



Housing Authority of the
City of Tampa

1514 Union Street
Tampa, Florida 33607
www.tamphousingauthority.com

PHA Plan

5 Year Plan for Fiscal Years 2001 - 2005

Annual Plan for Fiscal Year 2001

EXECUTIVE DIRECTOR

Jerome D. Ryans

BOARD OF COMMISSIONERS

Daniel Mahurin, Chairperson
Edward A. Johnson, Co-Chairperson
Sybil Kay Andrews-Wells
Fran Davin
Hazel Harvey
Karen Peoples
Robert Shimberg

April 1, 2001

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Tampa

PHA Number: FL29P003

PHA Fiscal Year Beginning: (04/2001)

Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)**

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (excluding attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2001 - 2005
[24 CFR Part 903.5]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)
The Housing Authority of the City of Tampa promotes the development and professional management of a variety of affordable housing opportunities, facilities and supportive services to nurture neighborhoods, provide economic development and self-sufficiency activities for residents while also assuring equal access to safe, quality housing for low- and moderate income families throughout the community.

B. Goals

HOUSING AUTHORITY OF THE CITY OF TAMPA
STRATEGIC GOALS – FY2001 THRU FY2005

Goal 1: Enhance quality of properties in THA inventory that will be retained as public housing.

Objectives:

1. Adopt an asset management approach for existing properties to initially assess viability and marketability and then make appropriate resource allocation decisions.
2. Adopt private market management and physical standards that include HUD required standards.
3. Manage and enforce standards, and achieve high performer PHAS designation by FY 2002.
4. Prioritize grant funding to predetermined needs including the application for Hope VI funds.
5. Assure resident support and service objectives are tied closely to property improvement objectives.
6. Increase communication and coordination between capital improvements and maintenance operations in order to better utilize resources and avoid premature replacement of systems.
7. Enhance lease enforcement and streamline eviction procedures.

Goal 2: Maintain and expand the affordable housing stock by adding 150 units by fiscal year 2004.

Objectives:

1. Pursue available financing resources including fees, loans, grants, and alternative leveraged resources that can be used to manage, acquire, and develop housing.
2. Acquire 100 additional affordable non-HUD supported housing units by FY 2004.
3. Development of 50 additional affordable non-HUD supported units by FY 2004.

Goal 3: Increase homeownership opportunities for lower/moderate income families by providing 250 additional home ownership units by fiscal year 2004.

Objectives:

1. Provide 50 home ownership units through THA sponsored first time homebuyer program by fiscal year 2002.
2. Provide 100 home ownership units through the Section 8 Voucher program during by fiscal year 2004.
3. Provide 100 home ownership units through partnering programs with public and private community agencies and lenders by fiscal year 2004.

Goal 4: Maintain an exceptionally efficient and effective Section 8 existing program that maximizes available resources to provide quality and affordable housing assistance.

Objectives:

1. Achieve high performer designation under the SEMAP during fiscal year 2003.
2. Broaden the pool of participating landlords by 5% during THA's fiscal year 2002.
3. Provide 125 additional housing opportunities outside areas of traditional assisted housing concentration by fiscal year 2004.
4. Maximize financial resources by reducing administrative costs in each year through fiscal year 2002.

Goal 5: Accomplish all elements of the approved HOPE VI grant for Ponce De Leon and College Hill Homes in accordance with the approved HOPE VI Implementation schedule.

Objectives:

1. Complete the revitalization of the College Hill / Ponce de Leon HOPE VI community by fiscal year 2005.

Goal 6: Recruit and retain high quality professional staff and provide continued opportunities for enhancement and advancement.

Objectives:

1. Establish useable job performance standards, measures, and skill requirements.
2. Staff vacant positions with most professionally competent individuals.

3. Develop and provide a comprehensive staff training and development program that includes an upward mobility component.
4. Provide a competitive compensation and benefit package that rewards true excellence.
5. Provide a safe, secure, and modern work environment.
6. Help to maintain a professional corporate image through the development and implementation of a high quality comprehensive personnel policy.
7. Enhance corporate communications at all levels within the organization.

Goal 7: Enhance and Secure Financial Stability and Develop New Financial Opportunities

Objectives:

1. Maximize THA operations, materials, and staffing. Operations focus on rent collections, work order responses, and vacancy turnaround.
2. Maximize THA Investments through timely and appropriately aggressive Investments & Re-Investments.
3. Maximize Property Utilization. Evaluate and analyze current property and decide whether to sell or retain/rehab/develop. Examine new properties for investment potential to develop, manage, or sell. Include subsidized and market rent housing.
4. Assertive grants acquisition through federal, state, and local funding and private funding.
5. Develop, market, and sell THA expertise in property management and maintenance.
6. Timely and appropriately aggressive investments of THA funds by:
Action items:
 - Improve yield on cash on-hand
 - Invest more cash on-hand in high yield investments
 - Draw-down grants and other HUD dollars on a timely basis
7. Maximize THA's operations, materials, and staffing to improve cash reserve by:
Action items:
 - Reorganize staffing to better benefit THA and resident needs and provide a more efficient system
 - Strive for 100% Rent Collection
 - Strive for 100% successful evictions
 - Strive for required work order turn-around time and vacancy turn-around time
 - Ensure aggressive inventories and periodic audits on materials and supplies
 - Review and re-bid (where necessary) benefits and insurance's for best use of THA dollars
 - Review all workmen's comp cases and scrutinize new ones to ensure appropriateness
 - Review and audit all bills and contractors to ensure appropriate and timely payments

8. Maximize Property Utilization by:
Action items:
 - Evaluate and analyze current properties and decide whether to sell or retain/rehab/develop.
 - Examine new properties for investment potential to develop, manage, or sell.
 - Build upon current sources such as ability to issue bonds and expanding affordable housing access through associate Non-profits
9. Assertive grants acquisition through federal, state, local and private funding by:
Action item:
 - Hire a Grants Writer/Real Estate Development Specialist to research all possible sources of funding and real estate development possibilities
10. Develop, market, and sell THA expertise in property management and maintenance.

Goal 8: To create and enhance social and economic opportunities, academic skills, and self-sufficiency activities to improve the quality of life for all residents by promoting essential community and supportive services .

Objectives:

1. Review, revise, and enforce THA policies related to occupancy and admission, and HUD regulations governing tenant opportunities.
2. Build capacity among resident organization and assist residents to develop leadership skills and gain an understanding of HUD Tenant Participation Rules.
3. To assist welfare reform affected and other unemployed or underemployed residents achieve self-sufficiency through the identification of job training and placement, agency referrals, homeownership opportunities, social programming, and the other necessary community and supportive services.
4. To educate residents on housing and community issues related their tenancy at THA and participation as citizens in the community-at-large.
5. To increase the efficiency, effectiveness, and productivity of programs and expenditures that serve residents social service needs.

Goal 9: To create, maintain, and promote a safe and secure environment for residents and employees.

Objectives

1. To provide continuing education, training, and awareness for Tampa Housing Authority residents and employees on safety and security issues.
2. Develop an authority-wide Security Plan and formulate security and safety strategies.
3. Develop alternative security resources to augment existing efforts.
4. Coordinate the tracking of crime, criminal activity and the reporting of these criminal activities to local police and development managers to improve law enforcement and prevention.
5. Adopt policies, implement procedures and document the eviction of residents who

are involved in criminal activity pursuant to the “One Strike and you are out” policy.

Goal 10: To create a positive image for the Tampa Housing Authority and increase community involvement and awareness of THA activities at all levels.

Objectives

1. Explore the benefits and legalities of an agency name change, position to better reflect the changing role of the affordable housing industry and the Authority.
2. Explore an organizational restructuring to more resemble the organization of corporations by implementing corporate based procedures and practices, revising titles and descriptions, exploring alternatives to current administrative facilities, retraining staff in customer service problem solving strategies, and promoting a mission driven workforce that is results-oriented.
3. Recognize press opportunities for positive news items about THA by developing publications for mass distribution that includes THA, residents, employees, and community news, announcements, and information.
4. To make the community-at-large aware of THA’s mission, programs, and role in the community by establishing public/private/non-profit partnerships and market THA activities and programs outside of the agency.
5. To increase resident and THA staff involvement in development and community affairs and THA image improvement efforts by increasing volunteerism, community events, and recognizing resident/staff civic participation and good deeds.
6. To elevate the perception of THA housing developments by improving curb appeal, addressing safety and security issues, and encouraging residents to take pride in their communities.

End of Five-Year Plan

Annual PHA Plan
PHA Fiscal Year 2001
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

The Housing Authority of the City of Tampa will be undertaking continued reorganization and capacity building to position the agency for excellence under the Public Housing Management Assessment Program (PHMAP) and in transitioning into the first year of the Public Housing Assessment Program (PHAS). These efforts will include the following major initiatives:

- Maintenance department reorganization.
- Highest and best use analysis of each public housing property.
- Section 202 comparison of public housing subsidy and section 8 vouchering.
- Implementation of the redevelopment of College Hill and Ponce de Leon.
- Develop redevelopment options for each of the agency's near non-viable traditional public housing properties.
- Continued modernization of additional scattered site properties to ensure long term viability as affordable housing.
- Continued enhancement of Authority professional and business image and status in the community by promoting professional development among staff, improvement of customer service and development of more professional business facilities and offices.
- Pursue alternative forms of financing the redevelopment of non-viable public housing and acquisition and/or development of additional affordable housing.
- Use of replacement housing factor funding for the identification of development opportunities and acquisition of existing for sale properties in the local community to increase the Authority's availability of quality affordable housing
- Pursue other non-federal sources of funding to assist the Authority in expediting the required improvement to its properties.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2001 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2000 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)

Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	A & O Policy	
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.79 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	See below	5	4	4	3	3	3
Income >30% but <=50% of AMI	See below	4	4	4	3	3	3
Income >50% but <80% of AMI	See below	3	3	4	3	3	3
Elderly	3,389	5	4	4	4	3	3
Families with Disabilities	6,393	5	4	4	4	3	3
Race/Ethnicity	34,973	4	4	4	3	3	3
Race/Ethnicity B	14,180	4	4	4	3	3	3
Race/Ethnicity H	6,685	4	4	4	3	3	3
Race/Ethnicity	n/a	n/a	n/a	n/a	n/a	n/a	n/a

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: **1998 - 2000**
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:

- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	505		
Extremely low income <=30% AMI	371	73%	
Very low income (>30% but <=50% AMI)	134	27%	
Low income (>50% but <80% AMI)	- 0 -	- 0 -	
Families with children	396	78%	
Elderly families	50	10%	
Families with Disabilities	104	21%	
Race/ethnicity White	78	15%	
Race/ethnicity Black	406	80%	
Race/ethnicity Asian	1	- 0 -	
Race/ethnicity Indian	- 0 -	- 0 -	
Race/ethnicity Unknown	20	.04%	
Characteristics by Bedroom Size (Section 8 Only)			
	# of families	% of total families	
Efficiency	80	17.4	
1BR	26	5.6	
2 BR	151	32.7	
3 BR	159	34.4	
4 BR	43	9.3	
5 BR	3	.6	

Housing Needs of Families on the Waiting List	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
If yes:	
How long has it been closed (# of months)? 24	
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	555		
Extremely low income <=30% AMI	448	81%	
Very low income (>30% but <=50% AMI)	107	19%	
Low income (>50% but <80% AMI)	- 0 -	- 0 -	
Families with children			
Elderly families	29	5%	
Families with Disabilities	128	23%	
Race/ethnicity White	81	15%	
Race/ethnicity Black	402	72%	
Race/ethnicity American Indians & Alaska	2	- 0 -	
Race/ethnicity Asian & Pacific Islanders	2	- 0 -	
Race/ethnicity Unknown	68	12%	
Characteristics by Bedroom Size (P H Only)			
1BR	369	66%	
2 BR	75	14%	
3 BR	86	15%	
4 BR	23	4%	
5 BR	2	- 0 -	
5+ BR	- 0 -	- 0 -	

Housing Needs of Families on the Waiting List

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

If yes: HOPE VI relocation transfers taking place. List is closed for all sizes except 1 and 2 bedroom units.

How long has it been closed (# of months)? 13

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

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

C. Strategy for Addressing Needs

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

- Continue efforts to expedite the reconstruction of the HOPE VI community.
- Continue efforts to restore to occupancy long standing vacancies at NBH through modernization efforts.
- Continue efforts to acquire additional affordable housing in the community to house families in need.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)
Provide quality property management services through contractual agreement with other public and private entities who require such services.

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

Statement of Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2001 grants)		
a) Public Housing Operating Fund	\$11,900,000	
b) Public Housing Capital Fund	7,418,099	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	19,087,548	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	1,022,322	
g) Resident Opportunity and Self- Sufficiency Grants	500,000	
h) Community Development Block Grant	532,000	
i) HOME	0	
Other Federal Grants (list below)	0	
2. Prior Year Federal Grants (unobligated funds only) (list below)	0	
FL14DEP0030199	757,504	PHDEP
FL14DEP0030200	1,083,996	PHDEP
FL14P00370899	624,208	CGP-708
FL14P00350100	5,530,976	CFP-501
3. Public Housing Dwelling Rental Income	3,443,075	Operational Expenses
4. Other income (list below)	0	
Section 8 Admin fee	1,667,600	Administrative Costs
4. Non-federal sources (list below)	0	
Total Resources	\$53,567,328.00	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.79 (c)]

A. Public Housing

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

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (120 days)
- Other: (describe)

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

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

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

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

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

(2) Waiting List Organization

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

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

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

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

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

1. How many site-based waiting lists will the PHA operate in the coming year? Minimum of one (1).
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists? Minimum of one (1).
3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists? All
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
 - One
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:
 - Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below)
 - Emergencies
 - Overhoused
 - Underhoused
 - Medical justification

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

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

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

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

Date and Time

Former Federal preferences:

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

2 High rent burden

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) De-concentration and Income Mixing

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

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

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

Adoption of site-based waiting lists

If selected, list targeted developments below:

North Boulevard Homes
Belmont Heights Estates
Scattered Site Communities

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

If selected, list targeted developments below:

Employing new admission preferences at targeted developments

If selected, list targeted developments below:

Other (list policies and developments targeted below)

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

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

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

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

Other (list below)

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

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

List (any applicable) developments below:

All developments.

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

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

List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords
- Criminal or drug-related activity
 - Other (describe below)
 - Lease Violation
 - HQS Inspections

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
 - Federal public housing
 - Federal moderate rehabilitation
 - Federal project-based certificate program
 - Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance?
- PHA main administrative office
 - Other (list below)

(3) Search Time

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

If yes, state circumstances below:

Evidence of diligence in their search for housing.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

- 1** Involuntary Displacement (Disaster, Government Action, Action of Housing
1 Owner, Inaccessibility, Property Disposition)
1 Victims of domestic violence

- 1 Substandard housing
- 1 Homelessness
- 1 High rent burden

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

Agency notification

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

Loss of employment; awaiting SSI; if eviction is eminent; death in the family; loss of benefits but the resident is cooperating with welfare agencies.

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

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

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

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

- For the earned income of a previously unemployed household member
 For increases in earned income

- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments
- No

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

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

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

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

f. Rent re-determinations:

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

- Never

- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

- FMRs are not adequate to ensure success among assisted families in the PHA’s segment of the FMR area
- Reflects market or submarket

- To increase housing options for families
- Other (list below)

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

- Annually
- Other (list below)

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

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

Leasing of units in low poverty areas.

(2) Minimum Rent

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

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

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

Loss of employment; awaiting SSI; if eviction is eminent; death in the family; loss of benefits but the resident is cooperating with welfare agencies

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

The Housing Authority is managed by an Executive Director (President/CEO) who as the chief executive officer of the agency is responsible for all aspects of implementation of Authority policy. The CEO directly oversees various management areas such as Operations, Planning & Development, Safety & Security and Public Relations. A Deputy Executive Director (Senior Vice-President) assists the CEO by directly overseeing certain management areas such as Finance, Leased Housing, MIS, Human Resources, and Contracting & Procurement. The Senior Vice-President is second in command and is authorized to act in the absence of the Executive Director and provides overall vision and policy implementation. Each department is headed by a Director (Vice-President). The Housing Authority is governed by a seven member volunteer Board of Commissioners who act as a policy making unit appointed by the Mayor of the City of Tampa and confirmed by the City Council. One of the seven Board seats is designated to be held by a current resident of public housing. The Board meets once a month and elects its own Chairperson and Vice-Chairperson. The Executive Director/CEO serves as the Board Secretary.

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	4065 units	400 units
Section 8 Vouchers	1115 units	150 units
Section 8 Certificates	1522 units	150 units
Section 8 Mod Rehab	none	none
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Welfare to Work	450	5%
Family Unification Program	200	5%
Non-Elderly Disabled	150	5%
Public Housing Drug Elimination Program (PHDEP)	4065 units	
Other Federal Programs(list individually)		
HOPWA	15 persons	2 persons

C. Management and Maintenance Policies

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
 - Operations Management Manual
 - Maintenance Improvement Plan

- (2) Section 8 Management: (list below)
 - Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

The Authority plans to utilize its replacement housing funding to acquire develop and/or renovate of additional affordable housing in the local community.

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

See Next Page for Capital Fund Program Annual Statement

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of the City of Tampa	Grant Type and Number Capital Fund Program Grant No: FL14P00350201 Replacement Housing Factor Grant No: FL14R00350201	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$728,814.00			
3	1408 Management Improvements Soft Costs	628,500.00			
	Management Improvements Hard Costs	25,000.00			
4	1410 Administration	729,240.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	440,549.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	350,000.00			
10	1460 Dwelling Structures	4,365,996.00			
11	1465.1 Dwelling Equipment—Nonexpendable	0.00			
12	1470 Non-dwelling Structures	0.00			
13	1475 Non-dwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	150,000.00			
18	1499 Development Activities	0.00			
19	1502 Contingency				
20	Sub-total Capital Funds Program (only)	\$7,418,099.00			
21	1490 Replacement Reserve (Replacement Housing Factor)	701,213.00			
22	Amount of Annual Grant: (sum of lines 1-21)	\$8,119,312.00			
23	Amount of line 20 Related to LBP Activities	545,000.00			
24	Amount of line 20 Related to Section 504 compliance	330,119.00			
25	Amount of line 20 Related to Security –Soft Costs	0.00			
26	Amount of Line 20 related to Security-- Hard Costs	235,799.00			
27	Amount of line 20 Related to Energy Conservation	235,799.00			
28	Collateralization Expenses or Debt Service	0.00			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Tampa		Grant Type and Number Capital Fund Program Grant No: FL14P00350201 Replacement Housing Factor Grant No: FL14R00350201			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty.	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations	1406	-	\$728,814.00				
PHA-Wide	Resident Initiatives Program	1408	-	400,000.00				
PHA-Wide	Computer Repair Training Program	1408	-	20,000.00				
PHA-Wide	Youth Sports Program Activities	1408	-	50,000.00				
PHA-Wide	Boys and Girls Club Activities	1408	-	58,500.00				
PHA-Wide	Lead Awareness and Coordination	1408	-	80,000.00				
PHA-Wide	Staff Development & Training	1408	-	20,000.00				
PHA-Wide	CAD Digitization and Retrieval Equipment	1408	-	25,000.00				
PHA-Wide	Non-Technical Salaries	1410.1	-	184,841.00				
PHA-Wide	Technical Salaries	1410.2	-	395,399.00				
PHA-Wide	Employee Benefits	1410.3	-	129,000.00				
PHA-Wide	Sundry Costs	1410.17	-	20,000.00				
PHA-Wide	Architectural/Engineering Fees	1430.1	-	200,549.00				
PHA-Wide	Inspection Costs	1430.7	-	180,000.00				
PHA-Wide	CFP Planning Sundry Costs	1430.17	-	60,000.00				
PHA-Wide	Relocation Costs	1495.1	205	150,000.00				
PHA-Wide	EBL and other Emergency Hazard Remediation	1460	-	40,000				
FL-3-23	Interior Modernization	1460	86	2,026,874.00				
Charles Scruggs	Site Improvements	1450	Site	200,000.00				
FL3-25B	Interior Modernization	1460	119	2,299,122.00				
Cutlass Arms	Site Improvements	1450	Site	150,000.00				
		CFP Sub-total		\$7,418,099.00				
CFPRHF	Replacement Housing Factor (Reserve)	1490	-	701,213.00				
		CFPRHF Total		\$8,119,312.00				

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Housing Authority of the City of Tampa		Grant Type and Number Capital Fund Program No: FL14P00350201 Replacement Housing Factor No: FL14R00350201		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	YR 1	Work Statement for Year 2 FFY Grant: 2002 PHA FY: 2002	Work Statement for Year 3 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 2005
North Boulevard 3-1		\$1,045,996.00	0.00	0.00	0.00
North Boulevard 3-10		\$750,000.00	\$750,000.00	\$750,000.00	0.00
Mary Bethune 3-10A		0.00	0.00	\$95,000.00	0.00
Riverview Terrace 3-3		0.00	0.00	\$1,000,000.00	0.00
Riverview Terrace 3-6		0.00	0.00	0.00	0.00
Robles Park 3-8		\$700,000.00	0.00	\$2,040,000.00	0.00
Central Park 3-9		\$510,000.00	0.00	0.00	\$4,785,996.00
J L Young Apts. 3-12		0.00	0.00	\$800,996.00	0.00
J L Young Annex 3-28		0.00	0.00	0.00	0.00
Rembrandt Apts. 3-13		0.00	\$4,000,996.00	0.00	0.00
Seminole Apts. 3-15		0.00	0.00	0.00	0.00
Azzarelli Apts. 3-17		0.00	0.00	0.00	0.00
Plantation Apts. 3-19A		0.00	0.00	0.00	0.00
Azeele Apts. 3-19B		0.00	0.00	0.00	0.00
St. Louis/Conrad 3-19C		0.00	0.00	0.00	0.00
Giddens Apts. 3-19D		0.00	0.00	0.00	0.00
Tom Dyer 3-22A		0.00	0.00	0.00	0.00
Squire Villa 3-22B		0.00	0.00	0.00	0.00
Scruggs Manor 3-25		0.00	0.00	0.00	0.00
Bay Ceia Apts. 3-25A		0.00	0.00	0.00	0.00
Cutlass Arms 3-25B		0.00	0.00	0.00	0.00
Parkview Apts. 3-25C		\$1,755,000.00	0.00	0.00	0.00
C Blythe Andrews 3-26		0.00	0.00	0.00	0.00
Authority-wide		\$2,657,103.00	\$2,667,103.00	\$2,732,103.00	\$2,632,103.00
Total CFP Fund (Est.)		\$7,418,099.00	\$7,418,099.00	\$7,418,099.00	\$7,418,099.00
Total Replacement Housing Factor Funds		\$701,213.00	\$701,213.00	\$701,213.00	\$701,213.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: 2002 PHA FY: 2002			Activities for Year: 3 FFY Grant: 2003 PHA FY: 2003		
	Development	Description	Estimated Cost	Development	Description	Estimated Cost
	Authority-wide	Operations	\$753,814	Authority-wide	Operations	\$753,814
	Authority-wide	Resident Initiatives Program	360,000	Authority-wide	Resident Initiatives Program	360,000
	Authority-wide	Computer Repair Training Program	50,000	Authority-wide	Computer Repair Training Program	50,000
	Authority-wide	Youth Sports Program Activities	50,000	Authority-wide	Youth Sports Program Activities	50,000
	Authority-wide	Boys and Girls Club Activities	58,500	Authority-wide	Boys and Girls Club Activities	58,500
	Authority-wide	Lead Awareness and Coordination	80,000	Authority-wide	Lead Awareness and Coordination	80,000
	Authority-wide	Staff Development & Training	20,000	Authority-wide	Staff Development & Training	20,000
	Authority-wide	Non-Technical Salaries	184,841	Authority-wide	Non-Technical Salaries	184,841
	Authority-wide	Technical Salaries	395,399	Authority-wide	Technical Salaries	395,399
	Authority-wide	Employee Benefits	129,000	Authority-wide	Employee Benefits	129,000
	Authority-wide	Inspection Costs	180,000	Authority-wide	Inspection Costs	180,000
	Authority-wide	Sundry Costs	20,000	Authority-wide	Sundry Costs	20,000
	Authority-wide	Architectural/Engineering Fees	200,549	Authority-wide	Architectural/Engineering Fees	200,549
	Authority-wide	CFP Planning Sundry Costs	60,000	Authority-wide	CFP Planning Sundry Costs	60,000
	Authority-wide	Relocation Costs	75,000	Authority-wide	Relocation Costs	85,000
	Central Office	Development Replacement Reserve	\$750,000	Central Office	Development Replacement Reserve	\$750,000
	Authority-wide	EBL and Emergency Hazard Remediation	40,000	Authority-wide	EBL and Emergency Hazard Remediation	40,000
	Parkview 3-25C	Interior Modernization	\$1,480,000	Rembrandt 3-13	Interior Modernization	\$3,510,000
	Parkview 3-25C	Site Improvements	\$275,000	Rembrandt 3-13	Site Improvements	\$490,996
	Central Park 3-9	Exterior Painting	\$510,000			
	Robles Park 3-8	Interior Occupied Unit Painting	\$600,000			
	Robles Park 3-8	Playground Improvements	\$100,000			
	N. Boulevard 3-1	Roof Replacement	\$740,000			
	N. Boulevard 3-1	Bathroom Tub Replacement	\$305,996			
			\$7,418,099.00			\$7,418,099.00

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

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

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

1. Development name: **Ponce de Leon Courts / College Hill Homes**

2. Development (project) number: **FL29P003002; FL29P003005; FL29P003004; and FL29P003007**

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

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

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

Riverview Terrace / Tom Dyer
Central Park Village
North Boulevard Homes
Mary Bethune Hi-rise

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

Riverview Terrace / Tom Dyer
Central Park Village
Moses White Estates

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

The Authority plans to utilize its replacement housing funding to acquire develop and/or renovate existing and additional affordable housing in the local community.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	NORTH BOULEVARD HOMES
1b. Development (project) number:	FL29P003001 and FL29P003010
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Demolition of 1 building in NBH FL3-1 Planned application <input checked="" type="checkbox"/> Disposition to FDOT of 10 buildings at NBH FL3-10
4. Date application approved, submitted, or planned for submission:	(11/01/99)
5. Number of units affected:	103
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: January 2000 b. Projected end date of activity: March 2000

Demolition/Disposition Activity Description	
1a. Development name:	COLLEGE HILL
1b. Development (project) number:	FL29P003004 and FL29P003007
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> (Demolition) Submitted, pending approval <input checked="" type="checkbox"/> (Disposition) Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	(Demolition application approved in 1997 • Disposition application submitted 2/2000)
5. Number of units affected:	600 (500 in FL3-4 and 100 in FL3-7)
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: February 2000 b. Projected end date of activity: March 2000

Demolition/Disposition Activity Description	
1a. Development name:	PONCE DE LEON COURTS
1b. Development (project) number:	FL29P003002 and FL29P003005
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> (Demolition) Submitted, pending approval <input checked="" type="checkbox"/> (Disposition) Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	(Demolition application approved in 1997 • Disposition application submitted 2/2000)
5. Number of units affected:	700 (320 in FL3-2 and 380 in FL3-5)
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: February 2000 b. Projected end date of activity: March 2000

Demolition/Disposition Activity Description	
1a. Development name:	TOM DYER HOMES
1b. Development (project) number:	FL29P003022A
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> (Demolition) Submitted, pending approval <input type="checkbox"/> (Disposition) Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	(Demolition application approved by SAC March 2001 for 36 units)
5. Number of units affected:	36
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: December 2001 b. Projected end date of activity: January 2001

Demolition/Disposition Activity Description	
1a. Development name:	RIVERVIEW TERRACE
1b. Development (project) number:	FL29P003003 and FL29P003006
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> (Demolition) Submitted, pending approval <input type="checkbox"/> (Disposition) Planned application <input type="checkbox"/> HOPE VI application in 2001
4. Date application approved, submitted, or planned for submission:	(application due to be submitted to HUD June 22, 2001)
5. Number of units affected:	284
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: February 2002 b. Projected end date of activity: May 2002

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

[24 CFR Part 903.7 9 (i)]

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

1. Yes No:

Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No:

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

Designation of Public Housing Activity Description
1a. Development name: J. L. Young Apartments and Annex
1b. Development (project) number: FL29P003012 & FL29P003028
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(09/01/99)</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 450
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	Mary Bethune Hi rise
1b. Development (project) number:	FL29P003010A
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(09/01/99)</u>
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected:	150
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	Ponce De Leon Courts (Belmont Heights Estates)
1b. Development (project) number:	FL29P003002 & FL29P003005
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> (74 units only) Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(07/01/00)</u>
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected:	74 units
7. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	J L Young Apartments and Annex
1b. Development (project) number:	FL29P003012 & FL29P003028
2. What is the status of the required assessment?	<input checked="" type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No:	Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status)	<input checked="" type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input checked="" type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

Conversion of Public Housing Activity Description	
1a. Development name:	Mary Bethune hi-rise
1b. Development (project) number:	FL29P003010A
2. What is the status of the required assessment?	
<input checked="" type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input checked="" type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input checked="" type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)	

Conversion of Public Housing Activity Description	
1a. Development name:	North Boulevard Homes
1b. Development (project) number:	FL29P003001/10
2. What is the status of the required assessment?	
<input checked="" type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input checked="" type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (indicate date submitted or approved:)	

<input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

Conversion of Public Housing Activity Description
1a. Development name: Riverview Terrace
1b. Development (project) number: FL29P003003/6
2. What is the status of the required assessment? <input checked="" type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input checked="" type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion. <input type="checkbox"/> Units addressed in a pending or approved demolition application (indicate date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input checked="" type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted 6/22/01) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

Conversion of Public Housing Activity Description
1a. Development name: Robles Park Village
1b. Development (project) number: FL29P003008
2. What is the status of the required assessment? <input checked="" type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status)

<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion. <input type="checkbox"/> Units addressed in a pending or approved demolition application (indicate date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted 6/22/01) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

Conversion of Public Housing Activity Description
1a. Development name: Central Park Village 1b. Development (project) number: FL29P003009
2. What is the status of the required assessment? <input checked="" type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion. <input type="checkbox"/> Units addressed in a pending or approved demolition application (indicate date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted 6/22/01) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

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

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Delaney Creek Subdivision	
1b. Development (project) number: N/A (Section 5H Approval)	
2. Federal Program authority:	
<input type="checkbox"/>	HOPE I
<input checked="" type="checkbox"/>	5(h)
<input type="checkbox"/>	Turnkey III
<input type="checkbox"/>	Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	
<input checked="" type="checkbox"/>	Approved; included in the PHA’s Homeownership Plan/Program
<input type="checkbox"/>	Submitted, pending approval
<input type="checkbox"/>	Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (12/10/98)	
5. Number of units affected: 66	
6. Coverage of action: (select one)	
<input type="checkbox"/>	Part of the development
<input checked="" type="checkbox"/>	Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA established eligibility criteria

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

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Est. Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
ED/SS	280	Recruitment	Resident Services Dept.	PH Residents
Project Uplift	142	Recruitment	Resident Services Dept.	PH Residents
Family Self Sufficiency Program	182	Recruitment	Resident Services Dept.	PH Residents
WAGES	TBD	Recruitment	Goodwill Suncoast	PH Residents
Pathways to Independence	25	Recruitment	Marriott Hotels	PH Residents
Homeownership Program	-	Income	Resident Services	PH Residents
Education Enhancement	42	Recruitment	Brewster Tech	PH Residents
Computer Training	TBD	Recruitment	Resident Services Dept.	PH Residents

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	100	182 11/0399
Section 8	198	-

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

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

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

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

- **North Boulevard Homes**
- **Riverview Terrace Apartments**
- **College Hill Homes**
- **Ponce de Leon Courts**
- **Robles Park**
- **Central Park Apartments**
- **J L Young Apartments and Annex**
- **Mary Bethune Hi rise**
- **Rembrandt Apartments**
- **Giddens Apartments**

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

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

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

- **All THA Public Housing Developments**

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

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

- **North Boulevard Homes**
- **Riverview Terrace**
- **College Hill Homes**
- **Ponce de Leon**
- **Robles Park**
- **Central Park**

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

Public Housing Drug Elimination Program Plan

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

Annual PHDEP Plan Table of Contents:

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

Section 1: General Information/History

- A. Amount of PHDEP Grant **\$1,022,322.00**
- B. Eligibility type (Indicate with an "x") N1 N2 _____ R _____
- C. FFY in which funding is requested FFY2001
- D. Executive Summary of Annual PHDEP Plan

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

The Housing Authority of the City of Tampa is proposing to hire 30 qualified resident security guards to monitor the guardhouses in North Boulevard and to provide security at our elderly complexes. The Resident Patrols will also provide foot patrols and canvas the neighborhoods targeted for funding and help prevent crime by being visible to the community and potential wrong doers.

E. Target Areas

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

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Riverview Terrace	488	900
Central Park Village	483	1110
C. Blythe Andrews	57	100
Cutlass Arms	119	200
Scruggs Manor	95	219
Robles Park	436	1038
North Boulevard Homes	784	1960

F. Duration of Program

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

6 Months _____; 12 Months _____; 18 Months _____; 24 Months _____; Other _____

G. PHDEP Program History

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

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995					
FY 1996	1,234,000.00	FL29DEP0030196	0.00		
FY 1997	1,283,279.00	FL29DEP0030197	0.00		
FY 1998	952,762.00	FL14DEP0030198	0.00		12/00
FY 1999	1,085,626.00	FL14DEP0030199	757,504.83		12/01
FY 2000	1,083,996.00	FL14DEP0030200	1,083,996.00		12/02

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

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

As non-residents commit a majority of drug-related criminal activity within public housing communities, the utilization of guardhouses manned by resident security, is the strategy to keep outside elements from entering the communities. THA will work with the Tampa Police Department to train the resident patrol, improve data collection and information exchange, target investigations and narcotic enforcement to respond to and preempt street level drug market activity from occurring on housing authority property. THA will contract with Boys & Girls Clubs, YMCA, Computer Kids, Project Link, CDC of Tampa Bay, All Sports Community Service, Campus Compact, RBI (Revitalizing Baseball in the Inner City) & DACCO to do Drug Prevention, Drug Intervention and Treatment programs. The University of South Florida will be contracted to evaluate the programs successes.

B. PHDEP Budget Summary

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

FY 2001 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	\$280,000.00
9120 - Security Personnel	438,457.00
9130 - Employment of Investigators	0.00
9140 - Voluntary Tenant Patrol	0.00
9150 - Physical Improvements	0.00
9160 - Drug Prevention	240,569.00
9170 - Drug Intervention	27,296.00
9180 - Drug Treatment	21,000.00
9190 - Other Program Costs	15,000.00
TOTAL PHDEP FUNDING	\$1,022,322.00

C. PHDEP Plan Goals and Activities

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

9110 - Reimbursement of Law Enforcement					Total PHDEP Funding: \$280,000.00		
Goal(s)	Reimbursement of Law Enforcement Personnel as Extra Duty Officers over and above baseline service						
Objectives	Reduce the criminal activity in the targeted developments						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Hire extra duty officers			10/01	10/03	200,000.		
2. Narcotics investigations			10/01	10/03	80,000.		

9120 - Security Personnel					Total PHDEP Funding: \$438,457.00		
Goal(s)	Hire 30 Resident Security Patrols						
Objectives	Reduce illegal activity in the targeted communities through visible security on site						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Residents man guardhouses & patrol elderly complexes	30	Adults residing in public housing	10/01	10/03	400,000.		
2. Training	75	Adults residing in public housing	10/01	10/03	38,457.		
3.							

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

9140 - Voluntary Tenant Patrol					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$240,569.00		
Goal(s)	Contract with various governmental and private agencies to provide drug prevention programs						
Objectives	Educate youths and adults about drugs and the negative effects of its use on the population.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Smart Moves Boys & Girls Clubs	4500	Youths in public housing	10/01	10/03	50,000.00		
2. RBI, Campus Compact, State Basketball, Computer Kids	500	Youths in public housing	10/01	10/03	50,000.00		
3. Drug education and violence prevention programs	6000	Youths and adults in public housing	10/01	10/03	140,569.00		

9170 - Drug Intervention					Total PHDEP Funding: \$27,296.00		
Goal(s)	To provide residents in public housing the educational opportunities not otherwise afforded them						
Objectives	Provide computer training and job readiness training to residents						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Sports, Cultural & Educational Programs	500	Youths and adults in public housing	10/01	10/03	18,296.00		
2. Summer Jobs Program	50	Youths and young adults	6/01	9/03	9,000.00		

9180 - Drug Treatment					Total PHDEP Funding: \$21,000.00		
Goal(s)	To provide treatment for residents who seek to discontinue the use of illegal narcotics						
Objectives	Contract with a drug treatment center and provide treatment for residents of public housing						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Contract with DACCO	500	Youths and adults in public housing	10/01	10/03	21,000.		
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$15,000.00		
Goal(s)	Provide transportation services to residents for job training and youth programs						
Objectives	Ensure that residents are not disadvantaged by the lack of personal transportation						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Transport residents to job training programs and local job fairs	1000	Youths and adults in public housing	10/01	10/03	8,000.00		
2. Transport youth to cultural and educational activities	1000	Youth in public housing	10/01	10/03	7,000.00		
3.							

Section 3: Expenditure/Obligation Milestones

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

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	1,2,3 100%	\$280,000.00	1,2,3 100%	\$280,000.00
9120	1,2 100%	\$438,457.00	1,2 100%	\$438,457.00
9130				
9140				
9150				
9160	1,2,3 100%	\$240,569.00	1,2,3 100%	\$240,569.00
9170	1, 100%	\$27,296.00	1, 100%	\$27,296.00
9180	1, 100%	\$21,000.00	1, 100%	\$21,000.00
9190	1,2	\$15,000.00	1,2	\$15,000.00
TOTAL		\$1,022,322.00		\$1,022,322.00

Section 4: Certifications

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

END OF PHDEP PLAN

14. PET POLICY

[24 CFR Part 903.7 9 (n)]

INTRODUCTION

*See **Attachment G** for THA Pet Policy. This section explains Tampa Housing Authority's (THA) policy on the keeping of pets; (Pet Policy) and the criteria and standards pertaining to the Policy. The rules adopted are reasonably related to the legitimate interest of THA to provide a decent, safe and sanitary living environment for all its residents, while effectively protecting and preserving the physical condition of THA's property, and the financial interest of the Authority.*

See Attachment G for THA Pet Policy

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? 1
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 Not applicable
 Private management
 Development-based accounting
 Comprehensive stock assessment
 Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

Attached at Attachment (File name)

Provided below:

- a. **More lighting is needed on the exterior of NBH**
- b. **Need speed bumps at NBH**
- c. **THA should provided more go carts for the security patrol guards**
- d. **THA needs to fund more security officers**
- e. **Something for protection from residents and citizens** (i.e. mace, heavy-duty flashlight)
- f. **THA needs to provide garbage cans around mailboxes at all locations**
- g. **Provide a guardhouse for use by security at the main THA office building.**

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

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments

List changes below:

1. **Additional and continued PHDEP funding will permit the addition of the security related work items. The CFP does not contain adequate funding.**
2. **THA Maintenance department is addressing the problem with replacement lights for the parking and street light poles.**
3. **THA maintenance will consider providing garbage cans near the mailboxes for resident use.**

Other: (list below)

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

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

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

3. Description of Resident Election Process

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

Candidates were nominated by resident and assisted family organizations

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)

City of Tampa

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

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

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

Support letter and attendance at planning meetings.

D. Other Information Required by HUD

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

None

CERTIFICATIONS AND ATTACHMENTS

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

CERTIFICATIONS:

- FORM HUD-50070, CERTIFICATION FOR A DRUG-FREE WORKPLACE
- FORM HUD-50071, CERTIFICATION OF PAYMENTS TO INFLUENCE FEDERAL TRANSACTIONS
- STANDARD FORM SF-LLL AND SF-LLL_a, DISCLOSURE OF LOBBYING ACTIVITIES
- PHA CERTIFICATION OF CONSISTENCY WITH PHA PLAN AND RELATED REGULATIONS
- FORM HUD-2991, CERTIFICATION OF CONSISTENCY WITH THE CONSOLIDATED PLAN

ATTACHMENTS:

- ATTACHMENT A – STATEMENT OF PROGRESS ON 5-YEAR PLAN MISSION AND GOALS
- ATTACHMENT B – RESIDENT MEMBERSHIP ON THE GOVERNING BOARD
- ATTACHMENT C - MEMBERSHIP OF THE RESIDENT ADVISORY BOARD
- ATTACHMENT D - DESCRIPTION OF IMPLEMENTATION OF COMMUNITY SERVICE REQUIREMENTS
- ATTACHMENT E - INFORMATION ON PET POLICY
- ATTACHMENT F- SECURITY PLAN
- ATTACHMENT G - RESPONSE TO CUSTOMER SERVICE & SATISFACTION SURVEY RESULTS

Statement of Progress
in Meeting
5-Year Plan Mission & Goals

Goal 1: Enhance quality of properties in THA inventory that will be retained as public housing.

Progress: *The Authority has undertaken a major effort to rehabilitate all of its properties determined to have long-term physical and social viability. Those selective sites have been budgeted for comprehensive rehabilitation in order to ensure long-term viability and curb appeal. The sites to be addressed under this intense coordinated effort are as follows: Seminole Gardens, Azzarelli Apartments, Bay Ceia Apartments, Squire Villa Apartments, Giddens Apartments, Plantation Apartments, Azeele Apartments, St. Louis/St. Conrad Apartments, Cutlass Arms, Scruggs Manor, C. Blythe Andrews, J.L. Young Apartments, and Mary Bethune House. Comprehensive rehabilitation will include kitchen and bath renovations, new flooring, mechanical and electrical, lighting, building envelope, doors, windows, appliances site improvements and landscaping. As of this date all the above developments have been funded and are in various stages of construction. Parkview and Rembrandt Apartments will be funded in future year's capital improvement budgets.*

Goal 2: Maintain and expand the affordable housing stock by adding 150 units by fiscal year 2004.

Progress: *The Authority has formed an affordable housing development and acquisition committee that will work to identify development and acquisition opportunities to increase our supply of affordable housing to serve the need in the City of Tampa. Additionally the Authority has progressed with it's Belmont Heights HOPE VI project which will result in the addition of over 800 units of mixed-income housing. The Authority is also pursuing additional property acquisition opportunities in conjunction with our proposed redevelopment of the Riverview Terrace and Tom Dyer communities.*

Goal 3: Increase homeownership opportunities for lower/moderate income families by providing 250 additional home ownership units by fiscal year 2004.

Progress: *The Authority has progressed with its Delaney Creek Homeownership program which has offered an additional 66 units of affordable homeownership units to the local market. Currently the Authority has sold all but 3 remaining units in this 66-unit single family homeowner community. The Authority has additional plans to develop 36 single family for sale units in the Belmont Heights development and if, funded, 94 single family for sale units in the Riverview Terrace HOPE VI development. The Authority is additionally working with local authorities to develop/acquire additional units on the market to sale to income eligible persons.*

Goal 4: Maintain an exceptionally efficient and effective Section 8 existing program that maximizes available resources to provide quality and affordable housing assistance.

Progress: *The Authority has successfully increased its pool of participating landlords in excess of our stated goal of 5%. The Section 8 program has provided in excess of 125 additional housing opportunities outside areas of traditional assisted housing concentration. Additionally the Section 8 program has continued to maximize financial resources by reducing administrative costs.*

Goal 5: **Accomplish all elements of the approved HOPE VI grant for Ponce De Leon and College Hill Homes in accordance with the approved HOPE VI Implementation schedule.**

Progress: *The Authority is preparing for financial closing on the first phase of the Belmont Heights HOPE VI project on schedule. All buildings and site have been demolished and relocation is complete. The Authority is continuing with supportive services to the relocated resident of this HOPE VI development.*

Goal 6: **Recruit and retain high quality professional staff and provide continued opportunities for enhancement and advancement.**

Progress: *The Authority is in the process of developing work plans that will guide and tract the progress under this goal.*

Goal 7: **Enhance and Secure Financial Stability and Develop New Financial Opportunities.**

Progress: *The Authority is in the process of developing work plans that will guide and tract the progress under this goal.*

Goal 8: **To create and enhance social and economic opportunities, academic skills, and self-sufficiency activities to improve the quality of life for all residents by promoting essential community and supportive services.**

Progress: *The Authority is in the process of developing work plans that will guide and tract the progress under this goal. The Authority has recently updated it admissions and continued occupancy plan (ACOP) to include recent changes in the regulations governing public housing. THA is providing on-going capacity building to the resident organizations and continue to operate and enhance self-sufficiency programs.*

Goal 9: **To create, maintain, and promote a safe and secure environment for residents and employees.**

Progress: *The Authority is in the process of developing work plans that will guide and tract the progress under this goal.*

Goal 10: **To create a positive image for the Tampa Housing Authority and increase community involvement and awareness of THA activities at all levels.**

Progress: *The Authority is undergoing a strategic business plan development process which will provide work plans to implement initiatives under this goal.*

**Resident Membership
On
Governing Board**

Florida Statute governs the creation of public housing authorities in the State of Florida. A seven-member board of commission governs the Housing Authority of the City of Tampa. One of the seven board positions must be a resident. The current resident board member is Ms. Karen Peoples, resident president and public housing resident residing at C. Blythe Andrews apartments.

Excerpts from the statue which can be found in article 421 of the State of Florida Statue that support resident membership on the Authority's governing board of commissioners are as follows:

§421.05 Appointment, Qualifications, and Tenure of Commissioners;

. . . Each housing authority created pursuant to this chapter shall have at least one commissioner who shall be a resident who is current in rent in a housing project or a person of low or very low income who resides within the housing authority's jurisdiction and is receiving rent subsidy through a program administered by the authority of public housing agency that has jurisdiction for the same locality served by the housing authority, which commissioner shall be appointed at the time a vacancy exists.

**Membership Directory
For
Resident Advisory Committee**

- Wanda Bolen, Delaney Creek Estates Homeowner
- Margie Lovette, Mary Bethune Hi-rise Resident President
- Barbara McKeller, College Hill Homes Resident (now homeowner)
- Priscilla Pate, North Boulevard Homes Resident President
- Claretha Johnson, Ponce DeLeon Resident President (now resident at Central park)
- Brenda Rawls, Azzarelli Apartments Resident President
- Karen Peoples, C. Blythe Andrews Resident President (THA Board Member)
- Geraldine Barnes, St. Louis/St. Conrad Resident President
- Claudia Clemons, Riverview Terrace/Tom Dyer Resident President
- John Wimer, Resident of the Section 8 Program, 2519 W. Wilder Ave.
- Janice Johnson, Public Housing Resident Business Owner
- Connie Burton, Robles Park Resident President
- Mary Williams, Central Park Resident President

**Description of Implementation
Of
Community Service Requirements**

Community Service & Work Responsibility

To comply with the Quality Housing Work Responsibility Act (QHWRA) of 1998, the Housing Authority's Operations and Resident Services Department held a series of meetings with all public housing residents on site at their developments, as well as, held a public hearing for residents to question, comment and discuss all of the new implementation details of the lease mandated by HUD under QHWRA. The mandate included the Community Service and Work Responsibility Requirements. In addition to the number of meetings held on-site for the residents, flyers were distributed ninety (90) days prior to the beginning of the housing authority's fiscal year (04-01-01) to start the process to answer additional questions, assist in making referrals and to count the number of "exempt" residents from the CSR requirements. The Resident Services staff continues since April 2001 to disseminate the information to residents and answer all questions of residents, property managers, agencies, volunteer programs, etc., regarding CSR requirements under QHWA. Flyers will continue to be distributed through 12-31-01.

**Information
On
Pet Policy**

[24 CFR Part 903.7 9 (n)]

INTRODUCTION

See **Attachment G** for THA Pet Policy. This section explains Tampa Housing Authority's (THA) policy on the keeping of pets; (Pet Policy) and the criteria and standards pertaining to the Policy. The rules adopted are reasonably related to the legitimate interest of THA to provide a decent, safe and sanitary living environment for all its residents, while effectively protecting and preserving the physical condition of THA's property, and the financial interest of the Authority.

A. MANAGEMENT APPROVAL OF PETS

All pets must be registered and approved by THA management.

REGISTRATION OF PETS

Pets must be registered and approved with THA before they are brought onto any THA premises. The resident must submit a written request for pet ownership, specifying the type and number of pets desired to the property manager. Preliminary approval for ownership will be granted based on conformance with the PET OWNERSHIP GUIDELINES regarding pet size, type and number.

If preliminary approval is granted, the resident must be willing and able to provide management with the following:

1. Certificate signed by a licensed veterinarian or State/Local authority that the pet has received all inoculations required by State or Local law, that the pet has no communicable disease(s), is pest-free, and that the pet's maximum full-grown weight will not exceed 20 pounds.
2. A complete description of the pet, stating age, weight, color, name and a photograph.
3. Documentation that the pet (dog/cat) has been spayed or neutered.
4. A copy of current license for the pet in compliance with local ordinances and requirements.
5. Execution of a Pet Agreement with THA stating that the tenant acknowledges complete responsibility for the care, including feeding and grooming of the pet.
6. Present Pet Deposit.
7. Registration must be renewed and will be coordinated with the tenant's annual re-certification date.
8. The names, addresses and phone numbers of two (2) adults who agree to assume full responsibility for the pet in the event of the owner's death or inability to care for the pet.

Pets will not be allowed on THA property prior to written approval.

REFUSAL TO REGISTER PETS

THA will refuse to register a pet if:

1. The pet is not a common household pet as defined in this policy;
2. Keeping the pet would violate any House Pet Rules;
3. The pet owner fails to provide complete pet registration information, or fails to update the registration annually;
4. THA reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament and behavior may be considered as a factor in determining the pet owner's ability to comply with provisions of the lease
5. Pets of a known vicious or dangerous disposition, i.e. Pit bulls, Doberman pinchers.

The notice of refusal may be combined with a notice of a pet violation.

A resident who cares for another resident's registered pet must notify THA and in advance agree to abide by all of the pet rules in writing.

STANDARDS FOR PETS

Type of Pets Allowed:

Common household pets are defined as "a domesticated animal such as a dog, cat, bird, rodent, fish or turtle that is traditionally kept in the home for pleasure rather than for commercial purposes". This definition shall not include animals that are used to assist persons with disabilities.

Residents are not permitted to have more than **ONE TYPE** of certain pets. Only the following animals may be kept by a resident.

2. Dogs – No more than **one dog**, must be under 20 pounds when full grown, spayed or neutered, housebroken, have all required inoculations, dog collar with dog tags including pet name and date of inoculations, and must be licensed as specified now, or in the future by State law and Local ordinance. (proof of updated inoculations must be submitted annually)
3. Cats - No more than **one** must be declawed, spayed or neutered, cat collar with cat's name and date of all inoculations, trained to use a litter box or other waste receptacle and have all inoculations. (proof of updated inoculations must be submitted annually)
4. Birds – No more than **two** and must be enclosed in no more than **one** cage at all times.
5. Fish – Aquarium size must not exceed 20 gallons.
6. Rodents – Guinea Pig, Hamster, or Gerbil (**only**) – Only **one** cage permitted and no more than **two** rodents. Rodents must be enclosed in an acceptable cage at all times and must have any or all inoculations as specified now or in the future by State law or Local ordinance. (proof of updated inoculations must be submitted annually)
7. Rabbits - Only **one** cage permitted and no more than **two** rabbits. Rabbits must be enclosed in an acceptable cage at all times and must have any or all inoculations as specified now or in the future by State law or Local ordinance. (proof of updated inoculations must be submitted annually)
8. Turtles – No more than **two** turtles and no more than **one** cage. Turtles must be enclosed in an acceptable cage or container at all times.

9. **THA will not allow snakes, known vicious animals, or animals that may risk health and safety.**

NOTE: RESIDENT MAY HAVE A DOG OR CAT. RESIDENTS MAY NOT HOUSE BOTH.

ASSISTIVE AND SUPPORTIVE ANIMALS

Exclusion for animals that assist elderly and persons with disabilities

This exclusion applies to assistive/service animals that reside in units for the elderly or persons with disabilities, as well as assistive/service animals that visit these units.

To qualify for exclusion, the resident or prospective resident must certify in writing that the head of household, or a member or his or her family, is a person with a disability; (a) the animal has been trained to assist persons with that specific disability; and (b) the animal actually assists the person with the disability.

PETS TEMPORARILY ON THE PREMISES

Pets, which are not owned by a resident, will not be allowed on THA property. Residents are prohibited from feeding or harboring any stray animals. This rule excludes visiting pet programs sponsored by a human society or non-profit organization.

DESIGNATION OF NO PET AREAS

The following areas are designated as no-pet areas:

1. Nutrition sites
2. Community Service Buildings
3. Property Offices and Recreation areas
4. Pets are not allowed to roam common areas in or outside of any THA Property

ADDITIONAL FEES AND DEPOSITS FOR PETS

1. Deposits

Residents shall be required to pay a refundable pet deposit. THA may use the pet deposit only to pay reasonable expenses directly attributable to the presence of a dog or cat in the unit, including (but not limited to) the cost of repairs, and cleaning the unit, and grounds, replacing flooring, finish tiles, carpeting, walls, etc., and fumigating for ticks and fleas. THA shall refund the unused portion of the pet deposit to the tenant within a reasonable time period after the resident moves from the unit or no longer owns or keeps a pet in the dwelling unit. The maximum amount of pet deposit that may be charged by the THA, per dwelling unit, shall be \$150.00, which must be paid in full in advance (except elderly tenants). **The pet deposit is not part of the rent payable by the tenant. No pet deposit will be required for fish, turtles, birds and rodents.** THA reserves the right to change or increase the required deposit by amendment to the PET POLICY.

2. Alterations to Units

Residents/Pet owners shall not alter their unit, patio, premises or common areas to create an enclosure for any animal. **NO DOG HOUSES WILL BE ALLOWED.**

I. PET WASTE REMOVAL AND DAMAGE CHARGES

All pet owners are responsible for proper disposal of the pet's waste material as follows:

1. A separate pet waste removal charge of \$5.00 per occurrence will be assessed against the resident for violations of this Pet Policy. Two (2) repeated violations shall be cause for removal of the pet, termination of the lease or both.
2. Pet deposit and pet waste removal charges are not part of the rent payable by the resident.
3. All reasonable expenses incurred by THA as a result of damages directly attributable to the presence of the pet will be the responsibility of the resident, including: The cost of repairs, and cleaning the unit, and grounds, replacing any flooring, finish tiles, carpeting, walls, etc., and fumigating of the unit.
4. If the resident is in occupancy when charges occur, the tenant will be billed for the following month.
5. If such costs occur as the result of a move-out inspection, this cost will be deducted from the pet deposit. The resident will be billed for any amount, which exceeds the pet deposit.
6. The expense of flea disinfestations shall be the responsibility of the resident.

J. NOISE

Pet owners must agree to control the noise of their pet(s) so that such noise does not constitute a nuisance to the other residents or interrupt their peaceful enjoyment of their unit or premises. This includes, but is not limited to loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities. Such action will constitute a violation under the Resident Dwelling Lease.

K. CLEANLINESS REQUIREMENTS

1. Cat litter boxes must be emptied at least twice a week into a strong plastic bag and taken to the trash bin or dumpster immediately.
2. Residents may not place any pet waste material in any plumbing facility within the unit.
3. Litter Box Requirements – All animal waste or litter from litter boxes shall be picked up immediately by pet owner, disposed of in sealed plastic trash bags, and placed in a dumpster or trash bin. Animal waste and litter shall not be disposed of by being flushed through a toilet.
4. Removal Of Waste From Other Locations – The resident/pet owner shall be responsible for the removal of waste from any common area by placing it in a sealed plastic trash bag and disposing of it in a trash bin or dumpster. The resident/pet owner shall take adequate precaution to eliminate any pet odors within or around the unit and to maintain the unit in a sanitary condition at all times.

L. PET CARE

1. Adult dogs must be walked at least twice a day, and puppies, until they are housetrained, every three hours. The disposal of animal waste must be placed in plastic bag and taken immediately to the trash bins or dumpster. If a mess is made within a unit, it must be disposed of in a plastic bag and taken to a dumpster immediately.

2. No pet (excluding fish and turtles) shall be left unattended in any unit for a period in excess of 8 hours.
3. All residents/pet owners shall be responsible for adequate care, nutrition, exercise and medical attention for his/her pet.
4. Residents/pet owners must recognize that other residents may have chemical sensitivities or allergies related to pets, or may be easily frightened or disoriented by animals. Pet owners must agree to exercise courtesy with respect to other residents.
5. No pet will be allowed outside unattended at any time, for any amount of time at any location on THA property.

M. RESPONSIBLE PARTIES

The resident/pet owner must designate two (2) responsible adults (“Responsible Parties”) and have a notarized statement by each person and placed in the THA tenant file for the care of the pet if the health or safety of the pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet.

N. INSPECTIONS

THA may enter and inspect the unit if a written complaint is received alleging that the conduct or condition of the pet in the unit constitutes a nuisance or a threat to the health or safety of the other residents, THA staff or other persons in the community under applicable State or local law. A 48-hour written notice will be sent to the resident before such inspection.

O. PET RULE VIOLATIONS

If a determination is made on objective facts supported by written statements, that a resident/pet owner has violated THA’s PET POLICY, written notice will be served. The notice will contain a brief statement of the factual basis for the determination and the pet rule(s), which was violated. The notice will also state:

1. That the resident/pet owner has ten (10) days from the effective date of the served notice to correct the violation and make written request for a meeting with the property manager to discuss the violation;
2. That the resident/pet owner is entitled to be accompanied by another person of his/her choice at the meeting; and
3. That the resident/pet owner’s failure to correct the violation, request a meeting, or appear at a requested meeting may result in initiation of procedures to terminate the pet owner’s tenancy.

If the resident dispute decisions made by THA, the resident may request a grievance hearing in accordance with the Grievance Policy.

P. NOTICE FOR PET REMOVAL

If the resident/pet owner and THA are unable to resolve the violation at the meeting, and subsequent grievance hearing and the pet owner fails to correct the violation(s) in the period allotted by THA, THA may serve notice to remove the pet.

The notice shall contain:

1. A brief statement of the factual basis for THA's determination that THA's Pet Policy has been violated;
2. The requirement that the resident/pet owner must remove the pet within ten (10) days of the notice; and
3. A statement that failure to remove the pet will result in the initiation of termination of the lease.

Q. TERMINATION OF LEASE

THA will initiate procedures for termination of the lease based on a Pet Policy violation if:

1. The pet owner has failed to remove the pet or correct a pet policy violation within the time period specified; and
2. The pet policy violation is sufficient to begin procedures to terminate the lease under terms of the lease.

R. PET REMOVAL

If the health or safety of the pet is threatened by the death or incapacity of the pet owner, or by other factors that render the owner unable to care for the pet, (including pets who are poorly cared for, abused, or have been left unattended for over 12 hours), the situation will be reported to the Responsible Party designated by the resident/pet owner.

If the responsible party is unwilling or unable to care for the pet, or if THA after reasonable efforts cannot contact the responsible party, THA may contact the appropriate State or Local agency and request the removal of the pet.

S. EMERGENCIES

THA will take all necessary steps to insure that pets, which become vicious, display symptoms of severe illness, or demonstrate behavior that constitutes an immediate threat to health or safety of others, are referred to the appropriate State local entity authorized to remove such animals.

Security Plan

We intend to preserve the peace and use vigorous law enforcement along with residents, to help combat drugs and crimes that presently exist in our public housing communities. We will place special emphasis on loitering and open-air drug sales.

The Tampa Housing Authority (THA) is committed to providing an environment that will be safe for the resident to live in. We will try to eradicate drugs and crime from our public housing communities. THA recognizes that there are situations where law enforcement is capable and duly authorized to conduct investigations, especially as it relates to targeting narcotic enforcement and habitual offenders. Consequently, THA seeks to augment baseline services provided by local law enforcement pertaining to narcotic enforcement activities on THA premises. Persons living in public housing who engage in drug or criminal activities will face certain and swift eviction. Public housing is to be a safe place to live, not to commit crimes.

Resident Patrols

An effective Resident Patrol Program will produce benefits to all THA properties and with the dual support of the police department and a Resident Patrol Program it can work to identify and solve community crime, drugs and disorder problems within THA communities.

Reclaiming the Community

Criminals, drug traffickers, and other law violators often look upon public housing communities as a safe haven. They recognize that public housing residents have historically been reluctant to exert control over the communities they live in. Consequently, it becomes a place to buy and sell drugs, intimidate residents, engage in disorderly behavior, settle arguments, and hide from the police.

Resident Patrols serve to reclaim the neighborhood and promote a safe place to live and raise their children. It sends a clear message to drug dealers and others who prey on the neighborhood that their behavior will no longer be tolerated and that any illegal or suspicious activities will be reported to the police or other appropriate authorities.

Community Order

The most prevalent problems in many neighborhoods is the lack of community order. Typically, community disorder includes but is not limited to trash on the streets, in yards, graffiti, fights, public drinking, open drug use, loud music, noise, large gatherings of boisterous young adults, unsupervised children, or family quarrels. These conditions often occur because residents and visitors recognize that neighbors will tolerate behavior and the offenders feel safe that they will not be held accountable for their actions.

An active resident patrol program will send a signal to those creating disorder that community members care and this type of behavior will not be tolerated and if their actions continue they will be reported to the police. Most individuals will refrain from engaging in illegal or anti-social acts if residents view them critically or will report them to the authorities.

Resident Control

The establishment of resident patrols serves as an ideal mechanism for assisting residents in gaining control of their neighborhood. It is a more expedient to exert control through a group than individually. Even though public housing neighborhoods have Resident Councils, these organizations address a variety of issues they may not focus specifically on crime, drugs, and disorder. That is why resident patrols that address crime and crime related problems are so effective in helping residents to gain control of their communities.

Enhanced Reporting

Increased reporting sends a clear signal that the program is working and that residents have less tolerance for crime and disorder in their neighborhood. It is anticipated that with resident patrols and the renewed interest among residents to reclaim their neighborhood that illegal, suspicious activities should decrease sharply.

Increasing Violators' Risk Perception

Another benefit of resident patrols is the increased perception by criminals, drug traffickers and users as well as other undesirables that they will be detected and reported if they engage in criminal or anti-social behavior. Over the course of time, these individuals will either change their behavior or find another location to serve as their "safe haven".

Preventing and Suppressing Crime

The prevention of crime and disorder is the primary purpose of resident patrols. They serve as an organized way to reduce the criminal's opportunity. As residents patrol a neighborhood observing illegal or suspicious activities would-be violators will be reluctant to engage in illegal or unacceptable behavior because they fear the risk of detection.

The training the patrols receive and their increased inner action with the police department will constitute a better understanding and awareness of crime and what can be done to prevent it. Members of the patrols will influence residents in the neighborhood to be alert to crime awareness and take steps to prevent it.

Residents who become members of the patrol will see their community far differently than they did before. They will recognize problem areas and environmental situations that may contribute to the problems. These may include lighting, overgrown shrubs, trees, unprotected play areas for children and other design conflicts that contribute to situations that are unacceptable or unsafe within the community.

After viewing their neighborhood in a critical way, the resident patrols will be in a position to make safety and security recommendations to THA, police and other City agencies.

Response to Customer Service and Satisfaction Survey Results

In response to the results from the HUD Resident Customer Service and Satisfaction Survey, the following plan has been developed and is under implementation:

Maintenance and Repair:

Question # 5a – Based on your experience, how satisfied are you with how easy it was to request repairs?

The Housing Authority has organized a Work Order Center that will receive all resident service requests. The Work Order Center staff is responsible for taking the resident service requests, inputting them into the computerized work order system, transmitting the hardcopy of work orders to the Maintenance Department, monitoring the completion time of the work orders and closing out each work order within the computer system. The staff will also act as an advocate for the resident by monitoring and ensuring that all service requests are completed within these guidelines: emergency work orders – within 24 hours, urgent work orders – within 48 hours and non-emergency work orders – within 3 days.

Question #5b-How well the repairs were done?

The Housing Authority has implemented a quality assurance review process to monitor how well and effective its maintenance services are being performed. The Maintenance Supervisors, Property Managers and Quality Assurance operation are required to conduct periodic quality assurance reviews and interviews with the residents to assess how they feel about the Housing Authority's maintenance services. Problems are now identified and corrected within a short period.

Communication:

Question #6 – Do you think Management provides you information about maintenance and repair (for example, water shut-off, boiler shutdown, and modernization activities)?

Plan – The Housing Authority will ensure that the maintenance department and property managers adhere to the forty-eight hour notice requirement when conducting inspections or the repair of any system. The affected group of residents shall always receive a prior written notice regarding any system shut-off within their communities. In addition, under the Housing Authority's preventive maintenance plan, the systems at each property will be inspected and repaired by an annual schedule that is established and sent by notice to the residents in advance.

Question #6 – The rules of your lease?

The Housing Authority will implement several steps to assist its residents in becoming better informed about their rights and responsibilities under its lease. These steps shall include the following:

1. **New Lease:** In response to the new federal Housing Act, the Housing Authority recently developed a new lease and received final approval from the Board of Commissioners.

2. **Lease Information Meetings:** The Property Managers will hold a conference with each resident to inform them of the provisions of the new lease and to have them to execute a new lease with the Housing Authority. The Property Managers will also be required to conduct quarterly lease information meetings with a portion of their residents during the next twelve months.
3. **Lease Compliance:** As part of the Property Manager's semi-annual Health, Safety and Sanitation dwelling unit inspections, a portion of the inspection process shall include a review for lease compliance. Each resident will receive a written summary of the noncompliance issues and will be required to attend a lease review conference with the Property Manager.

Question #7 – Do you think Management is responsive to your questions and concerns?

1. **Resident Council Leadership Meetings:** The Housing Authority has organized a monthly Resident Council Leadership meeting for the Resident Council Presidents from each of its developments. Key staff members from each department are required to attend the meetings and to address the concerns and questions from the residents in attendance. These meetings will be continued and expanded to ensure that any concern or resident service need is addressed.
2. **Resident Information Meetings:** The Housing Authority will continue its ongoing Resident Information Meetings that require staff members from the maintenance department, work order center, property management and Public Safety Department to attend. These meetings are held periodically at each development and required the departments to explain their service delivery systems. Any resident concerns or problems are noted and staff provides follow-up.
3. **Customer Service Training:** The Housing Authority has organized a series of staff training sessions revolving around the issue of customer service. Employees from throughout the Housing Authority, especially from maintenance, property management and work order center will receive training on effective and professional techniques when working with the residents and the general public.

Safety

Question # 11 – If residents in your development break the rules in the lease, does management take action?

The Housing Authority requires that the property management operation enforce all provisions of its lease. Property Managers are required to maintain log sheets to demonstrate and document that they are enforcing the lease, especially these essential provisions:

1. **Rent Payment:** Property Managers are to maintain monthly eviction logs that list the names of residents who have received 14 day notices for failing to pay their required rent.
2. **One Strike & You're Out:** Property Managers are required to issue 7-day notices to any resident that violates the One-Strike provisions of the lease. Monthly logs are also maintained to track and monitor the 7-Day eviction process.

3. **30 Day Notice:** Property Managers are required to issue 30-day Notices for any other lease violation. These provisions may include failure to complete annual re-examinations, to having illegal boarders, neighbor to neighbor conflicts, failure to cooperate with the Housing Authority's inspection program or not calling in repairs in a timely manner. Monthly log sheet are maintained by the property managers to track and monitor the 30 day notice process.

Services

Question #13 – Over the last year, how many problems, if any, have you had with electricity or heat and how long did it take?

The Housing Authority has established a special maintenance crew to inspect and to identify important repair needs within its public housing communities. The UPCS Sweep teams have been established to address the following issues:

1. **Electrical, Heating and Other Systems:** The UPCS Sweep Teams are scheduled to conduct quarterly inspections and the repair of the plumbing, heating and electrical systems in all of the public housing dwelling units. They are to make sure that all leaks are repaired, electrical switches and outlets are in good working order and light fixtures fully functional. Preventative maintenance has been completed on all heating systems and new heating systems are scheduled to be installed at three of the Housing Authority's public housing communities.
2. **Installation of New Kitchen Appliances:** Under the Housing Authority's Comprehensive Grant Program schedule, each dwelling unit in three of the public housing communities will receive new kitchen ranges and refrigerators. The UPCS Sweep Teams are required to inspect the kitchen appliances and replace any of them that are in poor condition. Any appliance work order is now treated as a urgent need and is completed within forty-eight (48) hours.
3. **Safety Compliance:** The Property Managers and the UPCS Sweep Teams are to conduct a safety compliance review as part of the inspection procedures for each dwelling unit. To date, fifty percent (50%) of the smoke detectors have been replaced or installed in the Housing Authority's public housing communities. Any smoke detectors found missing or inoperable during the upcoming quarter inspections will be replaced and the resident will be charged a twenty-five dollar (\$25) maintenance fee.

Housing Development Appearance:

Question # 17 – How satisfied are you with the upkeep of the following areas in your development

- **Common areas (for example, stairways, walkways, hallways)**
- **Parking areas**
- **Recreation areas (playgrounds, other outside facilities)**

The Housing Authority has implemented several steps to ensure that the public housing community sites maintain good curb appeal and is in good repair. They include the following:

1. **Private Groundskeeping Contractors:** The Housing Authority has contracted with several private grounds-keeping contractors to pick up old furniture, debris and to mow the grass within its communities. The contractors are required to provide grounds-keeping services, to clean the sidewalks and parking lots daily and to mow the grass twice monthly.

Comprehensive Grant Program Modernization: Eight of the public housing communities are scheduled for modernization construction under the Housing Authority's funded Comprehensive Grant Program. Some of the construction activities shall include repair/painting of the exterior of the buildings, landscaping, cleaning/stripping of parking lots and installation of new playground equipment