) and 25 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements), as well as federal, state, or local regulations or statutes.

Any future issuance of HUD guidelines or additional regulations shall take precedence over the above criterion.

* Emergency – means physical work items of an emergency nature, posing an immediate threat to the health and safety of residents or staff, which must be completed within one year of capital grant funding. Management improvements are not eligible as emergency work.

(c) PHA's must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. *N/A*

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. Provided as attachment fl021i01</p> <p>(g) Challenged Elements – No elements challenged</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) Provided as attachments fl021a01, fl021c01, fl021d01, fl021e01, fl021f01, fl021g01 and fl021h01.</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) Provided as attachment fl021b01</p>
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Attachment #1021a01
 Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: **PAHOKEE HOUSING AUTHORITY, INC** Grant Type and Number: **FL14P021501-10** FFY of Grant: **2010**
 Capital Fund Program No: Replacement Housing Factor Grant No: Date of CFFP: FFY of Grant Approval: **2010**

Line No.	Summary by Development Account	Original		Revised		Obligated	Total Actual Cost 1
		Total Estimated Cost	Expenditures	Total Estimated Cost	Expenditures		
1	Total Non-Capital Funds						
2	1406 Operating Expenses (may not exceed 20% of line 20) 3		35,459.00				
3	1408 Management Improvements		125,000.00				
4	1410 Administration		70,000.00				
5	1411 Audit		0.00				
6	1415 Liquidated Damages		0.00				
7	1430 Fees and Costs		90,000.00				
8	1440 Site Acquisition		0.00				
9	1450 Site Improvement		0.00				
10	1460 Dwelling Structures		650,000.00				
11	1465.1 Dwelling Equipment-Nonexpendable		0.00				
12	1470 Nondwelling Structures		0.00				
13	1475 Nondwelling Equipment		0.00				
14	1485 Demolition		0.00				
15	1492 Moving to Work Demonstration		0.00				
16	1495.1 Relocation Costs		12,000.00				
17	1499 Development Activities 4		0.00				

- 1 To be completed for the Performance and Evaluation Report
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHAs with under 250 units in management may use 100% of CFF Grants for operations.
- 4 RHF funds shall be included here.

[Handwritten signatures and dates]
 4/9/10

Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: PAHOKEE HOUSING AUTHORITY, INC		Grant Type and Number: FL14P021501-10		FFY of Grant: 2010	
		Capital Fund Program No: FL14P021501-10		FFY of Grant Approval: 2010	
		Replacement Housing Factor Grant No:			
		Date of CFFP:			
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report		Revised Annual Statement (revision no:))	
No.		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00			
19	1502 Contingency (may not exceed 8% of Line 20)	0.00			
20	Amount of Annual Grant (sums of lines 2-19)	\$982,459.00			
21	Amount of Line 20 Related to LBP Activities	0.00			
22	Amount of Line 20 Related to Section 504 Compliance	0.00			
23	Amount of Line 20 Related to Security - Soft Costs	100,000.00			
24	Amount of Line 20 Related to Security - Hard Costs	0.00			
25	Amount of Line 20 Related to Energy Conservation Measures	0.00			
Signature of Executive Director		Date		Signature of Public Housing Director	

- 1 To be completed for the Performance and Evaluation Report
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
- 4 RHF funds shall be included here.

John G. Hill, Sr. Dir. PHA 11/9/10

Attachment fI021b01

Capital Fund Program Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number PAHOKEE HOUSING AUTHORITY, INC.			Locality (City/County& State) PAHOKEE/ PALM BEACH CO./ FLORIDA			<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. __
A.	Development Number and Name HA-Wide	Work Statement for Year 1 FFY_2010__	Work Statement for Year 2 FFY_2011__	Work Statement for Year 3 FFY_2012__	Work Statement for Year 4 FFY_2013__	Work Statement for Year 5 FFY_2014__
B.	Physical Improvements	Annual	-	-	-	-
	Subtotal	Statement	2,877,200.00	5,406,000.00	2,780,000.00	2,105,000.00
C.	Management Improvements		165,000.00	215,000.00	215,000.00	215,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		445,000.00	245,000.00	55,000.00	380,000.00
E.	Administration		75,000.00	75,000.00	75,000.00	75,000.00
F.	Other		230,000.00	230,000.00	230,000.00	230,000.00
G.	Operations		150,000.00	150,000.00	150,000.00	150,000.00
H.	Demolition		50,000.00	0.00	0.00	120,000.00
I.	Development		0.00	0.00	0.00	0.00
J.	Capital Fund Financing - Debt Service		-	-	-	-
			0.00	0.00	0.00	0.00
K.	Total CFP Funds		\$3,992,200.00	\$6,321,000.00	\$3,505,000.00	\$3,275,000.00
L.	Total Non-CFP Funds		0.00	0.00	0.00	0.00
M.	Grand Total		\$3,992,200.00	\$6,321,000.00	\$3,505,000.00	\$3,275,000.00

Capital Fund Program Five-Year Action Plan

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

Expires: 4/30/2011

Part I: Summary (Continuation)						
PHA Name/Number PAHOKEE HOUSING AUTHORITY INC.			Locality (City/County& State) PAHOKEE, FL. 33476			<input type="checkbox"/> Original <input type="checkbox"/> Revision No. ___
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
	AMP# FL021000001, FL021-001, McCLURE VILLAGE	Annual Statement				
	PHYSICAL IMPROVEMENTS		3,342,200.00			
	MANAGEMENT IMPROVEMENTS		650,000.00			
	AMP# FLO21000002, FL021-002, PADGETT ISLAND					
	PHYSICAL IMPROVEMENTS			5,621,000.00		
	MANAGEMENT IMPROVEMENTS			700,000.00		
	AMP# FL021000003, FL021-0003, FREMD VILLAGE					
	PHYSICAL IMPROVEMENTS				2,805,000.00	
	MANAGEMENT IMPROVEMENTS				700,000.00	
	AMP# FL021000003, FL021-0003, FREMD VILLAGE					
	PHYSICAL IMPROVEMENTS					2,575,000.00
	MANAGEMENT IMPROVEMENTS					700,000.00

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _2010_	Work Statement for Year <u>2011</u> FFY <u>2011</u>			Work Statement for Year <u>2012</u> FFY <u>2012</u>		
	Development McLURE VILLAGE AMP-1 General Description of Major Work Items	Quantity	Estimated Cost	Development PADGETT ISLAND AMP2 General Description of Major Work Items	Quantity	Estimated Cost
See	ELECTRICAL UPGRADE (WIRING, UTILITIES, GFIs, PANELS)	75	75,000.00	CENTRAL A/C UNITS PHASE II	124	1,500,000.00
Annual	GUTTERS / DOWNSPOUTS	75	45,000.00	FILL SOD AND LANDSCAPING	66	30,000.00
Statement	SEWAGE UPGRADES	1	120,000.00	INTERIOR PAINTING, CAULKING, SEALANT	200	120,000.00
	LEAD BASE PAINT TEST & ERADICATION	75	75,000.00	NEW VINYL FLOORING	100	100,000.00
	TERMITE TESTING AND ERADICATION	75	200,000.00	REPLACE THE FOLLOWING:		
	UPGRADE PLUMBING-INTERIOR / EXTERIOR	75	150,000.00	BROKEN WALKWAYS	75	30,000.00
	REPLACE PORCH RAILS & ENCLOSURE	75	75,000.00	STOVES- ENERGY EFFICIENT	200	50,000.00
	FILL SOD AND LANDSCAPING	38	30,000.00	REFRIGERATORS-ENERGY STAR	200	75,000.00
	TREE TRIMMING / REMOVAL	4	10,000.00	HOT WATER HEATERS-ENERGY EFF.	200	20,000.00
	REPLACE DAMAGED ASPHALT	26600sq ft	12,600.00	CLOTHESLINE POST / WIRE	200	15,000.00
	NEW VINYL FLOORING	75	150,000.00	INTERIOR DOORS & JAMS/CLOSETS	1377	200,000.00
	REPLACE BROKEN WALKWAYS / STEPS	38	150,000.00	SECURITY LIGHTING	1	20,000.00
	REPLACE CLOTHESLINE POST / WIRE	75	10,000.00	REPLACE CAR STOPS/RESTRIPE DRIVES	50	35,000.00
	SECURITY LIGHTING	8	91,000.00	INSTALL SMOKE BARRIERS/ ATTIC ACCESS DOORS	134	100,000.00
	REPLACE STOVES- ENERGY EFFICIENT	75	60,000.00	PERIMETER FENCING AROUND PADGETT CENTER	1	24,000.00
	REPLACE REFRIGERATORS-ENERGY STAR	75	50,000.00	TERMITE TESTING AND ERADICATION	66	150,000.00
	REPLACE HOT WATER HEATERS (ENERGY EFFICIENT)	75	50,000.00	GUTTERS / DOWNSPOUTS	66	50,000.00
	REPLACE MAIN BREAKER BOXES	75	25,000.00	CONVERT 1 UNIT TO 504 COMPLIANCE	1	35,000.00
	RESURFACE/RESTRIPE DRIVEWAYS	48	37,000.00	UPGRADE UNDERGROUND UTILITIES	1	500,000.00
	BATHROOM RENOVATIONS (FAUCET, SINK, SHOWER, ETC.)	75	120,000.00	PRESSURE WASH UNITS	67	20,000.00
	LIGHT FIXTURES INTERIOR / EXTERIOR	471	91,000.00	UPGRADE LIFT STATION	1	60,000.00
	REPLACE INTERIOR DOORS & JAMS & CLOSETS	492	160,000.00	RECONFIGURATION OF LARGE UNITS TO SMALL	50	200,000.00
	NEW KITCHENS: (CABINETS, FAUCETS, CONVERSION F/WASHER)	75	500,000.00	RENOVATE COMMUNITY CENTER: (KITCHENS, BATHROOMS)	1	150,000.00
	MODULAR PLAYGROUND EQUIPMENT	1	15,000.00	ADDITION TO COMMUNITY BLDG & COMPUTER LAB	1	50,000.00
				COMPUTER LAB	-	-
				COMPUTER LAB	-	-
				MODULAR PLAYGROUND EQUIPMENT	1	15,000.00
		Subtotal	\$2,301,600.00		Subtotal	\$3,549,000.00

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _2010_	Work Statement for Year 2013			Work Statement for Year 2014		
	FFY 2013			FFY 2014		
	Development FREMD VILLAGE AMP-3 General Description of Major Work Items	Quantity	Estimated Cost	Development FREMD VILLAGE AMP-3 General Description of Major Work Items	Quantity	Estimated Cost
See	FILL,SOD & LANDSCAPING AROUND UNITS	47	80,000.00	DEMOLISH 2-STORY BUILDINGS	1	120,000.00
Annual	IMPROVE PLUMBING / UPSTAIRS BATHROOM	25	50,000.00	ADDITION TO COMMUNITY BLDG	1	150,000.00
Statement	CEILING REPAIRS	200	50,000.00	AND COMPUTER LAB	-	-
	REPLACE SUB-FLOOR-SECOND LEVEL	50	100,000.00	GUTTERS / DOWNSPOUTS	47	50,000.00
	RESURFACE BASKETBALL COURT	1	10,000.00	SEWAGE UPGRADES	1	140,000.00
	NEW VINYL FLOORING	200	200,000.00	CONVERT 2 UNIT TO 504 COMPLIANCE	2	70,000.00
	HVAC CONDENSER SECURITY	92	50,000.00	RECONFIG OF LARGE UNITS TO SMALL	50	100,000.00
	REPAVE / RESTRIPE DRIVEWAYS	200	55,000.00	ASBESTOS ABATEMENT	10	65,000.00
	INTERIOR PAINTING	200	150,000.00	ELECTRICAL UPGRADE	50	50,000.00
	SECURITY LIGHTING	1	20,000.00	SMOKE DETECTORS AND COVERS	961	50,000.00
	INSTALL A/C PHASE II	108	750,000.00	REPLACE STAIR RAIL AND TREAD	114	250,000.00
	UNDERGROUND UTILITIES	1	120,000.00	PAVE MAINTENANCE PARKING LOT	1	25,000.00
	TREE TRIMMING / REMOVAL	1	20,000.00	INSTALL EXTERIOR FAUCETS/PHS USE	10	10,000.00
	LEAD BASE PAINT TESTING	200	50,000.00	INSTALL NEW ADDRESS NUMBERS	200	10,000.00
	REPLACE CLOTHESLINE POST / WIRE	200	5,000.00	REPLACE INTERIOR DOORS & JAMS	1564	200,000.00
	REPAIR BASEBALL DIAMOND	1	5,000.00	BATHROOM RENOVATION	297	200,000.00
	REPLACE FENCING AROUND THE CANAL	1	55,000.00	(FAUCET/SHOWER)	-	-
	PARTITION IN DINING / LIVING ROOM AREAS	50	50,000.00	FLUORESCENT LIGHTS-INT & EXT	400	55,000.00
	BATHROOM RENOVATIONS	100	400,000.00	LIFT STATION UPGRADE	1	60,000.00
	(FAUCET, SINK, SHOWER, ETC.)	-	-	EXTERIOR PAINT/SOFFIT/FASCIA BD.	47	100,000.00
	REPLACE STOVES- ENERGY EFFICIENT	200	50,000.00	DUMPSTER CONTAINMENT	1	50,000.00
	REPLACE REFRIGERATORS- ENERGY STAR	200	85,000.00	PRESSURE WASH BUILDINGS	47	20,000.00
	REPLACE WATER HEATERS ENERGY EFFICIENT	200	125,000.00	KITCHEN RENOVATION	200	400,000.00
	STORM WINDOWS	200	300,000.00	TERMITE TESTING AND ERADICATION	200	200,000.00
	MODULAR PLAYGROUND EQUIPMENT	1	25,000.00	SECURITY CAMERAS	5	200,000.00
		Subtotal	\$2,805,000.00		Subtotal	\$2,575,000.00

Attachment #1021c01

Annual Statement /Performance and Evaluation Report

Capital Funds Program and Capital Fund Program Replacement Housing Factor and
Capital Funds Financing Program

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 4/30/2011

Part I: Summary

PHA Name: **PAHOKEE HOUSING AUTHORITY, INC**

Grant Type and Number:
Capital Fund Program No: **FL14P021501-09**
Replacement Housing Factor Grant No:

FFY of Grant: 2009
FFY of Grant Approval: 2009

Date of CFFP:

Original Annual Statement Reserved for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 12/31/2009 Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1405 Operating Expenses (may not exceed 20% of line 20) 3	27,000.00		27,000.00	0.00
3	1408 Management Improvements	48,459.00		48,459.00	0.00
4	1410 Administration	70,000.00		70,000.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	90,000.00		90,000.00	1,400.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	75,000.00		0.00	0.00
10	1460 Dwelling Structures	660,000.00		0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00		0.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	0.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1492 Moving to Work Demonstration	0.00		0.00	0.00
16	1495.1 Relocation Costs	12,000.00		12,000.00	0.00
17	1499 Development Activities 4	0.00		0.00	0.00

1 To be completed for the Performance and Evaluation Report
2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
3 PHAs with under 250 units in management may use 100% of CFF Grants for operations.
4 RHF funds shall be included here.

John P. ... 4/9/10

Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: PAHOKEE HOUSING AUTHORITY, INC		Grant Type and Number: Capital Fund Program No: FL14P021501-09 Replacement Housing Factor Grant No:		FFY of Grant: 2009	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009		<input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report		FFY of Grant Approval: 2009	
No.		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00		0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00		0.00	0.00
19	1502 Contingency (may not exceed 8% of Line 20)	0.00		0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)	\$982,459.00		\$247,459.00	\$1,400.00
21	Amount of Line 20 Related to LBP Activities	0.00		0.00	0.00
22	Amount of Line 20 Related to Section 504 Compliance	0.00		0.00	0.00
23	Amount of Line 20 Related to Security - Soft Costs	23,459.00		23,459.00	0.00
24	Amount of Line 20 Related to Security - Hard Costs	75,000.00		0.00	0.00
25	Amount of Line 20 Related to Energy Conservation Measures	0.00		0.00	0.00
Signature of Executive Director		Date		Signature of Public Housing Director	

- 1 To be completed for the Performance and Evaluation Report
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
- 4 RHF Funds shall be included here.

[Handwritten Signature]
 Date: 4/9/10

Attachment #1021d01

Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: **PAHOKEE HOUSING AUTHORITY, INC** Grant Type and Number: **FL14S021501-09** FFY of Grant: **2009**
 Capital Fund Program No: **FL14S021501-09** FFY of Grant Approval: **2009**
 Replacement Housing Factor Grant No: **FL14S021501-09** Date of CFFP: **2009**

Line No.	Original	Total Estimated Cost		Obligated	Total Actual Cost	
		Original	Revised 2		Obligated	Expended
1	Total Non-Capital Funds					
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	0.00		0.00		0.00
3	1408 Management Improvements	35,000.00		35,000.00		0.00
4	1410 Administration	70,852.00		70,852.00		5,000.00
5	1411 Audit	0.00		0.00		0.00
6	1415 Liquidated Damages	0.00		0.00		0.00
7	1430 Fees and Costs	85,000.00		85,000.00		9,987.20
8	1440 Site Acquisition	0.00		0.00		0.00
9	1450 Site Improvement	0.00		0.00		0.00
10	1460 Dwelling Structures	1,060,000.00		323,740.00		62,010.72
11	1465.1 Dwelling Equipment-Nonexpendable	0.00		0.00		0.00
12	1470 Nondwelling Structures	0.00		0.00		0.00
13	1475 Nondwelling Equipment	0.00		0.00		0.00
14	1485 Demolition	0.00		0.00		0.00
15	1492 Moving to Work Demonstration	0.00		0.00		0.00
16	1495.1 Relocation Costs	0.00		0.00		0.00
17	1499 Development Activities 4	0.00		0.00		0.00

- 1 To be completed for the Performance and Evaluation Report
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- 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
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John P. [Signature]

Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: PAHOKEE HOUSING AUTHORITY, INC		Grant Type and Number: FL14S021501-09	FFY of Grant: 2009		
		Capital Fund Program No: FL14S021501-09	FFY of Grant Approval: 2009		
		Replacement Housing Factor Grant No:			
		Date of CFFP:			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report					
No.		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00		0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	-		-	-
19	1502 Contingency (may not exceed 8% of Line 20)	0.00		0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)	\$1,250,852.00		\$514,592.00	\$76,997.92
21	Amount of Line 20 Related to LBP Activities	0.00		0.00	0.00
22	Amount of Line 20 Related to Section 504 Compliance	0.00		0.00	0.00
23	Amount of Line 20 Related to Security - Soft Costs	35,000.00		35,000.00	0.00
24	Amount of Line 20 Related to Security - Hard Costs	0.00		0.00	0.00
25	Amount of Line 20 Related to Energy Conservation Measures	0.00		0.00	0.00
Signature of Executive Director		Signature of Public Housing Director		Date	

- 1 To be completed for the Performance and Evaluation Report
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
- 4 RHF funds shall be included here.

[Handwritten Signature]
[Handwritten Signature]
 4/9/10

Attachment #1021e01
 Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: **PAHOKEE HOUSING AUTHORITY, INC** Grant Type and Number: **FL14P021501-08** FFY of Grant: **2008**
 Capital Fund Program No: **FL14P021501-08** FFY of Grant Approval: **2008**
 Replacement Housing Factor Grant No: **FL14P021501-08** Date of CFFP:

Line No.	Description	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	30,000.00		30,000.00	0.00
3	1408 Management Improvements	25,000.00		25,000.00	0.00
4	1410 Administration	90,000.00		90,000.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	73,000.00		73,000.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	0.00		0.00	0.00
10	1460 Dwelling Structures	354,314.00		0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	391,875.00		0.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	20,000.00		20,000.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1492 Moving to Work Demonstration	0.00		0.00	0.00
16	1495.1 Relocation Costs	4,000.00		4,000.00	0.00
17	1499 Development Activities 4	0.00		0.00	0.00

- 1 To be completed for the Performance and Evaluation Report
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
- 4 RHF funds shall be included here.

[Handwritten Signature]
 Date: 4/9/10

Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: PAHOKEE HOUSING AUTHORITY, INC		Grant Type and Number: FL 14P021501-08	FFY of Grant: 2008		
Performance and Evaluation Report for Period Ending: 12/31/2009		Capital Fund Program No: FL 14P021501-08	FFY of Grant Approval: 2008		
Date of O-FFP:		Replacement Housing Factor Grant No:			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
No.		Original	Revised 2	Obligated	Expended
16a	1501 Collateralization or Debt Service Paid by the PHA	0.00		0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	0.00	-	-
19	1502 Contingency (may not exceed 8% of Line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)	\$988,189.00		\$242,000.00	\$0.00
21	Amount of Line 20 Related to LBP Activities	0.00		0.00	0.00
22	Amount of Line 20 Related to Section 504 Compliance	80,000.00		0.00	0.00
23	Amount of Line 20 Related to Security - Soft Costs	5,000.00		5,000.00	0.00
24	Amount of Line 20 Related to Security - Hard Costs	0.00		0.00	0.00
25	Amount of Line 20 Related to Energy Conservation Measures	0.00		0.00	0.00
Signature of Executive Director		Date	Signature of Public Housing Director		Date

- 1 To be completed for the Performance and Evaluation Report
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
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[Handwritten Signature]

Annual Statement Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
FL021-002	REPLACE REFRIGERATORS	1465.1	75	35,625.00		0.00	0.00	
McCLURE VILLAGE	REPLACE STOVES	1465.1	75	26,250.00		0.00	0.00	
AMP#1								
FL021-003	CONVERT TO 504 COMPLIANCE	1460	1	40,000.00		0.00	0.00	
PADGETT ISLAND	BATHROOM RENOVATIONS	1460	50	235,193.00		0.00	0.00	
AMP# 2	REPLACE REFRIGERATORS	1465.1	200	95,000.00		0.00	0.00	
	REPLACE STOVES	1465.1	200	70,000.00		0.00	0.00	
FL021-004	CONVERT TO 504 COMPLIANCE	1460	1	40,000.00		0.00	0.00	
FREMD VILLAGE	REPLACE REFRIGERATORS	1465.1	200	95,000.00		0.00	0.00	
	REPLACE STOVES	1465.1	200	70,000.00		0.00	0.00	
AMP #3	RECONFIGURE LARGE/SMALL UNITS	1460	1	24,121.00		0.00	0.00	

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 2 To be completed for the Performance and Evaluation Report
 Page 3 of 4
 Form HUD-50076.1 (4/2008)

Annual Statement Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages

PHA Name: PAHOKEE HOUSING AUTHORITY, INC		Grant Type and Number: FL14P021501-08				Federal FFY of Grant: 2008		
		Capital Fund Program No:	Replacement Housing Factor Grant No:	CFFP (Yes/No)		No	Status of Work	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
PHA-WIDE	OPERATIONS - GENERAL FUND	1406		20,000.00		20,000.00	0.00	
	OPERATIONS CONSULTING	1406		10,000.00		10,000.00	0.00	
	RESIDENT TRAINING	1408		5,000.00		5,000.00	0.00	
	STAFF DEVELOPMENT	1408		5,000.00		5,000.00	0.00	
	CRIME PREVENTION SECURITY	1408		5,000.00		5,000.00	0.00	
	NEW FILEDGER & APAYABLE SOFTWARE UPGRADES	1408		10,000.00		10,000.00	0.00	
	A&E SERVICES	1430		70,000.00		70,000.00	0.00	
	ADVERTISEMENT	1430		3,000.00		3,000.00	0.00	
	CFP MANAGEMENT FEES	1410		90,000.00		90,000.00	0.00	
	RELOCATION COST	1495.1		4,000.00		4,000.00	0.00	
	WINDOWS SERVER UPGRADE (HARDWARE)	1475		20,000.00		20,000.00	0.00	
	CONSTRUCTION SUPERVISOR	1460		15,000.00		0.00	0.00	
				\$988,189.00		\$242,000.00	\$0.00	0% Completed

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

2/27/10 To be completed for the Performance and Evaluation Report
 [Signature] 2/9/10

Attachment #1021f01
Annual Statement /Performance and Evaluation Report
Capital Funds Program and Capital Fund Program Replacement Housing Factor and
Capital Funds Financing Program

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: **PAHOKEE HOUSING AUTHORITY, INC**
 Grant Type and Number: **FL14P021501-07**
 Capital Fund Program No: **FL14P021501-07**
 Replacement Housing Factor Grant No:
 Date of CFFP:

Line No.	Original Annual Statement Performance and Evaluation Report for Period Ending: 12/31/2009	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	40,000.00	40,000.00	40,000.00	0.00
3	1408 Management Improvements	101,000.00	71,720.00	71,720.00	0.00
4	1410 Administration	84,000.00	60,000.00	60,000.00	24,000.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	48,000.00	48,000.00	48,000.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	9,996.00	9,996.00	9,996.00	0.00
10	1460 Dwelling Structures	575,000.00	668,280.00	668,280.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	40,000.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	5,000.00	5,000.00	5,000.00	0.00
17	1499 Development Activities 4	0.00	0.00	0.00	0.00

- 1 To be completed for the Performance and Evaluation Report
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
- 4 RHF funds shall be included here.

John P. Kelly, Sr. Dir.
 4/19/10

Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: **PAHOKEE HOUSING AUTHORITY, INC**

Grant Type and Number: **FL14P021501-07**
 Capital Fund Program No:
 Replacement Housing Factor Grant No:

FFY of Grant: **2007**
 FFY of Grant Approval: **2007**

Original Annual Statement Reserved for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 12/31/2009 Final Performance and Evaluation Report

Date of CFFP:

No.	Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of Line 20)	0.00	0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)	\$902,996.00	\$902,996.00	\$24,000.00
21	Amount of Line 20 Related to LBP Activities	0.00	0.00	0.00
22	Amount of Line 20 Related to Section 504 Compliance	0.00	0.00	0.00
23	Amount of Line 20 Related to Security - Soft Costs	30,000.00	26,720.00	26,720.00
24	Amount of Line 20 Related to Security - Hard Costs	0.00	0.00	0.00
25	Amount of Line 20 Related to Energy Conservation Measures	0.00	0.00	0.00
Signature of Executive Director		Signature of Public Housing Director		Date

- 1 To be completed for the Performance and Evaluation Report
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
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Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0225
 Expires 4/30/2011

Part II: Supporting Pages

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
PHA Name: PAHOKEE HOUSING AUTHORITY, INC			Grant Type and Number: FL14P021501-07			CFPP (Yes/No) No		Federal FFY of Grant 2007
Capital Fund Program No: FL14P021501-07			Replacement Housing Factor Grant No:					
Date of CFPP:								
FL021-002	FILL SOD & LANDSCAPING	1460	75	9,996.00	9,996.00	9,996.00	0.00	IN PROGRESS
McCLURE	INTERIOR PAINT	1460	1	50,000.00	50,000.00	50,000.00	0.00	IN PROGRESS
VILLAGE	PLAY GROUND EQUIPMENT	1475	1	15,000.00	0.00	0.00	0.00	MOVE TO AMP-3
	VEHICLE PURCHASE	1475	1	25,000.00	0.00	0.00	0.00	MOVE TO AMP-3
	BATH ROOM RENOVATION	1460		180,000.00	0.00	0.00	0.00	MOVE TO AMP-3
	ROOF REPLACEMENT	1460		325,000.00	0.00	0.00	0.00	MOVE TO AMP-3
FL021-003	BATH ROOM RENOVATION (UNITS C AND D)	1460	112	0.00	138,280.00	138,280.00	0.00	IN PROGRESS
PADGETT	BATH ROOM RENOVATION (PROPOSED UNITS)	1460	200	0.00	480,000.00	480,000.00	0.00	IN PROGRESS
ISLAND	CONSTRUCTION SUPERVISION	1460	51	20,000.00	0.00	0.00	0.00	MOVE TO B/RENOVA

Attachment #1021901
 Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: **PAHOKEE HOUSING AUTHORITY, INC**
 Grant Type and Number: **FL14P021501-06**
 Capital Fund Program No.: **FL14P021501-06**
 Replacement Housing Factor Grant No.:
 Date of CFFP:

Line No.	Original	Total Estimated Cost		Total Actual Cost 1	
		Revised 2	Obligated	Expended	
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	50,000.00	50,000.00	50,000.00	45,859.69
3	1408 Management Improvements	40,000.00	40,000.00	40,000.00	0.00
4	1410 Administration	75,000.00	75,000.00	75,000.00	75,000.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	63,000.00	63,000.00	63,000.00	58,702.46
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	25,000.00	9,965.00	9,965.00	3,880.00
10	1460 Dwelling Structures	704,743.00	719,778.00	719,778.00	317,477.17
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities 4	0.00	0.00	0.00	0.00

- 1 To be completed for the Performance and Evaluation Report
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
- 4 RHF funds shall be included here.

[Handwritten Signature]
 4/19/10

Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: **PAHOKEE HOUSING AUTHORITY, INC** Grant Type and Number: **FL 14P021501-06** FFY of Grant: **2006**
 Capital Fund Program No: **FL 14P021501-06** FFY of Grant Approval: **2006**
 Replacement Housing Factor Grant No: **FL 14P021501-06** Date of C=FP: **12/31/2009**

No.	Original Annual Statement Performance and Evaluation Report for Period Ending: 12/31/2009	Reserved for Disasters/Emergencies		Original	Revised Annual Statement (revision no: 1)		Obligated	Expended
		<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
18a	1501 Collateralization or Debt Service Paid by the PHA			0.00		0.00	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment			0.00		0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of Line 20)			0.00		0.00	0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)			\$957,743.00		\$957,743.00	\$957,743.00	\$500,919.32
21	Amount of Line 20 Related to LBP Activities			0.00		0.00	0.00	0.00
22	Amount of Line 20 Related to Section 504 Compliance			0.00		0.00	0.00	0.00
23	Amount of Line 20 Related to Security - Soft Costs			10,000.00		10,000.00	10,000.00	0.00
24	Amount of Line 20 Related to Security - Hard Costs			0.00		0.00	0.00	0.00
25	Amount of Line 20 Related to Energy Conservation Measures			0.00		0.00	0.00	0.00
Signature of Executive Director				Date	Signature of Public Housing Director			Date

1 To be completed for the Performance and Evaluation Report
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 4 RHF funds shall be included here.

[Handwritten Signature]
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 4/19/11

Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0225
 Expires 4/30/2011

Part II: Supporting Pages

PHA Name:	Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Grant Type and Number: Capital Fund Program No: Replacement Housing Factor Grant No: Date of CFFP:	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
						Original	Revised 1	Funds Obligated 2	Funds Expended 2	
	PAHOKEE HOUSING AUTHORITY, INC		FL14P021501-06							Federal FFY of Grant: 2006
	FL021-002	FILL SOD & LANDSCAPING		1450		20,000.00	3,880.00	3,880.00	3,880.00	COMPLETED
	McCLURE	ELECTRICAL UPGRADE (POWER LEG REPAIRS)		1460	38	65,032.00	0.00	0.00	0.00	MOVED TO 21-3
	VILLAGE									
	FL021-003	ELECTRICAL UPGRADE(EMERGENCY ITEM)		1460	38	0.00	94,600.00	94,600.00	0.00	IN PROGRESS
	PADGETT	BATHROOM RENOVATIONS		1460	112	639,711.00	368,825.21	368,825.21	61,124.38	IN PROGRESS
	ISLAND	ASBESTOS SURVEY		1460	51	0.00	18,000.00	18,000.00	18,000.00	COMPLETE
		WALL HEATER & EXHAUST FANS REPLACEMENT		1460	87	0.00	10,210.00	10,210.00	10,210.00	COMPLETE
		IMPROVEMENTS @ PADGETT FOR HURRICANE DAMAGE UNIT (PHASE III)		1460	40	0.00	213,107.79	213,107.79	213,107.79	COMPLETE
		REPAIRS TO WEATHER HEADS		1460	10	0.00	15,035.00	15,035.00	15,035.00	COMPLETE
	FL021-004	SOD AND LANDSCAPING		1450		5,000.00	6,085.00	6,085.00	0.00	COMPLETE
	FREEMD									
	VILLAGE									

Attachment #1021h01
 Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: **PAHOKEE HOUSING AUTHORITY, INC**

Grant Type and Number: **FL14P021501-05**
 Capital Fund Program No:
 Replacement Housing Factor Grant No:

FFY of Grant: **2005**
 FFY of Grant Approval: **2005**

Original Annual Statement Reserved for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 12/31/2009 Revised Annual Statement (revision no: 1)
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	92,402.00	9,500.00	9,500.00	9,500.00
3	1408 Management Improvements	115,000.00	10,000.00	10,000.00	3,000.00
4	1410 Administration	75,000.00	75,000.00	75,000.00	75,000.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	69,000.00	69,000.00	69,000.00	65,723.18
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	115,000.00	0.00	0.00	0.00
10	1460 Dwelling Structures	520,000.00	822,902.00	822,902.00	822,902.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities 4	0.00	0.00	0.00	0.00

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John G. [Signature] 11/9/10

Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: **PAHOKEE HOUSING AUTHORITY, INC**
 Grant Type and Number: **FL14P021501-05**
 Capital Fund Program No: **FL14P021501-05**
 Replacement Housing Factor Grant No:
 Date of CFFP:

No.	Original Annual Statement Performance and Evaluation Report for Period Ending: 12/31/2009	Reserved for Disasters/Emergencies		Original	Revised Annual Statement (revision no: 1)		Obligated	Expended
		<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
18a	1501 Collateralization or Debt Service Paid by the PHA			0.00	0.00	0.00	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment			-	-	-	-	-
19	1502 Contingency (may not exceed 8% of Line 20)			0.00	0.00	0.00	0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)			\$986,402.00	\$986,402.00	\$986,402.00	\$976,125.18	
21	Amount of Line 20 Related to LBP Activities			0.00	0.00	0.00	0.00	0.00
22	Amount of Line 20 Related to Section 504 Compliance			0.00	0.00	0.00	0.00	0.00
23	Amount of Line 20 Related to Security - Soft Costs			20,000.00	0.00	0.00	0.00	0.00
24	Amount of Line 20 Related to Security - Hard Costs			0.00	0.00	0.00	0.00	0.00
25	Amount of Line 20 Related to Energy Conservation Measures			0.00	0.00	0.00	0.00	0.00
Signature of Executive Director				Date	Signature of Public Housing Director			Date

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 Date: 4/9/10

Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
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U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Part II: Supporting Pages

PHA Name:	PAHOKEE HOUSING AUTHORITY, INC		Grant Type and Number:		FL14P021501-05		FFY of Grant: 2005	
	Development Number Name/PHA-Wide Activities		General Description of Major Work Categories		Capital Fund Program No:	Replacement Housing Factor Grant No:	CFPP (Yes/No)	Status of Work
Development Number	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Funds Obligated 2	Funds Expended 2		
FL021-001	FILL SOD & LANDSCAPING	1450	40	5,000.00	0.00	0.00	MOVE TO 21-002	
LL STUCKEY	RELOCATE WATER METERS	1450	40	25,000.00	0.00	0.00	MOVE TO 21-002	
HOMES								
FL021-002	REPAIR CONCRETE RAILINGS/PORCHES	1450	38	40,000.00	0.00	0.00	MOVE TO WM	
McCLURE	RELOCATE WATER METERS	1450	75	45,000.00	0.00	0.00	MOVE TO HVAC	
VILLAGE	HVAC INSTALL/INTERIOR REPAIRS	1460	75	0.00	162,686.08	162,686.08	COMPLETE	
	HVAC GABLE END REPAIRS	1460	75	0.00	176,556.57	176,556.57	COMPLETE	
	INSTALL METAL RAILS	1460	58	0.00	14,355.00	14,355.00	COMPLETE	
FL021-003	PADGETT IMPROVEMENTS/ PHASE 3/ TILE ARUND TUB/ TUB	1460	200	0.00	161,084.90	161,084.90	COMPLETE	
PADGETT	PLUMBING							
ISLAND	WEATHER HEADS	1460	48	30,000.00	74,852.00	74,852.00	COMPLETE	
	EXTERIOR PAINTING	1460	200	80,000.00	0.00	0.00	MOVE TO 21-002	
	REPAIR EXHAUST FANS	1460	63	0.00	9,450.00	9,450.00	COMPLETE	
FL021-004	INTERIOR IMPROVEMENTS / PHASE 2/RENOVATE ALL		205	410,000.00	221,367.45	221,367.45	COMPLETE	
FREMD	BATHROOMS/ TILE AROUND TUB/TUB PLUMBING	1460	17	0.00	2,550.00	2,550.00	COMPLETE	
VILLAGE								

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 Page 3 of 4
 form HUD-50075.1 (4/2008)

Attachment: fl021i01
Pahokee Housing Authority
Resident Advisory Board Consultation Process and Comments – FYB 2010

1. Resident notification of appointment to the Advisory Board

At beginning of PHA Plan process, sent out letter to all residents/participants of opportunity to serve on Resident Advisory Board December 18, 2009
2. Resident Advisory Board Selection

Selection made from resident/participant response December 18, 2009
3. Meeting Organization

Schedule date to meet with Resident Advisory Board for input to PHA Plan December 18, 2009

Notify Resident Advisory Board of scheduled meeting January 7, 2010

Hold Resident Advisory Board meeting January 19, 2010
4. Notification of Public Hearing

Schedule date for Public Hearing and place ad January 23, 2010

Notify Resident Advisory Board

Hold Public Hearing meeting April 1, 2010
5. Documentation of resident recommendations and PHA's response to recommendations

January 19, 2010
10:00 a.m.

Recommendation #1: Residents would like for PHA to make training available to residents on Violence Against Women Act, so that the residents can understand their rights and protection under this act.

PHA Response: PHA has included training in its Capital Fund plan to address this recommendation.

Recommendation #2: PHA should work closely with the local college to promote self-sufficiency.

PHA Response: While PHA currently works with the local college; PHA will be hiring a Residents Services Coordinator to ensure that residents access programs to enhance self-sufficiency.

Recommendation #3: PHA needs to provide housing keeping training to residents.

PHA Response: PHA currently requires new move-ins to view videos on general housekeeping standards; however, PHA will extend this training to its residents. PHA believes this initiative can be handled absent additional funding request under its Capital Fund Program.

Recommendation #4: Residents needs to be more involved in Community Observer Policing program to promote safety and help combat crime.

PHA Response: PHA currently offers meeting space to the Palm Beach County Sheriff's Office to hold its Community Observer Policing (COP) meetings. PHA will continue to make residents aware of the program through newsletters and meetings with residents; however, COP is a strictly volunteer program, which means it is a resident's choice whether or not they want to participate in the program.

Recommendation #5: Residents would like PHA to consider constructing a gated community for seniors.

PHA Response: This recommendation is presently being explored by PHA and is included in Agency Plan.

Recommendation #6: Residents recommends that PHA build homes so that qualified residents can become homeowners in a city that they love, Pahokee.

PHA Response: This recommendation is presently being explored by PHA and is included in Agency Plan.