

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
-----------------------------------	---	--

1.0	PHA Information PHA Name: <u>Pasco County Housing Authority</u> PHA Code: <u>FL104</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2010</u>
------------	---

2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>207</u> Number of HCV units: <u>1,424</u>
------------	--

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
------------	--

4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
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.
------------	--

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: The mission of the Pasco County Housing Authority (PCHA) is to provide low-income families, elderly and disabled people with safe, decent and affordable housing as they strive to achieve self-sufficiency and improve the quality of their lives. The PCHA is committed to operating in an efficient, ethical and professional manner, and will create and maintain partnerships with its clients and with appropriate community service agencies in order to successfully accomplish this mission.
------------	---

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.
------------	--

Goal #1: Expand the Supply of Assisted Housing

Objective #1: The PCHA will apply for additional Housing Choice Vouchers when available.

Objective #2: The PCHA will reduce public housing vacancies by decreasing the average unit turnaround days by 20 days.

Objective #3: The PCHA will leverage private or other public funds to create additional housing opportunities through Shelter Plus Care and HOPWA grants.

Objective #4: The PCHA will work with Pasco County to acquire units under the Neighborhood Stabilization Program.

Goal # 2: Improve the Quality of Assisted Housing

Objective #1: The PCHA will decrease and maintain the vacancy rate in Public Housing to no greater than 5%.

Objective #2: The PCHA will maintain high performer status in the Housing Choice Voucher Program under SEMAP.

Objective #3: The PCHA will provide training (i.e. HUD regulations, HUD policies, PHA policies) to program staff in-house on a monthly basis and annually through outside vendors.

Objective #4: The PCHA will increase customer satisfaction by sending staff to communication seminars.

Objective #5: The PCHA will review annually and update as necessary the tenant information booklet passed out at the interview with clients.

Objective #6: The PCHA staff will take more time with initial interviews and conduct no more than 8 interviews per day.

Objective #7: The PCHA staff will review and update all tenant files annually.

Objective # 8: The PCHA will renovate and modernize public housing units through the capital fund and operating funds. The scheduled work will include:

- 1) Update ranges, refrigerators, washers and dryers
- 2) Conversion of an additional unit to 504 compliance
- 3) Replace exterior doors and windows

Goal # 3: Increase Assisted Housing Choices

Objective #1: The PCHA will provide mobility counseling to all clients on an annual basis.

Objective: #2: The PCHA will cross-train additional staff to handle portability clients.

Objective: #3: Will work with 25 HCV families in partnership with Pasco County Community Development Division (CDD) First Time Homebuyers Program, the Pasco County CDD SHIP Program, and the East Pasco Habitat for Humanity Program so they may obtain Homeownership.

Objective: #4 Will work with Pasco County CDD to acquire units under the neighborhood stabilization program.

Objective # 5: Will apply for rental assistance from the City of Tampa's HOPWA Program to assist 30 HIV/AIDS person/families per year.

Objective # 6: Will apply for Rental Assistance through the Shelter Plus Care Program to assist 10 homeless families on a yearly basis.

Goal # 4: Improve Community Quality of Life and Economic Vitality

Objective #1: Continue Contract with the Pasco County Sheriff's Office through the Capital Fund Program to provide above baseline coverage in Cypress Villas I & II.

Objective #2: Conduct a meeting two (2) times a year with Pasco County Housing Authority Staff, the Pasco County Sheriff's office and the residents of Cypress Villas I & II.

Objective # 3: Maintain Elderly Designation of Pasco Terrace and Citrus Villas.

Goal # 5: Promote Self-Sufficiency and Asset Development of Families and Individuals

Objective #1: Provide a computer lab in Lacoachie in conjunction with the Pasco County Sheriff's office.

Objective #2: PCHA will maintain a minimum of 30 persons in the HCV Family Self-Sufficiency Program.

Objective #3: PCHA provides resource information of support services to all elderly and families with disabilities.

Objective #4: An annual meeting will be held for all clients of PCHA with vendors of support services in Pasco County.

Goal #6: Ensure Equal Opportunity in Housing for all Americans

Objective #1: PCHA will ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability.

Objective #2: PCHA will provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability.

Objective # 3: PCHA will ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5 year plan.

A report on the progress The Pasco County Housing Authority has made in meeting the goals and objectives described in the previous 5-Year Plan can be found in 10.0 (a) pages 16-19.

PHA Plan Update

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

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including De-concentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

There have been no revisions, since the last annual plan submission, to the Pasco County Housing Authority's statements on eligibility, selection and admissions policies, including de-concentration and wait list procedures.

6.0

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

{Please see the following page for a statement of financial resources.}

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2009 grants)		
a) Public Housing Operating Fund	\$591,589.00	
b) Public Housing Capital Fund	\$299,579.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$8,992,297.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
HOPWA	\$245,000.00	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP 2009	\$70,178.00	
3. Public Housing Dwelling Rental Income		PH Operations
Tenant Rents	\$293,644.00	
4. Other income (list below)		
Tenant Charges	\$40,529.00	PH Operations
Laundry Revenue	\$4,000.00	PH Operations
4. Non-federal sources (list below)		
Interest Income	\$2,496.00	PH Operations
Total resources	\$10,494,312	

- 3. Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

There have been no revisions, since the last annual plan submission, to the Pasco County Housing Authority's statements on rent determination.

- 4. Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

There have been no revisions, since the last annual plan submission, to the Pasco County Housing Authority's statements on operation and management.

- 5. Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

There have been no revisions, since the last annual plan submission, to the Pasco County Housing Authority's grievance procedures.

- 6. Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.

The Pasco County Housing Authority has received elderly designation for Pasco Terrace (50 Units) and Citrus Villas (70 Units) public housing developments (FL104-00003 and FL 104-000001 respectively). The Elderly Designation Plan was approved on March 27, 2009 and will be resubmitted for approval again in February of 2011 to maintain elderly designation status at Pasco Terrace and Citrus Villas.

- 7. Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**

There have been no revisions, since the last annual plan submission, to the Pasco County Housing Authority's statements on community service and self-sufficiency.

8. Safety and Crime Prevention. For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

There have been no revisions, since the last annual plan submission, to the Pasco County Housing Authority's statements on safety and crime prevention.

9. Pets. A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

There have been no revisions, since the last annual plan submission, to the Pasco County Housing Authority's statements on pets.

10. Civil Rights Certification. A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

The Pasco County Housing Authority annually reviews their programs to determine whether they are reaching all eligible population groups. If they find that the programs are disproportionately serving only some groups and not others, the Pasco County Housing Authority takes action to increase housing or social service opportunities for under-served households. The Authority is also in compliance with Executive Order 11063, which requires nondiscrimination and equal opportunity. The rules implementing this Executive Order require that the Pasco County Housing Authority maintain demographic data in connection with its programs and take "affirmative action to overcome the effects of prior discrimination" (24 CFR Part 107). Records of the steps required to affirmatively further fair housing, as well as the impacts that were made regarding the same are collected and maintained in a flat file database on an annual basis and is will be kept in the main office of the Housing Authority. Record keeping for this initiative includes but is not be limited to: race, ethnicity, familial status, and disability status of program participants and prospective participants.

11. Fiscal Year Audit. The results of the most recent fiscal year audit for the PHA.

The most recent completed fiscal audit dated 09/30/08 for the Pasco County Housing Authority conducted by The NCT Group CPA's, L.L.P certified that there were no audit findings or questioned costs.

12. Asset Management. A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the

agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

There have been no revisions, since the last annual plan submission, to the Pasco County Housing Authority's statements on Asset Management.

13. Violence Against Women Act (VAWA). A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

There have been no revisions, since the last annual plan submission, to the Pasco County Housing Authority's statements on 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.

Copies of the FY 2010 Annual Plan can be obtained at the PHA's Main Office at the following address:

Pasco County Housing Authority
14517 7th Street
Dade City, Florida 33523

7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i>
	Not Applicable

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>Please See attached- f1104a01; f1104b01; f1104c01; f1104d01; f1104e01; f1104f01; f1104g01 and, f1104h01.</p>
------------	---

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>Please See attached- f1104i01.</p>
------------	---

8.3	<p>Capital Fund Financing Program (CFFP).</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> <p>Not Applicable</p>
------------	--

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. Note: Standard and Troubled PHAs complete annually; Small and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.

Housing Needs of Families on the PHA's 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/sub-jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting List Total	176		20
Extremely Low Income <=30% AMI			
Very Low Income >50% but <80% AMI			
Low Income >50% but <80% AMI			
Families with Children	129	73%	
Elderly Families	7	4%	
Families with Disabilities	40	23%	
Race/Ethnicity-White	120	69%	
Race/Ethnicity-Black	53	30%	
Race/Ethnicity-Hispanic	46	26%	
Race/Ethnicity-Asian/Pacific Islander	1	1%	
Race/Ethnicity-Unknown	0	0%	

9.0

Public Housing Site-Based Waiting Lists

Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics
Cypress Villas I FL104-001 Dade City , Florida	June 2000	White-20% Black-80% American Indian/Alaskan Native-0% Asian or Pacific Islander-0% Hispanic- 24% Non-Hispanic- 76%	White-73% Black-24% American Indian/Alaskan Native-1% Asian or Pacific Islander-1% Hispanic-26% Mixed-1% Non-Hispanic-74%	White (+53%) Black (-56%) American Indian/Alaskan Native (+1%) Asian or Pacific Islander (+1%) Hispanic (+2%) Mixed (+1%) Non-Hispanic (-2%)
Cypress Villas II FL104-004 Dade City, Florida	June 2000	White-20% Black-80% American Indian/Alaskan Native-0% Asian or Pacific Islander-0% Hispanic-24% Non-Hispanic- 76%	White-75% Black-21% American Indian/Alaskan Native-1% Asian or Pacific Islander-1% Hispanic-32% Mixed-2% Non-Hispanic-68%	White (+55 %) Black (-59%) American Indian/Alaskan Native (+1%) Asian or Pacific Islander (+1%) Hispanic (+8%) Mixed (+2%) Non-Hispanic (-8%)
Pasco Terrace FL104-007 Port Richey, Florida	June 2000	White-96% Black-4% American Indian/Alaskan Native-0% Asian or Pacific Islander-0% Hispanic-4% Non-Hispanic- 96%	White-96% Black-2% American Indian/Alaskan Native-2% Asian or Pacific Islander-0% Hispanic-15% Non-Hispanic-85%	White (0%) Black (-2%) American Indian/Alaskan Native (+2%) Asian or Pacific Islander (0%) Hispanic (+11%) Non-Hispanic (-11%)

Public Housing Site-Based Waiting Lists-Continued

Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics
Bonnie Dale Villas FL104-004 New Port Richey, Florida	June 2000	White-93% Black-5% American Indian/Alaskan Native-2% Asian or Pacific Islander-0% Hispanic-7% Mixed-0% Non-Hispanic-93%	White-84% Black-10% American Indian/Alaskan Native-1% Asian or Pacific Islander-4% Hispanic-20% Mixed-1% Non-Hispanic-80%	White (-9%) Black (+5%) American Indian/Alaskan Native (-1 %) Asian or Pacific Islander (+4 %) Hispanic (+13%) Mixed (+1%) Non-Hispanic (-13%)
Sunny Dale Villas FL104-005 New Port Richey, Florida	June 2000	White-93% Black-5% American Indian/Alaskan Native-2% Asian or Pacific Islander-0% Hispanic-7% Non-Hispanic-93%	White-88% Black-10% American Indian/Alaskan Native-1% Asian or Pacific Islander-1% Hispanic-21% Non-Hispanic-79%	White (-5%) Black (+5%) American Indian/Alaskan Native (-1 %) Asian or Pacific Islander (+1 %) Hispanic (+14%) Non-Hispanic (-14%)
Citrus Villas FL104-001 Dade City, Florida	June 2000	White-80% Black-20% American Indian/Alaskan Native-0% Asian or Pacific Islander-0% Hispanic-7% Non-Hispanic-93%	White-71% Black-29% American-0% Indian/Alaskan Native-0% Asian or Pacific Islander-0% Hispanic-7% Non-Hispanic-93%	White (+31%) Black (+9%) American Indian/Alaskan Native (0%) Asian or Pacific Islander (0%) Hispanic (0%) Non-Hispanic (0%)

9.0	Also, please see attachment fl104j01 for an 9 page, in-depth, housing needs data analysis provided by The Shimberg Center for Affordable Housing: Florida Housing Data Clearinghouse that includes a housing profile for Pasco County, Florida with the following data: population projections; existing home values (based on County property appraisers' just value); rents; cost burden; household income; elderly households by age and cost burden; size of household; households by size and cost burden; age of housing and substandard housing.
-----	---

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: Standard and Troubled PHAs complete annually; Small and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.

Strategy # 1: The Pasco County Housing Authority will maximize the number of affordable units available to the PHA within its current resources by:

- Employing effective maintenance and management policies to minimize the number of public housing units off-line
- Reducing the turnover time for vacated public housing units
- Reducing the time to renovate public housing units
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

Strategy # 2: The Pasco County Housing Authority will increase the number of affordable housing units by:

- Applying for additional section 8 vouchers should they become available
- Pursue housing resources other than public housing or section 8 tenant-based assistance

Strategy # 3: The Pasco County Housing Authority will target available assistance to families at or below 30% of AMI

- The Pasco County Housing Authority will exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- The Pasco County Housing Authority will exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance

Strategy # 4: The Pasco County Housing Authority will target available assistance to families at or below 50% of AMI

The Pasco County Housing Authority will target more than 40% of all new admissions to public housing to families at or below 30% of medium income

Strategy # 5: The Pasco County Housing Authority will target available assistance to the elderly

- The Pasco County Housing Authority will continue to seek approval for its elderly designated properties, Citrus Villas and Pasco Terrace, as required every 2 years
- The Pasco County Housing Authority will apply for special purpose vouchers targeted to the elderly should they become available

9.1

Strategy # 6: The Pasco County Housing Authority will target available assistance to families with disabilities

- The Pasco County Housing Authority will carry out modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- The Pasco County Housing Authority will apply for special purpose vouchers targeted to families with disabilities should they become available
- The Pasco County Housing Authority will market to local non-profit agencies that assist families with disabilities

Strategy # 7: The Pasco County Housing Authority will increase awareness of PHA resources among families of races and ethnicities with disproportionate needs

- The Pasco County Housing Authority affirmatively market to races/ethnicities shown to have disproportionate housing needs

Strategy # 8: The Pasco County Housing Authority will conduct activities to affirmatively further fair housing

- The Pasco County Housing Authority will market Housing Choice Voucher tenants as to location of units outside of areas of poverty/minority concentrations

The housing strategies selected by the Pasco County Housing Authority were all influenced by:

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

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

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. **Note: Standard and Troubled PHAs complete annually; Small and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

10.0

Goal #1: Expand the Supply of Assisted Housing

Objective #1: Apply for additional rental vouchers.

The Pasco County Housing Authority did apply for 50 FUP Vouchers under a FY 2009 NOFA. As of this writing, the Authority is still waiting for a notice from HUD as to whether the vouchers were awarded or not. And, the Housing Authority has applied for 100 Non-Elderly Persons with Disability Vouchers under a FY 2009 NOFA.

Objective #2: Reduce public housing vacancies: The PCHA will reduce public housing vacancies by purging each waiting list quarterly to ensure viable candidates remain on the lists.

The Pasco County Housing Authority did not need to purge the waiting list to ensure viable candidates because the amount of persons with preferences on the waiting list always guaranteed a viable waiting list because the people with preferences have complete and up to date information in their files. They are ready to be housed.

Objective #3: Will leverage private or other public funds to create additional housing opportunities: The PCHA Board is setting up a sub-committee to work with private and public sector to review and invest in affordable housing opportunities.

The PCHA Board assigned the Executive Director to work with the private and public sector to review and invest in affordable housing opportunities. For the first four (4) years of the last 5 year plan, the Executive Director did seek opportunities to invest in affordable housing opportunities, but it was at the time of the Top of the market bubble and the financing required made each and every deal that was reviewed not financially sound for the Housing Authority. Over the last this past year the Executive Director has been working with the Pasco County Community Development Division to acquire foreclosed multi-family properties through the Neighborhood Stabilization Program.

Objective #4: Acquire or build units or developments: The PCHA is looking into possibilities of building units and will do a needs assessment to determine the greatest housing needs

Steve Lowitz, Principle with Arbour Vally Development contacted the PCHA to see if the PCHA would partner with them in a private/nonprofit venture to develop rental units with tax credits in the Dade City, Florida area. The PCHA is currently working on submitting an application to start a non-profit and is applying for 501 (c) (3) status from the IRS to move forward with the partnership to develop new rental units.

Goal # 2: Improve the Quality of Assisted Housing

Objective #1: Improve public housing management: (PHAS Score) 88 The PCHA will work to further decrease the vacancy rate turnaround time to improve the PHAS score.

The PCHA's vacancy turnaround time has increased. The PCHA is currently working on this issue to reduce the vacancy turnaround time by 20 days.

Objective #2: Improve Voucher Management (SEMAP Score) 100%.

The PCHA maintains its high performer status.

Objective #3: Increase customer satisfaction: The PCHA is providing a new tenant information booklet passed out at interview with resident.

The PCHA has reviewed and updated annually the tenant information booklet that is passed out to all new tenants and current residents at annual recertification. The PCHA has also sent staff to communications seminars.

Objective #4: Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

- 1) PCHA will train staff to provide more information to tenants—Complete and on-going. (Training was and is provided monthly in-house and annually through outside vendors).
- 2) PCHA will take more time with initial interviews—The PCHA has mandated that only 8 interviews be conducted in one day.
- 3) PCHA will review tenant files regularly—Complete and on-going.
- 4) PCHA will use hand held-inspection system to assist with computerization of inspections in Section 8—Complete and on-going.

Objective #5: Renovate or modernize public housing units: The PCHA will do repairs to bathroom and kitchen cabinets as per the Capital Fund Program requirements.

The PCHA did repairs to the bathroom and kitchen cabinets through in-house operating funds. The Capital Fund during this period of time were needed to fund higher priority repairs, and they included:

- 1) Window replacement
- 2) Road Resurfacing
- 3) Installation of New Hot Water Heaters
- 4) Erosion Control
- 5) Replacement of Rear Screen Doors
- 6) Mold Abatement
- 7) Purchased New Ranges and Refrigerators

10.0

Goal # 3: Increase Assisted Housing Choices

Objective # 1: Provide voucher mobility counseling:

- 1) PCHA will provide a new informational packet containing more information concerning voucher mobility—Complete and on-going.
- 2) PCHA has assigned one specialist to take care of portability—Complete and on-going.

All PCHA clients are provided mobility counseling at least annually and as a new tenant.

Objective #2: Conduct outreach efforts to potential voucher landlords: The PCHA will establish a series of landlord summits.

The PCHA did not need to conduct landlord summits because they have over 1000 landlords on the list of landlords in Housing Choice Voucher Program.

Objective #3: Implement Voucher Homeownership Program: Within 5 years.

The PCHA did not implement a PCHA Voucher Homeownership program, but did partner with the following programs to provide Homeownership opportunities to Housing Choice Voucher holders. They include:

- 1) Pasco County CDD First Time Homebuyer's Program
- 2) Pasco County CDD SHIP Program
- 3) East Pasco Habitat for Humanity
- 4) General Home Development Housing Program

To date 42 families purchased homes.

Goal #4: Improve Community Quality of Life and Economic Vitality

Objective #1: Implement public housing security improvements:

- 1) PCHA will make efforts to get the Sheriff's sub-station in some communities—Complete and on-going.
- 2) PCHA will include additional lighting in the Capital Fund Program for some communities in accordance with Environmental Safety Enhancement Procedures—Completed.
- 3) PCHA will work with the Sheriff's Department on Environmental Landscaping that will be included in the Capital Fund Program—Completed.

In addition to the above public housing security improvements, the PCHA has contracted with the Pasco County Sheriff's Department through the Capital Fund to provide above baseline coverage in Cypress Villas I & II. And, two (2) times a year a meeting with the residents and the Sheriff's Department has been held and continues to be held in Cypress Villas I & II.

10.0

10.0	<p>Goal #5: Promote Self-Sufficiency and Asset Development of Families and Individuals</p> <p>Objective #1: Provide or attract supportive services to improve assistance recipients’ employability: PCHA will provide computer learning in Lacochee—<u>Complete and on-going.</u></p> <p>Objective #2: Provide or attract supportive services to increase independence for the elderly or families with disabilities. The PCHA will maintain and provide a listing of supportive services for elderly and disabled in Pasco County--<u>Complete and on-going.</u></p> <p>Goal #6: Ensure Equal Opportunity in Housing for all Americans</p> <p>Objective #1: Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability: The PCHA will maintain the measures it has instituted to review waiting lists monthly and ensure clients are contacted in sequences in both the Public Housing and Section 8 Waiting Lists—<u>Complete and on-going.</u></p>
-------------	--

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" Note: Standard and Troubled PHAs complete annually; Small and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.

24 CFR Part 903.7(r) - PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

In accordance with PIH notice 99-51 (HA) issued December 14, 1999, PHA's must define "substantial deviation" of Annual Plans from the 5-Year Plan and "significant amendment or modification" of the Annual Plan. The Quality Housing and Work Responsibility Act of 1998 requires that PHA's explain "substantial deviation" from the 5-Year Plan in their Annual Plans. The Act also provides that, while PHAs may change or modify their plans or policies described in them, any "significant deviation" to the plan would require PHAs to submit a revised PHA plan that has met full public process requirements.

CRITERIA FOR DETERMINING SUBSTANTIAL DEVIATION AND SIGNIFICANT AMENDMENT OR MODIFICATION

10.0

The Pasco County Housing Authority definition of "substantial deviation" from the 5-Year Plan and "significant amendment or modification" of the Annual Plan will consider the following to be significant amendments or modifications:

- A change in Mission Statement or Goals identified in the Five-Year Plan.

Significant Amendment/Modification:

- Significant modifications to major strategies to address housing needs and to major policies (e.g., policies governing eligibility, selection or admissions and rent determination) or programs (e.g., demolition or disposition, designation, homeownership programs or conversion activities).

- (a) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

The Pasco County Housing Authority does not have any memorandum of agreement with HUD or any plan to improve performance.

11.0

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.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)

PLEASE SEE ATTACHED-f1104k01 for signed forms.

- (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.

The Executive Director, Ms. Karen Turner, reviewed in detail the Pasco County Housing Authority's Annual Plan with the Resident Council. She reviewed all anticipated budget items for the Capital Fund Program for all public housing communities and asked for comments from the residents. Ms Turner also reviewed all completed work items through the ARRA grant. The Resident Council was very happy with the completed work items through the ARRA grant funding.

PLEASE SEE ATTACHED-f1104l01 for resident meeting notes and sign in-sheet.

- (g) Challenged Elements

There have been no challenged elements of this plan either by the residents or by the public.

PLEASE SEE ATTACHED-f1104m01 for public hearing notes and sign in-sheet.

- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)

Please See attached- f1104a01; f1104b01; f1104c01; f1104d01; f1104e01; f1104f01; f1104g01 and, f1104h01.

- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

PLEASE SEE ATTACHED- f1104i01.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund 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:

PASCO COUNTY HOUSING AUTHORITY

Grant Type and Number

Capital Fund Program Grant No. FL29P10450110
 Date of CFFP: 2010

Replacement Housing Factor Grant No.

FFY of Grant:

2010

FFY of Grant Approval:

2010

Type of Grant

Original Annual Statement and Evaluation Report for Period Ending:

Revised Annual Statement (revision no:)

Reserve for Disasters/Emergencies

Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³	\$220,783					
3	1408 Management Improvements	\$50,000					
4	1410 Administration (may not exceed 10% of line 21)	\$30,087					
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures						
11	1465: 1 Dwelling Equipment—Nonexpendable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495: 1 Relocation Costs						
17	1499 Development Activities ⁴						
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$300,870					
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						

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.

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

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

Part I: Summary

PHA Name: PASCO COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No. #129p10450110 Date of CFFP: 2010		Replacement Housing Factor Grant No:		FFY of Grant: 2010	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		FFY of Grant Approval: 2010	
Line	Summary by Development Account	Original	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	Expended
Signature of Executive Director		Date 07/08/2010	Signature of Public Housing Director				

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

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

Part II: Supporting Pages

PHA Name:	Grant Type and Number	Capital Fund Program Grant No:	FL29P10450110	CFPP (Yes/No):	Federal FY of Grant:	Total Actual Cost		Status of Work
PASCO COUNTY HOUSING AUTH.	Replacement Housing Factor Grant No:	Development Account No.	Quantity	Total Estimated Cost	2010	Funds Obligated	Funds Expended	
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Original	Revised ¹	Funds Obligated	Funds Expended	
PHA-WIDE	1406 OPERATIONS	1406		\$220,783				
PHA-WIDE	1410 ADMINISTRATION	1410		\$30,087				
FL104-00000108D	1408 MANAGEMENT IMPROVEMENT	1408		\$50,000				
CYPRESS VILLAS								
TOTAL				\$300,870				

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.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: PASCO COUNTY HOUSING AUTHORITY						Federal FFY of Grant: 2010
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)	Actual Obligation End Date	All Funds Expended (Quarter Ending Date)	Actual Expenditure End Date	Reasons for Revised Target Dates	
PHA-WIDE	9/30/2012		9/30/2014			
FL104-00000108D	9/30/2012		9/30/2014			

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement /
 Performance and Evaluation Report
 Part I: Summary
 Capital Funds Program (CFP)

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

OMB Approval 2577-0157 (Exp. 3/31/2002)
 FFY of Grant Approval 2009

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original Revision #1	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 20 for PTHs with 250 or more Units)	\$0	\$0	\$0	\$0
3	1408 Management Improvements (May not exceed 20% of line 20)	\$0	\$0	\$0	\$0
4	1410 Administration (May not exceed 10% of line 20)	\$7,500	\$5,000	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$27,617	\$27,617	\$27,617.00	\$27,617.00
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$289,248	\$193,422	\$0	\$0
10	1460 Dwelling Structures	\$59,440	\$157,766	\$0	\$0
11	1465.1 Dwelling Equipment - Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$0	\$0	\$0	\$0
13	1475 Nondwelling Equipment	\$0	\$0	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
18	1499 Mod Used for Development Activities	\$0	\$0	\$0	\$0
19	1502 Contingency (may not exceed 8% of line 20)	\$0	\$0	\$0	\$0
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$383,805.00	\$383,805.00	\$27,617.00	\$27,617.10
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance	\$0	\$46,229		
23	Amount of line 20 Related to Security	\$11,000	\$0		
24	Amount of line 20 Related to Energy Conservation Measures				
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement		(2) To be completed for the Performance and Evaluation Report			
Signature of Executive Director and Date Karen Turner 3/2/2010		Signature of Public Housing Director/Office of Native American Programs Administrator and Date D. Chester Jr. 3/3/10			

* Administration expenses are strictly related to AERA budget.
 * Grading, irrigation, and landscaping are related to erosion control.

Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages

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

OMB Approval 2577-0167 (Exp. 3/31/2023)

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA Wide	1410 Administration	1410		\$7,500.00	\$9,000			
	1430 Fees & Costs	1430		\$27,617.00	\$27,617.00	27617	27617	
FL104-00000108D (Cypress Villas 1)	1460 Dwelling Structures	1460	83	\$0.00	\$0.00			
	WINDOW REPLACEMENT		7	\$13,120.00	\$30,685.00			
	KITCHEN RENOVATIONS		14	\$14,200.00	\$5,000.00			
	WATER HEATERS		12	\$23,520.00	\$52,692.84			
	KITCHEN RENOVATIONS			\$18,440.00	\$88,287.84			
	Subtotal 1460							
(Cypress Villas 1)	1450 Site Improvement	1450		\$104,666.00	\$82,235.00			
	RESURFACE ROADS			\$3,178.00	\$0.00			
	TREE TRIMMING & REMOVAL			\$49,875.00	\$31,088.16			
	EROSION CONTROL			\$16,931.00	\$28,125.00			
	GRADING, IRRIGATION, LANDSCAPING			\$174,850.00	\$111,448.16			
	Subtotal 1450			\$223,090.00	\$189,737.00			
	Total Cost for FL104-00000108D							
FL104-00000208D (Sunny Dale)	1450 Site Improvement	1450		\$30,000.00	\$20,672.39			
	REPLACE RETAINING WALL			\$84,598.00	\$61,400.00			
	ASPHALT PAVING, RESTIPE PARKING			\$114,598.00	\$81,972.39			
	Subtotal 1450			\$114,598.00	\$81,972.39			
	Total Cost for FL104-00000208D							
FL104-00000308D (Pasco Terrace)	1460 Dwelling Structures	1460		\$11,000.00	\$23,250.00			
	REPLACE REAR SCREEN DOORS			\$0.00	\$46,228.61			
	UNIT TO 604 COMPLIANCE			\$11,000.00	\$89,478.61			
	Subtotal 1460			\$11,000.00	\$89,478.61			
	Total Cost for FL104-00000308D							

**Annual Statement /
Performance and Evaluation Report
Part III: Implementation Schedule
Capital Fund Program**

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

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

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expanded (Quarter Ending Date)		Reasons for Revised Target Dates (2)
	Original	Revised (1)	Original	Revised (1)	
PHA-Wide	1/31/2010	3/12/2010	9/30/2010	9/30/2010	
FL104-00000108D	1/31/2010	3/12/2010	9/30/2010	9/30/2010	
FL104-00000208D	1/31/2010	3/12/2010	9/30/2010	9/30/2010	
FL104-00000308D	1/31/2010	3/12/2010	9/30/2010	9/30/2010	

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

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date
Karen Turner

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

Annual Statement /
Performance and Evaluation Report
Part I: Summary
Capital Funds Program (CFP)

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

PASCO COUNTY HOUSING AUTHORITY		HA Name	Capital Funds Project Number	FFY of Grant Approval	
<input type="checkbox"/> Revised Original Annual Statement <input type="checkbox"/> Final Performance and Evaluation Report		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision N	FL29P104-501-09	2009	
Performance and Evaluation Report for Program \ Ending 06/30/2010					
Line No.	Summary by Development Account	Total Estimated Cost	Revised (2)	Obligated	Expended
		Original Revision #1			
		Total Actual Cost (2)			
1	Total Non-CFP Funds	\$112,679	\$209,622	\$139,444	\$0
2	1406 Operations (May not exceed 20% of line 20 for PHAs with 250 or more Units)	\$48,000	\$60,000	\$60,000	\$0
3	1408 Management Improvements (May not exceed 20% of line 20)	\$10,000	\$29,957	\$29,957	\$0
4	1410 Administration (May not exceed 10% of line 20)	\$0	\$0	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$2,000	\$0	\$0	\$0
7	1430 Fees and Costs	\$0	\$0	\$0	\$0
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$22,000	\$0	\$0	\$0
10	1460 Dwelling Structures	\$44,000	\$0	\$0	\$0
11	1465.1 Dwelling Equipment - Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$60,900	\$0	\$0	\$0
13	1475 Nondwelling Equipment	\$0	\$0	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
18	1499 Mod Used for Development Activities	\$0	\$0	\$0	\$0
19	1502 Contingency (may not exceed 8% of line 20)	\$299,579.00	\$299,579.00	\$229,401.00	\$0.00
20	Amount of Annual Grant (Sum of lines 2 - 19)				
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security	\$48,000		\$60,000	
24	Amount of line 20 Related to Energy Conservation Measures				
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.		(2) To be completed for the Performance and Evaluation Report.			
Signature of Executive D <i>Karen Turner</i>		Signature of Public Housing Director/Office of Native American Programs Administrator and Date Karen Turner 07/15/2010			

Annual Statement /
Performance and Evaluation Report
Part III: Implementation Schedule
Capital Fund Program

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

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

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2) 9/12/2009	Original	Revised (1)	Actual (2) 9/12/2011	
PHA-Wide	9/14/2011			9/30/2013			
FL104-00000108D	9/14/2011			9/30/2013			

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

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Karen Turner 07/15/2010

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

Karen Turner

Annual Statement /
 Performance and Evaluation Report
 Part I: Summary
 Capital Funds Program (CFP)

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

PASCO COUNTY HOUSING AUTHORITY		HA Name	Capital Funds Project Number	FFY of Grant Approval
<input checked="" type="checkbox"/> Revised Original Annual Statement <input type="checkbox"/> Final Performance and Evaluation Report		FL29P104-501-08	2008	
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision N				
Line No.	Summary by Development Account	Total Estimated Cost	Obligated	Expended
		Original Revision #1	Revised (2)	Total Actual Cost (2)
1	Total Non-CFP Funds			
2	1406 Operations (May not exceed 20% of line 20 for PHAs with 250 or more Units)	\$125,590	\$147,321	\$147,321
3	1408 Management Improvements (May not exceed 20% of line 20)	\$50,000	\$50,000	\$20,162
4	1410 Administration (May not exceed 10% of line 20)	\$30,321	\$30,321	\$20,214
5	1411 Audit	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0
7	1430 Fees and Costs	\$20,000	\$26,801	\$20,650
8	1440 Site Acquisition	\$0	\$0	\$0
9	1450 Site Improvement	\$0	\$0	\$0
10	1460 Dwelling Structures	\$55,569	\$48,768	\$2,100
11	1465.1 Dwelling Equipment - Nonexpendable	\$21,731	\$0	\$0
12	1470 Nondwelling Structures	\$0	\$0	\$0
13	1475 Nondwelling Equipment	\$0	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$0	\$0	\$0
18	1499 Mod Used for Development Activities	\$0	\$0	\$0
19	1502 Contingency (may not exceed 8% of line 20)	\$0	\$0	\$0
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$303,211.00	\$303,211.00	\$210,447.39
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Compliance			
23	Amount of line 20 Related to Security	\$50,000		
24	Amount of line 20 Related to Energy Conservation Measures			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 Signature of Executive D

Karen Turner

(2) To be completed for the Performance and Evaluation Report.
 Signature of Public Housing Director/Office of Native American Programs Administrator and Date

06/11/2010

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA Wide	1406 Operations	1406		\$126,590.00	\$147,321.00	\$147,321.00	\$147,321.00	
PHA Wide	1410 Administration	1410		\$30,321.00	\$30,321.00	\$30,321.00	\$20,214.00	
PHA Wide	1430 Fees & Costs	1430		\$20,000.00	\$26,801.33	\$26,801.33	\$20,650.33	
FL104-00000108D (Cypress Villas 1 & 2)	1408 Management Improvements	1408		\$50,000.00	\$50,000.00	\$50,000.00	\$20,152.06	
FL104-00000108D (Cypress Villas 1)	1465 Dwelling Equipment	1465		\$988.00	\$0.00	\$0.00	\$0.00	
(Cypress Villas 1)	RANGES		4	\$1,728.00	\$0.00	\$0.00	\$0.00	
(Citrus Villas)	REFRIGERATORS		3	\$744.00	\$0.00	\$0.00	\$0.00	
(Cypress Villas 2)	RANGES		2	\$494.00	\$0.00	\$0.00	\$0.00	
(Cypress Villas 2)	REFRIGERATORS		2	\$864.00	\$0.00	\$0.00	\$0.00	
				\$6,114.00	\$0.00	\$0.00	\$0.00	
(Cypress Villas 2)	1450 Site Improvement	1450	1	\$30,000.00				
	EROSION CONTROL			\$30,000.00				
				\$30,000.00				
	1460 Dwelling Structures	1460	1	\$22,569.00	\$2,100.00	\$2,100.00	\$2,100.00	
	MOLD ABATEMENT			\$22,569.00	\$46,667.67	\$46,667.67	\$0.00	
				\$108,683.00	\$48,767.67	\$0.00		
FL104-00000208D (Bonnie Dale)	1460 Site Improvement	1460		\$3,000.00	\$0.00	\$0.00	\$0.00	
	ROAD RESURFACING			\$3,000.00	\$0.00	\$0.00	\$0.00	
				\$3,000.00				
(Bonnie Dale)	1465 Dwelling Equipment	1465	7	\$1,729.00	\$0.00	\$0.00	\$0.00	
	RANGES		7	\$3,024.00	\$0.00	\$0.00	\$0.00	
	REFRIGERATORS		8	\$1,976.00	\$0.00	\$0.00	\$0.00	
(Sunny Dale)	RANGES		8	\$3,456.00	\$0.00	\$0.00	\$0.00	
	REFRIGERATORS		8	\$10,185.00	\$0.00	\$0.00	\$0.00	
				\$13,185.00	\$0.00	\$0.00	\$0.00	
FL104-00000308D (Pasco Terrace)	1465 Dwelling Equipment	1465	8	\$1,976.00	\$0.00	\$0.00	\$0.00	
	RANGES		8	\$3,456.00	\$0.00	\$0.00	\$0.00	
	REFRIGERATORS		8	\$5,432.00	\$0.00	\$0.00	\$0.00	
				\$5,432.00	\$0.00	\$0.00	\$0.00	
				\$303,211.00	\$303,211.00	\$303,211.00	\$210,447.39	

**Annual Statement /
Performance and Evaluation Report
Part III: Implementation Schedule
Capital Fund Program**

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

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

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2) 9/12/2009	Actual (2) 9/12/2011	
PHA-Wide	9/30/2010				
FL104-00000108D	9/30/2010				
FL104-00000208D	9/30/2010				
FL104-00000308D	9/30/2010				

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

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Karen Turner

Karen Turner 06/11/2010 Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement /
Performance and Evaluation Report
Part I: Summary
Capital Funds Program (CFP)

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

PASCO COUNTY HOUSING AUTHORITY		HA Name	Capital Funds Project Number	FFY of Grant Approval
<input checked="" type="checkbox"/> Revised Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies	FL29P104-501-07	2007
<input type="checkbox"/> Final Performance and Evaluation Report		<input type="checkbox"/> Revised Annual Statement/Revision N		
Performance and Evaluation Report for Program Year Ending 03/31/2007				
Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost (2)	Expended
		Original Revision #1	Revised (2)	Obligated
1	Total Non-CFP Funds			
2	1406 Operations (May not exceed 20% of line 20 for PHAs with 250 or more U	\$125,590	\$125,590	\$125,590
3	1408 Management Improvements (May not exceed 20% of line 20)	\$50,000	\$47,055	\$50,000
4	1410 Administration (May not exceed 10% of line 20)	\$28,082	\$28,082	\$28,082
5	1411 Audit	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0
7	1430 Fees and Costs	\$0	\$0	\$0
8	1440 Site Acquisition	\$0	\$0	\$0
9	1450 Site Improvement	\$77,151	\$80,097	\$0
10	1460 Dwelling Structures	\$0	\$0	\$0
11	1465.1 Dwelling Equipment - Nonexpendable	\$127,161	\$0	\$0
12	1470 Nondwelling Structures	\$0	\$0	\$0
13	1475 Nondwelling Equipment	\$0	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$0	\$0	\$0
18	1499 Mod Used for Development Activities	\$0	\$0	\$0
19	1502 Contingency (may not exceed 8% of line 20)	\$0	\$0	\$0
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$407,974.00	\$280,823.00	\$203,672.00
21	Amount of line 20 Related to LBP Activities			\$57,139.31
22	Amount of line 20 Related to Section 504 Compliance			
23	Amount of line 20 Related to Security	\$50,000	\$47,055	
24	Amount of line 20 Related to Energy Conservation Measures			
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement (2) To be completed for the Performance and Evaluation Report.				
Signature of Executive		Karen Turner 3/31/09 Signature of Public Housing Director/Office of Native American Programs Administrator and Date		

Development Number / Name HA - Wide Activities PHA Wide PHA Wide	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	1406 Operations	1406		\$125,590.00	\$125,590.00	\$125,590.00	\$31,397.49	
	1410 Administration	1410		\$28,082.30	\$28,082.00	\$28,082.00	\$25,741.82	
FL104-00000108D (CV1 & CV2)	1408 Management Improvements	1408		\$50,000.00	\$47,054.50	\$50,000.00	\$0.00	
	Total Cost for FL10400000108D			\$177,672.30	\$170,726.50	\$173,672.00	\$25,741.82	
FL104-00000208D (Bonnie Dale Villas)	1450 Site Improvement ROAD RESURFACING	1450		\$77,151.00	\$80,096.50	\$0.00	\$0.00	
	Total Cost for FL10400000208D			\$77,151.00	\$80,096.50	\$0.00	\$0.00	
FL104-00000308D (Pasco Terrace)	1460 Dwelling Structures ROOF REPLACEMENT	1465		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Cost for FL10400000308D			\$0.00	\$0.00	\$0.00	\$0.00	

Annual Statement /
Performance and Evaluation Report
Part III: Implementation Schedule
Capital Fund Program

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

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

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates (2)	
	Original	Revised (1)	Actual (2) 9/12/2009	Original		Revised (1)
PHA-Wide	9/12/2009	12/31/2008	3/31/2009	9/12/2011	12/31/2009	
FL104-00000108D	N/A	9/12/2009	3/31/2009	N/A	9/12/2011	
FL104-00000208D	N/A	6/12/2009	9/30/2009	N/A	9/30/2009	
FL104-00000308D	9/12/2009	N/A	N/A	9/12/2011	N/A	

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

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Karen Turner 3/31/09

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

Annual Statement /
Performance and Evaluation Report

Part I: Summary
Capital Funds Program (CFP)

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

PASCO COUNTY HOUSING AUTHORITY		HA Name		Capital Funds Project Number		FFY of Grant Approval	
<input checked="" type="checkbox"/> Revised Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision		FL29P104-501-06		2006	
<input type="checkbox"/> Final Performance and Evaluation Report						Performance and Evaluation Report for Program Year Ending 3/31/09	
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)			
		Original Revision #1	Revised (2)	Obligated	Expended		
1	Total Non-CFP Funds						
2	1406 Operations (May not exceed 20% of line 20 for PHAs with 250 or more Units)	\$125,590	\$125,590	\$125,590	\$125,590		
3	1408 Management Improvements (May not exceed 20% of line 20)	\$50,000	\$65,541	\$65,541	\$40,600		
4	1410 Administration (May not exceed 10% of line 20)	\$28,470	\$28,470	\$28,470	\$0		
5	1411 Audit	\$0	\$0	\$0	\$0		
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0		
7	1430 Fees and Costs	\$12,796	\$19,056	\$18,721	\$14,122		
8	1440 Site Acquisition	\$0	\$0	\$0	\$0		
9	1450 Site Improvement	\$30,664	\$23,359	\$23,359	\$0		
10	1460 Dwelling Structures	\$0	\$0	\$0	\$0		
11	1465.1 Dwelling Equipment - Nonexpendable	\$23,083	\$16,583	\$16,583	\$16,583		
12	1470 Nondwelling Structures	\$0	\$0	\$0	\$0		
13	1475 Nondwelling Equipment	\$14,100	\$6,103	\$6,103	\$0		
14	1485 Demolition	\$0	\$0	\$0	\$0		
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0		
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0		
17	1495.1 Relocation Costs	\$0	\$0	\$0	\$0		
18	1499 Mod Used for Development Activities	\$0	\$0	\$0	\$0		
19	1502 Contingency (may not exceed 8% of line 20)	\$0	\$0	\$0	\$0		
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$284,703.00	\$284,703.00	\$284,367.68	\$196,895.04		
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Compliance						
23	Amount of line 20 Related to Security	\$32,000	\$65,541				
24	Amount of line 20 Related to Energy Conservation Measures						
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.		(2) To be completed for the Performance and Evaluation Report.					
Signature of Executive C		Signature of Public Housing Director/Office of Native American Programs Administrator and Date					

Karen Turner 3/31/09

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
FL104-00000108D (Cypress Villas 1)	1406 Operations	1406		\$125,590.00	\$125,590.00	\$125,590.00	\$125,590.00	
	1410 Administration	1410		\$28,470.00	\$28,470.00	\$28,470.00	\$0.00	
	1430 Fees and Costs	1430		\$12,796.00	\$19,056.01	\$18,720.69	\$14,121.90	
	1408 Management Improvements	1408		\$50,000.00	\$65,541.25	\$65,541.25	\$40,599.69	
	1465 Dwelling Equipment	1465	0	\$960.00	\$0.00	\$0.00	\$0.00	
	RANGES		3	\$3,762.00	\$1,191.00	\$1,191.00	\$1,191.00	
	REFRIGERATORS			\$4,722.00	\$1,191.00	\$1,191.00	\$1,191.00	
	Subtotal 1465							
	1450 Site Improvement	1450		\$5,000.00	\$0.00	\$0.00	\$0.00	
	Playground Improvements							
Subtotal 1450				\$0.00	\$0.00	\$0.00	\$0.00	
FL104-00000108D (Citrus Villas)	1475 Nondwelling Equipment	1475	1	\$650.00	\$806.43	\$806.43	\$0.00	
	WASHER		0	\$1,100.00	\$0.00	\$0.00	\$0.00	
	ADA WASHER		1	\$900.00	\$820.03	\$820.03	\$0.00	
	ADA DRYER			\$2,650.00	\$1,626.46	\$1,626.46	\$0.00	
	Subtotal 1475							
	1465 Dwelling Equipment	1465	2	\$480.00	\$468.00	\$468.00	\$468.00	
	RANGES		0	\$272.00	\$0.00	\$0.00	\$0.00	
	ADA RANGES		0	\$418.00	\$0.00	\$0.00	\$0.00	
	REFRIGERATORS			\$1,170.00	\$468.00	\$468.00	\$468.00	
	Subtotal 1465							
1460 Dwelling Structures	1460		\$0.00	\$0.00	\$0.00	\$0.00		
ROOF REPLACEMENT								
Subtotal 1460				\$0.00	\$0.00	\$0.00	\$0.00	
FL104-00000108D Cypress Villas 2	1465 Dwelling Equipment	1465	0	\$720.00	\$0.00	\$0.00	\$0.00	
	RANGES		0	\$2,508.00	\$0.00	\$0.00	\$0.00	
	REFRIGERATORS			\$3,228.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1465			\$58,542.00	\$68,826.71	\$68,826.71	\$5,356.25	
	Total Cost for FL104-00000108D							
	1450 Site Improvement	1450		\$25,664.00	\$23,359.00	\$23,359.00	\$0.00	
	PLAYGROUND IMPROVEMENT &			\$25,664.00	\$23,359.00	\$23,359.00	\$0.00	
	Subtotal 1450							
	1465 Dwelling Equipment	1465	5	\$1,200.00	\$1,150.00	\$1,150.00	\$1,150.00	
	RANGES		1	\$544.00	\$259.00	\$259.00	\$259.00	
REFRIGERATORS		10	\$2,507.00	\$3,947.25	\$3,947.25	\$3,947.25		
Subtotal 1465			\$4,251.00	\$5,356.25	\$5,356.25	\$5,356.25		
1475 Nondwelling Equipment	1475	0	\$1,950.00	\$0.00	\$0.00	\$0.00		
WASHER		0	\$1,100.00	\$0.00	\$0.00	\$0.00		
ADA WASHER		1	\$900.00	\$826.46	\$826.46	\$0.00		
ADA DRYER			\$3,950.00	\$826.46	\$826.46	\$0.00		
Subtotal 1475								

Development Number / Name HA - Wide Activities FL104-00000208D (Sunny Dale Villas)	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	1465 Dwelling Equipment	1465	13	\$480.00	\$3,017.00	\$3,017.00	\$3,017.00	
	RANGES		0	\$544.00	\$0.00	\$0.00	\$0.00	
	ADA RANGES		3	\$2,090.00	\$1,185.05	\$1,185.05	\$1,185.05	
	REFRIGERATORS			\$3,114.00	\$4,202.05	\$4,202.05	\$4,202.05	
	Subtotal 1465							
	1475 Nondwelling Equipment	1475	1	\$1,300.00	\$806.43	\$806.43	\$0.00	
	WASHER		0	\$1,100.00	\$0.00	\$0.00	\$0.00	
	ADA WASHER		1	\$900.00	\$820.03	\$820.03	\$0.00	
	ADA DRYER			\$3,300.00	\$1,626.46	\$1,626.46	\$0.00	
	Subtotal 1475			\$40,279.00	\$35,370.22	\$35,370.22	\$4,202.05	
	Total Cost for FL104-00000208D							
FL104-00000308D (Pasco Terrace)	1460 Dwelling Structures	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	ROOF REPLACEMENT							
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00	
	1465 Dwelling Equipment	1465	6	\$3,120.00	\$1,404.00	\$1,404.00	\$1,404.00	
	RANGES		0	\$816.00	\$0.00	\$0.00	\$0.00	
	ADA RANGES		10	\$3,762.00	\$3,962.15	\$3,962.15	\$3,962.15	
	REFRIGERATORS			\$7,698.00	\$5,366.15	\$5,366.15	\$5,366.15	
	Subtotal 1465							
	1475 Nondwelling Equipment	1475	1	\$2,200.00	\$1,203.88	\$1,203.88	\$0.00	
	ADA WASHER		1	\$900.00	\$820.03	\$820.03	\$0.00	
	ADA DRYER			\$3,100.00	\$2,023.91	\$2,023.91	\$0.00	
	Subtotal 1475			\$10,798.00	\$7,390.06	\$7,390.06	\$5,366.15	
	Total Cost for FL104-00000308D							
					\$284,703.00	\$284,367.68	#REF!	

**Annual Statement /
Performance and Evaluation Report
Part III: Implementation Schedule
Capital Fund Program**

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

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

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA-Wide	7/17/2008		9/30/2006	7/17/2010	9/30/2009	9/30/2008	
104001 & 104004 (CV1 & CV2)	7/17/2008		3/31/2009	7/17/2010	9/30/2009		
FL104001	7/17/2008		3/31/2009	7/17/2010	9/30/2009		
FL104004	7/17/2008		3/31/2009	7/17/2010	9/30/2009		
FL104005	7/17/2008		3/31/2009	7/17/2010	9/30/2009		
FL104007	7/17/2008		3/31/2009	7/17/2010	9/30/2009		

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

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Karen Turner 3/31/09

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

**Annual Statement /
Performance and Evaluation Report**
Part I: Summary
Capital Funds Program (CFP)

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

HA Name

PASCO COUNTY HOUSING AUTHORITY

Capital Funds Project Number

FL29P10450105

FY of Grant Approval

2005

OHA Approval 2577-0157 (Exp. 3/31/2002)

Revised Original Annual Statement Reserve for Disasters/Emergencies
 Final Performance and Evaluation Report Revised Annual Statement/Revision Number #

Performance and Evaluation Report for Program Year Ending

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original Revision #1	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 20 for PHAs with 250 or more Units)	125,590.00	125,590.00	125,590.00	125,590.00
3	1408 Management Improvements (May not exceed 20% of line 20)	34,254.91	34,254.91	34,254.91	34,254.91
4	1410 Administration (May not exceed 10% of line 20)	-	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	8,438.41	9,892.90	9,892.90	9,892.90
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	49,761.79	48,499.32	48,499.32	48,499.32
10	1460 Dwelling Structures	25,306.00	25,305.45	25,305.45	25,305.45
11	1455.1 Dwelling Equipment - Nonexpendable	18,956.00	18,956.00	18,956.00	18,956.00
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	30,859.89	30,668.42	30,668.42	30,668.42
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Mod Used for Development Activities	-	-	-	-
19	1502 Contingency (may not exceed 3% of line 20)	-	-	-	-
20	Amount of Annual Grant (Sum of lines 2 - 19)	293,167.00	293,167.00	293,167.00	293,167.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security	59,560.91	59,560.36	59,560.36	59,560.36
24	Amount of line 20 Related to Energy Conservation Measures				

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

Signature of Executive Dire

Karen Turner 03/31/09

(2) To be completed for the Performance and Evaluation Report.

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

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
FL104001 (CV1) & FL104004 (CV2) PHA Wide	1409 Operations	1409		\$125,590.00	\$125,590.00	\$125,590.00	\$125,590.00	completed
	1430 Fees and Coats	1430		\$8,438.41	\$9,892.90	\$9,892.90	\$9,892.90	completed
	1408 Management Improvements	1408		\$34,254.91	\$34,254.91	\$34,254.91	\$34,254.91	completed
	1450 Site Improvement	1450		\$24,000.00	\$24,000.00	\$24,000.00	\$24,000.00	completed
	RESURFACE ROADS			\$17,661.00	\$17,661.00	\$17,661.00	\$17,661.00	completed
	PLAYGROUND EQUIPMENT			\$41,661.00	\$41,661.00	\$41,661.00	\$41,661.00	completed
	1465 Dwelling Equipment	1465		\$702.00	\$702.00	\$702.00	\$702.00	completed
	REFRIGERATORS (3)		3	\$790.00	\$790.00	\$790.00	\$790.00	completed
	RANGES (4)		2	\$468.00	\$468.00	\$468.00	\$468.00	completed
	REFRIGERATORS (4)		0	\$0.00	\$0.00	\$0.00	\$0.00	postponed
Subtotal 1465			\$1,960.00	\$1,960.00	\$1,960.00	\$1,960.00		
1475 Nondwelling Equipment			\$0.00	\$899.00	\$899.00	\$899.00	completed	
PRESSURE WASHER		1	\$0.00	\$899.00	\$899.00	\$899.00	completed	
UTILITY TRAILER		1	\$0.00	\$0.00	\$0.00	\$0.00	completed	
Subtotal 1475			\$0.00	\$899.00	\$899.00	\$899.00		
Total Cost for FL104001			\$43,621.00	\$46,820.00	\$46,820.00	\$46,820.00		
FL104004 (Bonnie Dale Villas)	1450 Site Improvement	1450		\$8,100.79	\$0.00	\$0.00	\$0.00	
RESURFACE ROADS			\$0.00	\$6,838.32	\$6,838.32	\$6,838.32	completed	
PLAYGROUND EQUIPMENT			\$8,100.79	\$6,838.32	\$6,838.32	\$6,838.32	completed	
Subtotal 1450			\$8,100.79	\$6,838.32	\$6,838.32	\$6,838.32		
1465 Dwelling Equipment	1465		\$2,808.00	\$2,808.00	\$2,808.00	\$2,808.00	completed	
REFRIGERATORS (7)		12	\$2,765.00	\$2,765.00	\$2,765.00	\$2,765.00	completed	
RANGES (2)		0	\$0.00	\$0.00	\$0.00	\$0.00	completed	
REFRIGERATORS (2)		0	\$0.00	\$0.00	\$0.00	\$0.00	completed	
Subtotal 1465			\$5,573.00	\$5,573.00	\$5,573.00	\$5,573.00		
1475 Nondwelling Equipment			\$19,323.53	\$19,323.53	\$19,323.53	\$19,323.53	completed	
Maintenance Van		1	\$0.00	\$397.00	\$397.00	\$397.00	completed	
SPLINE HAMMER		1	\$19,323.53	\$19,710.53	\$19,710.53	\$19,710.53	completed	
Subtotal 1475			\$32,897.32	\$32,121.85	\$32,121.85	\$32,121.85		
Total Cost for FL104004			\$81,521.79	\$81,521.79	\$81,521.79	\$81,521.79		
FL104005 (Sunny Dale Villas)	1465 Dwelling Equipment	1465		\$2,574.00	\$2,574.00	\$2,574.00	\$2,574.00	completed
REFRIGERATORS (7)		11	\$3,160.00	\$3,160.00	\$3,160.00	\$3,160.00	completed	
REFRIGERATORS (7)		8	\$5,734.00	\$5,734.00	\$5,734.00	\$5,734.00	completed	
Subtotal 1465			\$11,468.00	\$11,468.00	\$11,468.00	\$11,468.00		
Total Cost for FL104005			\$11,468.00	\$11,468.00	\$11,468.00	\$11,468.00		
FL104007 (Pasco Terrace)	1460 Dwelling Structures	1460		\$25,305.45	\$25,305.45	\$25,305.45	\$25,305.45	completed
SECURITY SCREEN DOORS (100)		86	\$25,305.45	\$25,305.45	\$25,305.45	\$25,305.45	completed	
Subtotal 1460			\$25,305.45	\$25,305.45	\$25,305.45	\$25,305.45		
1465 Dwelling Equipment	1465		\$1,404.00	\$1,404.00	\$1,404.00	\$1,404.00	completed	
RANGES (7)		6	\$4,285.00	\$4,285.00	\$4,285.00	\$4,285.00	completed	
REFRIGERATORS (7)		11	\$5,689.00	\$5,689.00	\$5,689.00	\$5,689.00	completed	
Subtotal 1465			\$11,404.00	\$11,404.00	\$11,404.00	\$11,404.00		
1475 Nondwelling Equipment			\$5,859.89	\$5,859.89	\$5,859.89	\$5,859.89	completed	
MAINTENANCE VAN		1	\$0.00	\$899.00	\$899.00	\$899.00	completed	
PRESSURE WASHER		1	\$5,859.89	\$5,859.89	\$5,859.89	\$5,859.89	completed	
Subtotal 1475			\$5,859.89	\$5,859.89	\$5,859.89	\$5,859.89		
Total Cost for FL104007			\$42,577.34	\$42,577.34	\$42,577.34	\$42,577.34		

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates (2)
	Original	Revised (1)	Original	Revised (1)	
PHA-Wide 1406	8/31/2007	8/31/2007	8/31/2009	10/31/2007	9/30/2007
PHA-Wide 1430	8/31/2007	8/31/2007	8/31/2009	10/31/2008	10/31/2008
FL104001 & FL104004 1408	8/31/2007	8/31/2007	8/31/2009	10/31/2007	11/30/2007
FL104001 (Citrus) 1450	8/31/2007	8/31/2007	8/31/2009	9/30/2008	7/31/2008
FL104001 (Citrus and Cypress Villas 1) 1465	8/31/2007	8/31/2007	8/31/2009	9/30/2008	6/30/2008
FL104004 (Cypress Villas 2 & Bonnie Dale) 1465	8/31/2007	8/31/2007	8/31/2009	9/30/2008	6/30/2008
FL104004 (Cypress Villas 2) 1475	8/31/2007	8/31/2007	8/31/2009	9/31/2009	11/30/2008
FL104006 (Sunny Dale) 1465	8/31/2007	8/31/2007	8/31/2009	8/31/2009	11/30/2007
FL104007 (Paco Terrace) 1465	8/31/2007	8/31/2007	8/31/2009	8/31/2009	9/30/2008

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

Signature of Executive Director and Date: Karen Turner 3/31/09
 Signature of Public Housing Director/Office of Native American Programs Administrator and Date

**Annual Statement /
Performance and Evaluation Report**
Part I: Summary
Capital Funds Program (CFP)

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

HA Name: **PASCO COUNTY HOUSING AUTHORITY**
 Capital Funds Project Number: **FL29P10450104**
 FFY of Grant Approval: **2004**
 Original Budget Submission Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number #
 Final Performance and Evaluation Report Performance and Evaluation Report for Period Ending: **2004**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original Revision #1	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 20 for PHAs with 250 or more Units)	\$121,366	\$121,366	\$121,366	121,366.00
3	1408 Management Improvements (May not exceed 20% of line 20)	\$40,000	\$40,000	\$40,000	40,000.00
4	1410 Administration (May not exceed 10% of line 20)	\$0	\$0	\$0	0.00
5	1411 Audit	\$0	\$0	\$0	0.00
6	1415 Liquidated Damages	\$0	\$0	\$0	0.00
7	1430 Fees and Costs	\$0	\$0	\$0	0.00
8	1440 Site Acquisition	\$0	\$0	\$0	0.00
9	1450 Site Improvement	\$0	\$0	\$0	0.00
10	1460 Dwelling Structures	\$6,884	\$6,884	\$6,884	6,884.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$123,848	\$123,848	\$123,848	123,847.84
12	1470 Nondwelling Structures	\$0	\$0	\$0	0.00
13	1475 Nondwelling Equipment	\$0	\$0	\$0	0.00
14	1485 Demolition	\$17,768	\$17,768	\$17,768	17,768.16
15	1490 Replacement Reserve	\$0	\$0	\$0	0.00
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	0.00
17	1495.1 Relocation Costs	\$0	\$0	\$0	0.00
18	1499 Mod Used for Development Activities	\$0	\$0	\$0	0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0	\$0	\$0	0.00
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$309,866.00	\$309,866.00	\$309,866.00	309,866.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures	\$120,732	\$129,478	\$129,478	\$129,478

(1) To be completed for the Performance and Evaluation Report of a Revised Annual Statement.
 Signature of Executive Director: **Karen Turner 1/10/03/2008**

(2) To be completed for the Performance and Evaluation Report.
 Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)	
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)		
FL104001 (CV1) & FL104004 (CV2) FL104001 (Citrus Villas and Cypress Villas 1)	1408 Operations	1408	\$121,366.00	\$121,366.00	\$121,366.00	\$121,366.00		
	1408 Management Improvements	1408	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00		
	1450 Site Improvement	1450	\$6,884.00	\$6,884.00	\$6,884.00	\$6,884.00		
	PLAYGROUND SITE PREPARATION (CV1)		\$6,884.00	\$6,884.00	\$6,884.00	\$6,884.00		
	Subtotal 1450							
	1460 Dwelling Structures	1460	\$13,500.00	\$15,731.66	\$15,731.66	\$15,731.66		
	Security Screen Doors (54)		\$5,000.00	\$5,826.54	\$5,826.54	\$5,826.54		
	Security Screen Doors (20)		\$18,500.00	\$21,558.20	\$21,558.20	\$21,558.20		
	Subtotal 1460		\$25,384.00	\$28,442.20	\$28,442.20	\$28,442.20		
	Total Cost for FL104001							
FL104004 (Cypress Villas 2) (Bonnie Dale)	1460 Dwelling Structures	1460	\$25,347.84	\$34,370.29	\$34,370.29	\$34,370.29		
	WINDOW REPLACEMENT		\$6,000.00	\$6,991.85	\$6,991.85	\$6,991.85		
	Security Screen Doors (24)		\$24,000.00	\$27,967.43	\$27,967.43	\$27,967.43		
	Security Screen Doors (96)		\$55,347.84	\$69,329.57	\$69,329.57	\$69,329.57		
	Subtotal 1460		\$55,347.84	\$69,329.57	\$69,329.57	\$69,329.57		
	Total Cost for FL104004							
	FL104005 (Sunny Dale Villas)	1460 Dwelling Structures	1460	\$25,000.00	\$29,132.62	\$29,132.62	\$29,132.62	
		Security Screen Doors (100)		\$25,000.00	\$29,132.62	\$29,132.62	\$29,132.62	
		Subtotal 1460		\$25,000.00	\$29,132.62	\$29,132.62	\$29,132.62	
		Total Cost for FL104005						
FL104007 (Pasco Terrace)		1460 Dwelling Structures	1460	\$25,000.00	\$3,827.47	\$3,827.45	\$3,827.45	CARRIED INTO 2005 CHP
		Security Screen Doors (100)		\$25,000.00	\$3,827.47	\$3,827.45	\$3,827.45	
		Subtotal 1460						
		1475 Non-Dwelling Equipment	1475	\$17,768.16	\$17,768.16	\$17,768.16	\$17,768.16	
		Maintenance Van		\$17,768.16	\$17,768.16	\$17,768.16	\$17,768.16	
		Subtotal 1475		\$42,788.16	\$21,595.63	\$21,595.61	\$21,595.61	
	Total Cost for FL104007							

**Annual Statement /
Performance and Evaluation Report
Part III: Implementation Schedule
Capital Fund Program**

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

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

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA Wide: 1406	8/31/2006		3/31/2005	8/31/2008	9/30/2006	9/30/2006	
PHA Wide: 1408	8/31/2006		9/30/2006	8/31/2007	8/31/2008	5/31/2007	
FL104001: 1450	8/31/2006	8/31/2006	9/30/2006	8/31/2008	8/31/2008	12/31/2007	
FL104001: 1460	8/31/2006	8/31/2006	9/30/2006	8/31/2008	8/31/2008	9/30/2008	
FL104004: 1460	8/31/2006	8/31/2006	9/30/2006	8/31/2008	8/31/2008	9/30/2008	
FL104005: 1460	8/31/2006	8/31/2006	9/30/2006	8/31/2008	8/31/2008	9/30/2008	
FL104007: 1460	8/31/2006	8/31/2006	9/30/2006	8/31/2008	8/31/2008	9/30/2008	
FL104007: 1475	8/31/2006	8/31/2006	9/30/2006	8/31/2008	9/30/2006	9/30/2005	

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

Signature of Executive Director and Date

Karen Turner 11/03/08

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

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/20011

Part I: Summary

PHA Name/Number		Pasco County Housing FL 104		Locality (City/County & State)		Pasco county, Florida	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Original 5-Year Plan		Revision No: Work Statement for Year 5 FFY 2014
					Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014	
B.	Physical Improvements Subtotal	Annual Statement					
C.	Management Improvements		50,000	50,000	50,000	50,000	50,000
D.	PHA-Wide Non-dwelling Structures and Equipment						
E.	Administration		30,087	30,087	30,087	30,087	30,087
F.	Other						
G.	Operations		220,783	220,783	220,783	220,783	220,783
H.	Demolition						
I.	Development						
J.	Capital Fund Financing - Debt Service						
K.	Total CFP Funds		300,870	300,870	300,870	300,870	300,870
L.	Total Non-CFP Funds						
M.	Grand Total		300,870	300,870	300,870	300,870	300,870

Housing Profile

Pasco County, Florida

Population, 2008: 438672. Pasco County ranks # 12 of Florida's 67 counties in population.

Households, 2008: 184888

Homeownership Rate, 2008: 82.1%. Statewide, Florida's homeownership rate is 70.5%.

Jump to:

[Population Projections](#)

[Housing Market](#)

[Affordable Housing Needs](#)

Population Projections

In 2030, Pasco County is projected to have a population of 601406, ranking it # 12 of Florida's 67 counties.

Projected Total Population, Pasco County, 2007-2030

Place	2008	2010	2015	2020	2025	2030
Pasco County	438672	437496	474798	519098	561598	601406
Notes: Housing Needs Assessment - Population and Household Projection Methodology User Guide.						
Sources: Not Available.						

[Back to top](#)

Housing Market

Existing Home Values (Based on County Property Appraisers' Just Value)

Single Family Home, average just value, 2008: \$171156. (Statewide, the average just value of a single family home in Florida in 2008 was \$248425).

Mobile Home, average just value, 2008: \$59873.

Condominium, average just value, 2008: \$98148.

- * -100 means less than 25 observations
- * -200 means less than 2/3 of observations have valid year built entries
- * -300 means less than 2/3 of observations have valid square footage entries
- * -400 means no observations

Jump to:

[Population Projections](#)

[Affordable Housing Needs](#)

Home Sales Prices

The average sales price for a single family home was \$225313 in 2007. The median sales price that year was \$205100, compared to a statewide median sales price of \$240000.

- * -100 means less than 25 observations.
- * -200 means less than 2/3 of observations have valid entries for that year.
- * -300 means less than 2/3 of observations have valid square footage entries.
- * -400 means no observations.

Jump to:

[Population Projections](#)

[Affordable Housing Needs](#)

Median Sales Price for Single Family Homes and Condominiums, Pasco County, 1996-2007

Place	Housing Type	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Pasco County	Condominiums	45250	46000	46000	48000	48750	52500	61500	65000	77500	105000	129900	112100
Pasco County	Single Family Homes	70000	70000	76800	82500	87000	107500	123700	137300	155500	195000	233000	205100

Notes:
 * -100 means less than 25 observations.
 * -200 means less than 2/3 of observations have valid entries for that year.
 * -300 means less than 2/3 of observations have valid square footage entries.
 * -400 means no observations.
Sources: County property appraiser tax rolls, compiled by Shimberg Center - Florida Housing Data Clearinghouse.

[Back to top](#)

Rents

The median rent paid by Pasco County households in 2000 was \$518 per month, compared to a statewide median rent of \$641.

In Pasco County and the surrounding metro area, the HUD Fair Market Rent in 2009, representing rent for a typical modest apartment, was \$705 for a studio apartment, \$782 for a one-bedroom, \$946 for a two-bedroom, \$1199 for a three-bedroom, and \$1447 for a four-bedroom unit.

Households by Monthly Rent Paid, Pasco County, 2000

Place	No Cash Rent	less than 200	between 200 and 299	between 300 and 499	between 500 and 749	between 750 and 999	between 1000 and 1499	1500 or more
Pasco County	1678	809	1280	9055	10077	1823	784	417

[Back to top](#)

Affordable Housing Needs

Cost Burden, General

"Cost-burdened" households pay more than 30% of income for rent or mortgage costs. In 2008, 45457 Pasco County households (25%) pay more than 30% of income for housing. By comparison, 29% of households statewide are cost-burdened.

18878 households in Pasco County (10%) pay more than 50% of income for housing.

Households by Cost Burden, Pasco County, 2008

	Amount of Income Paid for Housing		
	0-30%	30-50%	50% or more
Total	139431	26579	18878

Notes: [Housing Needs Assessment - Population and Household Projection Methodology User Guide](#).
Click [here](#) to get household projections by tenure, age of householder, income, and cost burden.
Sources: Not Available.

[Back to top](#)

** The [Household Demographic Data Access Tool](#) allows users to combine any of the variables below to create a custom report. For example, a user could find the number of 1-2 person renter households age 65 and older who pay more than 50% of income for housing by selecting household size, householder age, and household income as indicators.

Jump to:

[Population Projections](#)

[Housing Market](#)

Homeowners and Renters

Households by Homeowner/Renter Status and Cost Burden, Pasco County, 2008

	Amount of Income Paid for Housing		
	0-30%	30-50%	50% or more
Owner	118844	20285	12591
Renter	20587	6294	6287

Notes: [Housing Needs Assessment - Population and Household Projection Methodology User Guide](#).
Click [here](#) to get household projections by tenure, age of householder, income, and cost burden.
Sources: Not Available.

[Back to top](#)

Household Income

In the following table, household income is measured as a percentage of the median income for the county or area, adjusted for family size. In Pasco County and the surrounding metro area, the HUD-estimated median income for a family of four is \$56500 in 2008.

Households by Income and Cost Burden, Pasco County, 2008

Household Income as Percentage of Area Median Income	Amount of Income Paid for Housing		
	0-30%	30-50%	50% or more
<=30% AMI	5792	2980	10232
30.01-50% AMI	11145	8092	4708
50.01-80% AMI	27479	8053	2728
80.01+% AMI	95015	7454	1210
Total	139431	26579	18878

Notes: [Housing Needs Assessment - Population and Household Projection Methodology User Guide](#).
Click [here](#) to get household projections by tenure, age of householder, income, and cost burden.

Sources: Not Available.

[Back to top](#)

** For more detailed income categories and to combine with other variables such as age, cost burden, and owner/renter status, try the [Household Demographic Data Access Tool](#).

Elderly Households

66472 households in Pasco County (36.0%) are headed by a person age 65 or older in 2008. In comparison, 27.5% of households statewide are headed by elderly persons.

59827 of elderly households in Pasco County (90.0%) own their homes.

14854 elderly households (22%) pay more than 30% of income for rent or mortgage costs.

Elderly Households by Age and Cost Burden, Pasco County, 2008

Age of Householder	Amount of Income Paid for Housing		
	0-30%	30-49.9%	50+ %
65+	51618	8079	6775

Notes: [Housing Needs Assessment - Population and Household Projection Methodology User Guide](#).
Click [here](#) to get household projections by tenure, age of householder, income, and cost burden.
Sources: Not Available.

[Back to top](#)

** To learn about all head-of-household age categories and to combine with other variables such as income, cost burden, and owner/renter status, try the [Household Demographic Data Access Tool](#).

Size of Households

128262 households in Pasco County (69%) are made up of 1-2 persons in 2008. 26% of these households pay more than

30% of income for rent or mortgage costs.

44371 households in Pasco County (24%%) are made up of 3-4 persons in 2008. 22% of these households pay more than 30% of income for rent or mortgage costs.

12251 households in Pasco County (7%%) are made up of 5 persons or more in 2008. 23% of these households pay more than 30% of income for rent or mortgage costs.

Households by Size and Cost Burden, Pasco County, 2008

Number of Persons in the Household	Amount of Income Paid for Housing		
	0-30%	30.01-50%	50.01+ %
1-2	95541	18094	14627
3-4	34447	6527	3397
5+	9444	1950	857

Notes: [Housing Needs Assessment - Population and Household Projection Methodology User Guide](#).
 Click [here](#) to get household projections by tenure, age of householder, income, and cost burden.
Sources: Not Available.

[Back to top](#)

** To combine with other variables such as income, head-of-household age, and owner/renter status, try the [Household Demographic Data Access Tool](#).

Disability and Affordable Housing Need

In 2000, 23384 low-income households included at least one person with a disability age 15 or older. These households had incomes below 60% of the area median income.

Low-Income (<60% AMI) Households Including Persons with Disabilities Age 15+ and Cost Burden, Pasco County, 2000

Amount of Income Paid for Housing
--

0-29.9%	30-49.9%	50+ %
10430	6095	6859

[Back to top](#)

Jump to:

[Population Projections](#)

[Housing Market](#)

[Affordable Housing Needs](#)

Single Family Home Size and Age

In 2008, the median size for a new single-family home in Pasco County was 1917 square feet.

Year Structure Built, Pasco County, 2000

Year Structure Built, 2000							
1939 and earlier	1940s	1950s	1960s	1970s	1980s	1990s	Place
2123	2166	6131	17407	55678	53986	36226	Pasco County

[Back to top](#)

Substandard Housing

Housing units are considered to be substandard if they are overcrowded, do not have heat, or lack complete kitchens or plumbing. In 2000,

3702 housing units (2.5% of all units) in Pasco County were overcrowded, meaning that they housed more than one person per room, compared to a statewide percentage of 6.5%.

1152 units (0.8%) in Pasco County did not use home heating fuel, compared to a statewide percentage of 1.8%.

449 units (0.3%) in Pasco County lacked complete kitchen facilities, compared to a statewide percentage of 0.5%.

345 units (0.2%) in Pasco County lacked complete plumbing facilities, compared to a statewide percentage of 0.4%.

PHA Certifications of Compliance with PHA Plans and Related Regulations

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

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Pasco County Housing Authority

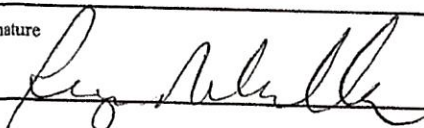
FL-104

PHA Name

PHA Number/HA Code

- 5-Year PHA Plan for Fiscal Years 2010 - 2014
- Annual PHA Plan for Fiscal Years 20 - 20

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)


Name of Authorized Official	Title
Regina Mirabella	Chairperson, Board of Commissioners
Signature	Date
	7/7/2010

Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan

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

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, George Romagnoli the Community Development Manager certify that the Five Year and
Annual PHA Plan of the Pasco County Housing Authority is consistent with the Consolidated Plan of
Pasco County, Florida prepared pursuant to 24 CFR Part 91.


Signed / Dated by Appropriate State or Local Official 30-Apr-10

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Pasco County Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---


- (1) Abide by the terms of the statement; and
- (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
- e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
- f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---
 - (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
- g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Pasco County Housing Authority
14517 7TH Street
Dade City, Florida 33523

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Karen Turner	Title Executive Director
Signature X 	Date July 7, 2010

**Certification of Payments
to Influence Federal Transactions**

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

Applicant Name

Pasco County Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Karen Turner	Title Executive Director
Signature <i>Karen Turner, Executive Director</i>	Date (mm/dd/yyyy) 7/7/10


DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Pasco County Housing Authority 14517 7TH Street Dade City, Florida 33523 Congressional District, if known: 5 & 9	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Not Applicable Congressional District, if known:	
6. Federal Department/Agency: U.S. Department of Housing and Urban Development	7. Federal Program Name/Description: CFDA Number, if applicable: 14.872	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i> None	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> None	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>Karen Turner</u> Title: <u>Executive Director, Pasco County Housing Authority</u> Telephone No.: <u>(352) 567-0848</u> Date: <u>7/7/2010</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

July 14, 2010

**PASCO COUNTY HOUSING AUTHORITY
ANNUAL RESIDENT COUNCIL MEETING ANNUAL PLAN**

Meeting called to order at 10:00 a.m.

In attendance

Gloria Jackson, Resident, 20543 Blanchette Court
Angel Velez, Resident, 38530 Patti Lane
Cynthia Andino, Resident, 20633 Blanchette Court
Melody Howard, Resident, 20637 Blanchette Court
Mary Thompson, Manager, Pasco County Housing Authority
Karen Turner, Executive Director, Pasco County Housing Authority

The Executive Director, Ms. Karen Turner, reviewed in detail the Pasco County Housing Authority's Annual Plan with the Resident Council. She reviewed all anticipated budget items for the Capital Fund Program for all Public Housing Communities and asked for comments from the residents. Ms. Turner also reviewed all completed work items through the ARRA grant. The Resident Council was very happy with the completed work items through the ARRA grant funding.

The meeting was adjourned at 10:45 a.m.

RESIDENT COUNCIL MEETING

PASCO COUNTY HOUSING AUTHORITY

ANNUAL PLAN 2010

July 14, 2010

SIGN IN SHEET

#	NAME/ADDRESS	SIGNATURE
1	Haren Turner PCHA	Haren Turner
2	Angel ^{Angel M. Torregado} V. Torregado →	
3	Cynthia Andino 20633 Blanchette St	Cynthia Andino
4	May M. Thompson	May M. Thompson
5	Gloria G. Jackson	Gloria G. Jackson
6	Melody M. Howard	Melody M. Howard
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

July 16, 2010

**PASCO COUNTY HOUSING AUTHORITY
PUBLIC HEARING ANNUAL PLAN**

Meeting called to order at 9:34 a.m. on July 16, 2010.

In attendance:

Karen Turner, Executive Director, Pasco County Housing Authority
Abigail Jackson, Administrative Assistant, Pasco County Housing Authority

The Executive Director, Ms. Karen Turner, stated that the purpose of the Public Hearing was to obtain input from the general public on the Pasco County Housing Authority's Annual Plan for FY 2010. She stated that Notice was given to the public through advertisement in the newspaper and that during the 45 days preceding the Public Hearing, the Annual Plan and attachments were made available for review by the residents and the public at the Housing Authority's main office. The Annual Plan has been reviewed by the County to certify compliance with Pasco County's Comprehensive Plan.

The Executive Director asked for public comment. There was no public comment; the Public Hearing was adjourned at 9:37 a.m.

PUBLIC HEARING

PASCO COUNTY HOUSING AUTHORITY

ANNUAL PLAN 2010

July 16, 2010

SIGN IN SHEET

#	NAME/ADDRESS	SIGNATURE
1	Karen Turner - PCHA	Karen Turner
2	Abigail Jackson - PCHA	Abigail Jackson
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		